

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 14 November 2018 at 10.06 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Karen Conaghan, Diane Docherty, Marie McNair, John Mooney and Lawrence O'Neill.

Attending: Peter Hissett, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader – Development Management; Bernard Darroch, Lead Planning Officer; Raymond Walsh, Manager – Roads & Transportation; John Walker, Assistant Engineering Officer (Roads); Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey, Jim Finn and Douglas McAllister.

Councillor Diane Docherty 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 10 October 2018 were submitted and approved as a correct record.

NOTES OF VISITATIONS

Notes of Visitations carried out on 8 and 22 October 2018, copies of which form Appendix 1 hereto, were submitted and noted.

OPEN FORUM

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

VARIATION IN ORDER OF BUSINESS

After hearing Councillor Docherty, Chair, the Committee agreed to vary the order of business as hereinafter minuted.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) **DC18/171 – Change of use from industrial unit to form dog care/training centre facility at Unit 13, Block 2 Vale of Leven Industrial Estate, Dumbarton by Miss Heather Maclean.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning permission, subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

- (b) **DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces at Dumbarton Road and Glasgow Road, Clydebank by West Dunbartonshire Council.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Planning and Building Standards Manager was heard in further explanation of the report, and advised Members of the terms of a letter that had been received from Mr Sandy Taylor of the National Federation of the Blind UK making further comment in relation to the proposals. The Planning and Building Standards Manager was then heard in answer to Members' questions.

The Chair then invited Mr Raymond Walsh, Roads and Transportation Manager, to clarify some of the points raised by Members in respect of their deliberations on the proposals.

After consideration, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of Appendix 1 to the Committee report, as detailed within Appendix 2 hereto, and subject also to the following additional conditions:-

- (i) 'Button by Neatebox System' shall be installed at all controlled crossing points throughout the development and shall be operational at the same time as the controlled crossing points are brought into use. The 'Button by Neateboxes' shall thereafter be retained in an operational manner at all times;

- (ii) Unless otherwise agreed in writing, no development shall commence on site until such time as details of the bench to be installed at the top of the tapered steps next to the Town Hall entrance on Hall Street have been submitted to and approved in writing by the Planning Authority, and thereafter the bench shall be installed at the same time as the works are undertaken on Hall Street;
 - (iii) Notwithstanding the submitted details, unless otherwise agreed in writing, no development shall commence on site until such time as details of the directional tactile paving to be used on Hall Street have been submitted to and approved in writing by the Planning Authority, and thereafter the paving shall be installed as approved; and
 - (iv) On completion of the development a monitoring scheme including a methodology statement to be agreed with the Planning Authority shall be undertaken to ascertain whether the development raises any issues for users and specifically those with disabilities and individuals living with dementia. The findings of the monitoring scheme and any actions identified shall be submitted in a report to the Planning Authority eighteen months from the streetscape being brought into use and any actions arising shall be implemented in a timescale agreed with the Planning Authority.
- (c) **DC18/035 – Erection of a 126 unit housing development consisting of townhouses, bungalows and flatted properties with associated roadways, parking and landscaping on the former St Andrew's Secondary School Site, North Douglas Street, Clydebank by West Dunbartonshire Council.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was heard in further explanation of the report.

ADJOURNMENT

Having heard Councillor Docherty, Chair, the Committee agreed that the meeting be adjourned for a short period to enable a video presentation on the proposals to be set up and shown to Members.

The Committee reconvened at 11.00 a.m. with all Members listed in the sederunt in attendance. The video presentation was then shown.

After discussion and having heard the Planning and Building Standards Manager and relevant officers in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report, and as detailed within Appendix 2 hereto.

Bailie Agnew, having failed to find a seconder for a proposed amendment, asked that his dissent be recorded.

The meeting closed at 11.38 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 8 October 2018

Present: Bailie Denis Agnew

Attending: Erin Goldie, Team Leader – Development Management.

SITE VISIT

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

(1) Cornock Street, Clydebank

DC18/137 – Refurbishment and upgrade of playing field and associated works at Cornock Street, Clydebank by WDC.

(2) 32 High Street, Dumbarton

DC18/177 – Change of use of units 3 and 4 (from Class 1 retail and Class 10 Education facility) to Class 11 leisure facility at 32 High Street, Dumbarton by Energie Scotland.

