

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 31 August 2016 at 10.00 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Jonathan McColl\*, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

\*Arrived later in the meeting.

**Attending:** Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader Forward Planning; Raymond Walsh, Network Co-ordinator; Nigel Ettles, Section Head - Litigation and Nuala Quinn-Ross, Committee Officer.

**Councillor Lawrence O'Neill in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in any of the items of business on the agenda.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 22 June 2016 were submitted and approved as a correct record.

### **NOTE OF VISITATIONS**

A Note of Visitations carried out on 20 June 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

A report was submitted by the Strategic Lead - Regulatory in respect of the following planning applications.

**New Applications:-**

- (a) **DC16/106 - Modification of planning obligation relating to occupancy restriction (Planning Ref. VL3801) (flats 9, 10 and 11) at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.**

Reference was made to a site visit which had been undertaken in respect of the above application.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to refuse to modify the planning obligation.

- (b) **DC16/046 – Erection of dwellinghouse and storage building (amendment to LL855) at Land to South East of Gallangad Cottages, Auchincarroch Road, Jamestown by Ms Fiona Beveridge.**

The Planning and Building Standards Manager was heard in further explanation of the report. Thereafter, the Committee agreed to indicate it was minded to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 herewith, and subject to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the green network.

Note: Councillor Jonathan McColl arrived during discussion on the above item of business.

- (c) **DC16/138 – Change of Use from Vacant Industrial Unit to Gymnasium (Retrospective) at Unit 1, Fleming Court, 2 North Avenue, Clydebank Business Park by Andrew Cairney.**

The Planning and Building Standards Manager was heard in further explanation of the report. Thereafter, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report as detailed within Appendix 3 herewith.

**PLANNING APPEALS: USE OF UNITS 57-61, SHOPPING HALL 1, 36 SYLVANIA WAY SOUTH, CLYDEBANK AS AN AMUSEMENT CENTRE (DC15/041 & EP15/003)**

A report was submitted by the Strategic Lead - Regulatory advising of the outcome of one planning appeal, and of the receipt of another related appeal.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) to note the outcome of the appeal against refusal of planning permission; and
- (2) to note the receipt of an appeal against the enforcement notice.

## **DEVELOPMENT PLAN UPDATE**

A report was submitted by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) to approve the Development Plan Scheme and Participation Statement contained within Appendix 1 to the report; and
- (2) to approve the Supplementary Guidance Status Update contained within Appendix 2 to the report.

## **PROPOSAL FOR ERECTION OF MIXED USE DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE**

A report was submitted by the Strategic Lead – Regulatory providing an update on the status of the planning application for mixed use development at Braehead Shopping Centre, submitted to Renfrewshire Council.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note that the Scottish Ministers have given clearance to Renfrewshire Council to issue planning permission for mixed use development at Braehead.

## **PLANNING GUIDANCE ON PAY DAY LENDING AND BETTING SHOPS**

A report was submitted by the Strategic Lead – Regulatory seeking approval for the Planning Guidance on Pay Day Lending and Betting Shops, detailed within Appendix 1 to the report, to be used in the determination of planning applications.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to approve that the Planning Guidance on Pay Day Lending and Betting Shops, detailed within Appendix 1 to the report, be used in the determination of planning applications.

The meeting closed at 10.22 a.m.

**PLANNING COMMITTEE****NOTE OF VISITATIONS – 20 JUNE 2016**

- Present:** Councillors Gail Casey, John Mooney and Kath Ryall.
- Attending:** Pamela Clifford, Planning and Building Standards Manager and Keith Bathgate, Team Leader Development Management
- Apologies:** Councillor Jim Finn

**SITE VISIT**

Site visits were undertaken in connection with the undernoted planning applications:-

a) Dean Street, Clydebank

DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

b) 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park

DC16/079 - Change of Use from Vacant Industrial Unit to Children`s Soft Play Area at 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park by Neil Halls.

c) Bowling Basin, Bowling

DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.

d) Lomondgate Area 5

DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.

e) Land opposite Strathleven Park Estate, Stirling Road, Bonhill

DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.

f) Overton Farm, Overton Road, Alexandria

DC15/258 - Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

**DC16/046 – Erection of dwellinghouse and storage building (amendment to LL855) at Land to South East of Gallangad Cottages, Auchincarroch Road, Jamestown by Ms Fiona Beveridge.**

**MINDED TO GRANT subject to the following conditions:-**

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
3. Prior to the commencement of works, full details of the design and location of all walls, fences and gates to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
4. Prior to the commencement of works on site, details of Sustainable Urban Drainage Systems shall be submitted to and approved by the Planning Authority and shall be implemented prior to the occupation of the house.
5. Prior to the commencement of development on site, details of a landscaping scheme including tree planting shall be submitted to and approved by the Planning Authority and shall be planted after the next planting season following the occupation of the house.

**DC16/138 – Change of Use from Vacant Industrial Unit to Gymnasium (Retrospective) at Unit 1, Fleming Court, 2 North Avenue, Clydebank Business Park by Andrew Cairney.**

**Permission was GRANTED subject to the following condition:-**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any subsequent order amending, revoking or re-enacting that Order, the premises shall be used as a gymnasium/gymnastics club only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.