

PLANNING COMMITTEE

At a Meeting of the Planning Committee held by video conference on Wednesday, 6 October 2021 at 10.03 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Jim Finn, Daniel Lennie, Jonathan McColl and Lawrence O'Neill.

Attending: Peter Hessett, Chief Officer – Regulatory and Regeneration; Gail MacFarlane, Chief Officer – Roads and Neighbourhood; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; John Kerr, Housing Development and Homelessness Manager; John Walker, Assistant Engineering Officer, Roads and Transportation; Nigel Ettles, Section Head – Litigation (Legal Officer); George Hawthorn, Manager, Democratic and Registration Services; Christine McCaffary, Senior Democratic Services Officer; Scott Kelly and Gabriella Gonda, Committee Officers.

Also attending: Matt McPhee and Emilia Milne, Anderson Bell + Christie.

Apologies: An apology for absence was intimated on behalf of Councillor Diane Docherty.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

Bailie Denis Agnew declared an interest in Item 7b – DC20/176 – Change of Use of Land at rear of 19 Millburn Avenue, Clydebank due to being an objector to the application and advised that he would leave the meeting and take no part in the discussion on the item.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETINGS

The Minutes of Meetings of the Planning Committee held on (a) 6 November 2019 (Ordinary Meeting); (b) 2 June 2021 (Ordinary Meeting, Reconvened on 28 June 2021); (c) 23 June 2021 (Ordinary Meeting); and 28 June 2021 (Special Meeting) were submitted and approved as correct records.

NOTE OF VISITATIONS

A Note of Visitations carried out on 25 June 2021, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Chief Officer – Regulatory and Regeneration in respect of the following planning applications:-

- (a) **TPO18/13 – Felling of trees (compromising of 16 Lime, 5 Sycamore and 1 Silver Birch) at various locations on Bell Street, Edward Street, McGregor Street and White Street, Clydebank by West Dunbartonshire Council.**

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

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, in further explanation of the report and in answer to Member's questions, the Committee agreed to grant full planning permission subject to the condition set out in Section 9 of the report, as detailed in Appendix 2 hereto, and to add an additional condition that after the complete removal of roots and stumps, a full resurfacing of the pavement will be carried out.

- (b) **DC20/176 – Change of use of land to the rear of No. 19 Millburn Avenue, Clydebank to form private rear garden ground and construction of associated fence/gate and ancillary outbuilding (retrospective) at No. 19 Millburn Avenue, Clydebank by Miss Sylwia Gadas.**

Bailie Denis Agnew left the meeting at this point, having declared an interest in this item earlier in the meeting.

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning, Building Standards and Environmental

Health Manager was heard in further explanation of the report and in answer to Members' questions.

Councillor Finn, Chair, invited Mr Robert Hay and Mr Gil Paterson, on behalf of the objector, to address the Committee. Both were heard in support of the objection and in answer to Members' questions.

The Chair then invited Mr Gadas, applicant, to address the Committee. Mr Gadas was heard in support of the application and in answer to Members' questions.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in answer to Members questions, the Committee agreed to grant full planning permission subject to condition 1 of the conditions set out in Section 9 of the report and subject to an amended condition 2 that access to No. 17 Millburn Avenue shall be maintained at all times and no gates or fences shall be erected, as detailed in Appendix 3 hereto.

ADJOURNMENT

The Committee agreed to adjourn for a short time to allow for a comfort break.

The meeting reconvened at 11.14 a.m. with all those shown in the sederunt present.

- (c) **DC21/138/FUL – Proposed residential redevelopment of 88 dwellings compromising of cottage flats, bungalows and flats with vehicular access, associated car parking and landscape works at land at the corner of Glasgow Road and Mill Road, Clydebank by West Dunbartonshire Council.**

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

After discussion and having heard from the Planning, Building Standards and Environmental Health Manager, the Housing Development and Homeless Manager and representative Solicitor Matt McPhee in further explanation of the report and in answer to Members' questions, the Committee agreed that consideration of the report be continued to the next meeting of the Planning Committee to allow officers to give further consideration to parking provision which had been raised as an issue by members of the Committee.

Note: Bailie Denis Agnew left the meeting during consideration of this item.

STREET NAMES FOR NEW HOUSING DEVELOPMENT SITE AT MILLER STREET, CLYDEBANK BY MILLER HOMES

A report was submitted by the Chief Officer – Regulatory and Regeneration recommending two street names within the new housing development at Miller Street, Clydebank.

After discussion, the Committee agreed that Rosebery Street and Millerbank Street be approved as the street names for the development.

The meeting closed at 12:18 p.m.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATIONS – 25 JUNE 2021

Present: Bailie Denis Agnew and Councillors Gail Casey, Jim Finn and Marie McNair.

(The above lists Members who attended at least one site visit)

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Lorna Ramsey, Lead Planning Officer; Michael McGuinness, Economic Development Manager and Robin Abram, Project Manager.

(The above lists officers who attended at least one site visit)

SITE VISITS

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

DC21/018/FUL - 10 Castle Terrace, Castle Street, Dumbarton

Change of Use of office to flat, Flat 1/3, 10 Castle Terrace, Castle Street, Dumbarton G82 1QY by Richmond Architects.

DC21/081/FUL - Land Adjacent to Miller Street, Clydebank

Section 42 application to amend Condition 2 (with revised brick type specification) and remove Condition 19 (traffic calming measures) of planning permission DC20/028 Residential Development Site on Land Adjacent to Miller Street, Clydebank by Miller Homes.

DC21/030/FUL - Space at Bowling Green, John Knox Street, Clydebank

Erection of 3 storey block of flats comprising 18 units and associated parking and open space at bowling green, John Knox Street, Clydebank by Clydebank Housing Association.

DC21/115/FUL - Queens Quay, Cart Street, Clydebank

Section 42 to vary Condition no. 1 (development phasing), Condition no. 3 (Design Codes reference) and Condition no. 27 (Bird Hazard Management Plan) of permission DC15/234 at Queens Quay, Cart Street, Clydebank.

APPENDIX 2

TPO18/13 – Felling of trees (16x Lime, 5x Sycamore and 1x Silver Birch) at Bell Street Edward Street McGregor Street and White Street, Clydebank by West Dunbartonshire Council Greenspace.

GRANT full planning permission subject to the following conditions:-

1. Prior to any of the tree felling works hereby approved being undertaken on site, full details of the compensatory replanting scheme of 22 trees shall be submitted to and approved in writing by the Planning Authority. This shall include a plan alongside details of the location, species and age of the trees to be planted. The approved compensatory replanting scheme shall thereafter be undertaken in a timescale to be agreed in writing by the Planning Authority.

DRAFT

DC20/176 – Change of use of land to the rear of 19 Millburn Avenue, Clydebank to form private rear garden ground and construction of associated fence/gate and ancillary outbuilding (retrospective) at No. 19 Millburn Avenue, Clydebank by Miss Sylwia Gadas.

GRANT full planning permission subject to the following conditions:-

1. For the avoidance of doubt the use of the shed hereby approved shall be for purposes which are incidental to the enjoyment of the dwelling house and no trade or business shall be carried out therefrom.
2. Access to no. 17 Millburn Avenue shall be maintained at all times and no gates or fences shall be erected.

DRAFT

DRAFT