PLANNING COMMITTEE

NOTE OF VISITATION – 22 OCTOBER 2018

Present: Bailie Denis Agnew and Councillors Jim Brown, Diane Docherty and Marie McNair.

Attending: Pamela Clifford, Planning and Building Standards Manager; Erin Goldie, Team Leader – Development Management and Raymond Walsh, Roads & Transportation Manager.

SITE VISIT – KIRKINTILLOCH TOWN CENTRE

A site visit to Cowgate, Kirkintilloch was undertaken in connection with the undernoted planning application:-

Dumbarton Road and Glasgow Road, Clydebank

DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces by West Dunbartonshire Council.

DC18/171 - Change of use from industrial unit to form dog care/training centre facility at Unit 13, Block 2 Vale of Leven Industrial Estate, Dumbarton by Miss Heather Maclean.

GRANT planning permission subject to the following conditions:-

1. Unless otherwise approved in writing, no development shall commence until such time as details of a 1.8 metre high fence to be erected around the landscaped area adjacent to the unit shall be submitted for the further written approval of the Planning Authority and implemented as approved before the premises is brought into use. Such details shall include the exact location of the fence and type of fencing to be used. Upon cessation of the use of the unit as a dog care/training centre facility the fence shall be removed and the land reinstated to a landscaped area of open space.
2. Unless otherwise approved in writing, no development shall commence until such time as details of planting to be provided around the outside edge of the fence referred to in condition 1 shall be submitted for the further written approval of the Planning Authority. The planting shall thereafter be implemented as approved within a timescale agreed with the planning authority.
3. Unless otherwise approved in writing, no development shall commence until such time as details of the storage and collection of waste arising from the use shall be submitted for the further written approval of the Planning Authority and implemented as approved before the premises is brought into use.

DC18/033 – Carriageway and footway realignment/resurfacing and public realm works to improve pedestrian and cycle routes/crossings, bus routes and civic spaces at Dumbarton Road and Glasgow Road, Clydebank by West Dunbartonshire Council.

GRANT full planning permission subject to the following conditions:-

1. Unless otherwise approved in writing, no development shall commence on site until such time as full details of all hard surfacing and edging materials throughout the site have been submitted to and approved in writing by the Planning Authority. The hard surfacing shall thereafter be implemented as approved.
2. Unless otherwise approved in writing, no development shall commence until such time as full details of all street furniture, including seating and cycle parking, has been submitted to and approved in writing by the Planning Authority, and shall thereafter be implemented as approved.

3. Unless otherwise approved in writing, no development shall commence until such time as full details of the landscaping scheme for the site has been submitted for the further written approval of the Planning Authority and implemented as approved not later than the next appropriate planting season after the works have commenced. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
4. Unless otherwise approved in writing, no development shall commence until such time as full details of the design of all raised tables throughout the site have been submitted to and approved in writing by the Planning Authority. Such details shall include table heights, ramp gradients and table lengths. The raised tables shall thereafter be implemented as approved.
5. Prior to the commencement of works, a statement detailing the method for testing that buses can safely and reasonably navigate the realigned Kilbowie Road junction shall be submitted and approved in writing by the Planning Authority through consultation with Strathclyde Partnership for Transport (SPT). Thereafter, the test shall be carried out in accordance with the method statement and the findings, including any proposed adjustments to the junction, shall be agreed by the Planning Authority and the works shall be implemented as agreed.
6. Unless otherwise approved in writing, no development shall commence on site until such time as details of the design of the bus stops has been submitted to and approved in writing by the Planning Authority in consultation with Strathclyde Partnership for Transport (SPT). Such details shall include raised kerbs and shelters. The bus stops shall thereafter be implemented as approved.
7. During the period of construction, Dumbarton Road/Glasgow Road shall remain in operation to bus services. Any planned restriction or closure required on Dumbarton Road/Glasgow Road shall first be approved in writing by the Planning Authority in consultation with Strathclyde Partnership for Transport (SPT).
8. No development shall take place on site until such times as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

9. Unless otherwise agreed in writing by the Planning Authority; during the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
10. Prior to work commencing on site a scheme for the control and mitigation of dust shall be submitted for the further approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and measures to prevent or limit the occurrence and impact of such dust. The scheme shall be implemented as approved prior to any dust-generating activities commencing on site.
11. Prior to works commencing on site a phased programme of works that will minimise disruption during the construction phase shall be submitted for the written approval of the Planning Authority and implemented as approved.
12. 'Button by Neatebox System' shall be installed at all controlled crossing points throughout the development and shall be operational at the same time as the controlled crossing points are brought into use. The 'Button by Neateboxes' shall thereafter be retained in an operational manner at all times;
13. Unless otherwise agreed in writing, no development shall commence on site until such time as details of the bench to be installed at the top of the tapered steps next to the Town Hall entrance on Hall Street have been submitted to and approved in writing by the Planning Authority, and thereafter the bench shall be installed at the same time as the works are undertaken on Hall Street;
14. Notwithstanding the submitted details, unless otherwise agreed in writing, no development shall commence on site until such time as details of the directional tactile paving to be used on Hall Street have been submitted to and approved in writing by the Planning Authority, and thereafter the paving shall be installed as approved; and
15. On completion of the development a monitoring scheme including a methodology statement to be agreed with the Planning Authority shall be undertaken to ascertain whether the development raises any issues for users and specifically those with disabilities and individuals living with dementia. The findings of the monitoring scheme and any actions identified shall be submitted in a report to the Planning Authority eighteen months from the streetscape being brought into use and any actions arising shall be implemented in a timescale agreed with the Planning Authority.

DC18/035 - Erection of a 126 unit housing development consisting of townhouses, bungalows and flatted properties with associated roadways, parking and landscaping on the former St Andrew's Secondary School Site, North Douglas Street, Clydebank by West Dunbartonshire Council.

GRANT planning permission subject to the following conditions:-

1. The development shall be completed in accordance with the following external finishing materials:
 - (a) Ibstock Birtley Olde English Buff brick;
 - (b) Ibstock Birtley Olde English brick;
 - (c) Ibstock dark grey brick;
 - (d) Dark coloured zinc cladding; and
 - (e) Grey Marley Eternit Ltd modern roof tiles (single lap interlocking tiles).
2. Prior to the commencement of development, a sample panel of brickwork shall be constructed for all brick types to be used in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any unit within the development.
4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any unit within the development.
5. Prior to the commencement of development details of the design and location of the bin stores, cycle storage, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
6. No house/flatted unit shall be occupied until the vehicle parking spaces associated with that house/flatted unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
7. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of any of the residential properties.

8. No development shall take place until further details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- (a) The species, number and spacing of trees and shrubs;
- (b) Drainage details including SuDs – such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SuDs)' (available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the approved landscaping scheme are to take place unless approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

9. Prior to the commencement of development, full details of the play equipment to be provided within the development shall be submitted for the written approval of the Planning Authority. The play equipment shall thereafter be installed prior to occupation of any unit within the development unless otherwise agreed in writing with the Planning Authority and maintained in accordance with the approved details.
10. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
- i. A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - ii. An assessment of the potential risks (where applicable) to:
 - 1. human health
 - 2. property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - 3. groundwater and surface waters
 - 4. ecological systems
 - 5. archaeological sites and ancient monuments

- iii. An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
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- 11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
 - 12. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
 - 13. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
 - 14. A monitoring and maintenance scheme to include monitoring the long- term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
 - 15. No development shall take place on site until such time as a revised noise impact assessment has been submitted to and approved in writing by the Planning Authority. The noise impact assessment shall include an assessment of the potential for occupants of the development to experience

noise nuisance or vibration arising from aircraft noise. Where a potential for noise or vibration disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to occupation of any unit within the development and shall thereafter be retained in accordance with the approved scheme.

16. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
17. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays:	0800-1800
Saturdays:	0800-1300
Sundays and public holidays:	No working

18. Prior to the commencement of development, a site plan shall be submitted for the written approval of the Planning Authority which provides details of additional parking spaces to be formed on site in order to address the parking shortfall. Twelve months after completion of the development, a parking review shall be undertaken within the development to ascertain levels of car ownership and whether there are any parking related problems within the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. Thereafter the additional parking spaces which can be accommodated on site shall be formed if required, in accordance with the agreed recommendations and the approved details.

Further reviews shall be undertaken at 12 month intervals and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority unless the additional parking spaces have by that time already been formed.