

Agenda



Elected Members' Pre-Application Meeting

Date: Tuesday, 27 November 2018

Time: 13:00

Venue: Civic Space,
Council Offices, 16 Church Street, Dumbarton

Contact: Craig Stewart
Tel: 01389 737251 craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Pre-Application Meeting – Carless Marine Complex and Jetty Works** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Strategic Lead - Regulatory

Date issued: 20 November 2018

ELECTED MEMBERS' PRE-APPLICATION MEETING

TUESDAY, 27 NOVEMBER 2018

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in the item of business on this agenda and the reasons for such declarations.

**3. CARLESS MARINE FABRICATION COMPLEX AND
JETTY WORKS**

5 – 13

Submit a briefing note by the Planning & Building Standards Manager:-

- (a) advising of the forthcoming major planning application for a proposal; and
 - (b) giving Members an opportunity to highlight any additional issues which they consider the application ought to address.
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Carless Marine Fabrication Complex and Jetty Works

Elected Members' Pre-Application Meeting: 27th November 2018

1. Purpose

The purpose of this briefing note is to advise Members of a forthcoming planning application, and to give Members an opportunity to highlight any additional issues which they consider the application ought to address. The merits of the proposal are not being considered, and no decision will be made at this stage. The procedures and protocol for Elected Member involvement at the pre-application stage were agreed by the Planning Committee on 27 August 2014, and a copy of the procedures and protocol are attached as appendices.

2. Background

The application site comprises part of the former Carless Oil Storage Depot at Old Kilpatrick. The site was originally established as a fuel storage site for the Admiralty in 1916 and then during the Second World War the Royal Navy used it as a depot and oil terminal. It was used by Carless as an oil refinery and associated storage until 1992 and then all operations ceased. The site has been vacant since then, with most above ground structures associated with the previous use having been demolished.

The site is designated as 'Contaminated Land' under Part IIa of the Environmental Protection Act, primarily as a result of past evidence of mobile oily product in soils and groundwater below the ground posing a risk to the River Clyde. The applicant has recently undertaken site investigations in order to facilitate remediation and future development of the site. SEPA and the Council's Environmental Health Service have been involved in this process and a separate planning application for the remediation of the whole site was received on 2nd November 2018 and will be referred to the Planning Committee for determination in due course.

The proposal for the marine fabrication complex is envisaged as the first phase of a new Marine Technology Park with the remainder of the site expected to be developed in the future in subsequent phases facilitated by a masterplan approach.

A public consultation event on the proposed redevelopment was held on 27 November 2017 in Old Kilpatrick.

The proposals were presented to the Place and Design Panel on 16th November 2018 and a report will accompany the planning application addressing how the design of the proposals has evolved to take account of panellist comments and feedback.

Due to the nature of the proposals, the planning application requires an Environmental Impact Assessment and this will accompany the planning application submission.

3. Site

The roughly rectangular 5ha site is situated between the River Clyde to the south and the Fourth and Clyde Canal to the north. A Local Nature Conservation site is located between the northern site boundary and the canal towpath. Direct access can be taken from the site to the River Clyde at the existing jetty structures. The foreshore forms part of the Inner Clyde Special Protection Area (SPA) and is also a Ramsar Site and SSSI which are designated at European and national levels for non-breeding birds, in particular wintering redshank. The remainder of the site is to the east. To the north-west is Erskine Ferry Road from where the site is accessed and the neighbouring industrial premises.

4. Development Details

The applicant proposes to relocate their fabrication business from its current base in Renfrew to a new purpose built facility on part of the above site. The proposals involve the construction of a marine fabrication complex including an engineering and fabrication shed. The shed would be located within the centre of the site and would be a substantial building measuring approximately 40 metres in width and in height to accommodate cranes and a system of overhead lifting capability from within. The building design is proposed to be simple and functional and is envisaged to be a statement building along the Clyde. Staff offices and ancillary workshop spaces are contained within a two storey, full length lean-to structure to the north side of the shed providing direct access from the car park.

The applicant offers a range of services to the marine industry from design and analysis through fabrication to vessel chartering and marine operations and such operations would be provided within the marine complex. Recent examples of their work include the design and build of warship support cradles and the design, build and deployment of offshore buoys. Forty existing staff would relocate from their existing premises and a further 50 jobs would be created.

Access to the River Clyde will be provided via a new heavy lift quay constructed at the existing jetty's to allow vessels to berth for modifications, installation of equipment and for transporting large structures.

Vehicular access to the site would be taken from Erskine Ferry Road which is proposed to be upgraded. The access would lead to a parking area at the northern part of the site. Also proposed are yards, laydown areas, drainage and

services infrastructure. Due to the nature of the operations, security fencing is required to surround the site with exception to the jetty area which is proposed to be a public facility for berthing vessels. Planting and landscaping is proposed between the development and the River Clyde and on the western boundary with the neighbouring industrial premises to integrate the site within the existing green network. The site will typically operate during standard working hours but there may be occasions when nightshift or weekend working is required to meet operational demand. The site would however be manned for security purposes 24hrs a day.

5. Planning Policies

In the Adopted West Dunbartonshire Local Plan 2010 the former Carless site is identified as a mixed use redevelopment opportunity where policy GD2 is applicable and encourages the redevelopment of vacant and derelict land. Policy GD1 outlines the need for all new development to be of a high design quality and to maintain or enhance the character and amenity of the surrounding area.

The former Carless site is identified in the West Dunbartonshire Local Development Plan Proposed Plan 2016 as a “Changing Place” which sets out a mixed use development strategy for the site and includes opportunities for enhancement of green infrastructure and access improvements. Policy DS1 sets out general expectations for the quality of new development, including that it be distinctive, adaptable, resource-efficient, easy to get to and move around, safe, pleasant and welcoming.

The Local Development Plan 2: Proposed Plan has its own development strategy for the site and place based policies for a mixture of uses along with green infrastructure and access enhancements. Policies CP1-CP4 are applicable in terms of design, green infrastructure and a masterplanning approach. These policies are all related to enhancing the quality of design across West Dunbartonshire area.

6. Main Issues

Planning policy supports the principle of the redevelopment of this site for industrial purposes. The main issues requiring to be addressed as part of any planning application will include the following:

Design and landscape/ visual Impact –the scale, design and finishing materials including colour of the fabrication shed and the jetty works requires to be carefully considered to ensure a high quality waterfront development is achieved. A Landscape and Visual Impact Assessment (LVIA) will be submitted with the planning application which will assist in identifying the visual effects of the proposed development on views such as from the Erskine Bridge, Kilpatrick Hills and from the opposite side of the river and on the landscape itself.

Relationship with Residential Areas – Existing, established woodland at either side of the canal will help to screen the building from the residential areas of Old Kilpatrick and Mountblow but matters such as noise, vibration, air quality and the lighting scheme proposed for the site will require to be carefully considered to ensure there is no adverse impact on amenity.

Traffic, access and Parking –Potential impact on the transport network requires to be considered including increased traffic flow on Erskine Ferry Road that currently services the adjacent manufacturing uses and across the swing bridge at the Fourth and Clyde Canal to the junction with the A814 Dumbarton Road. Abnormal loads will also require to be considered. Adequate parking to serve employees and visitors will be required to be provided on site.

Contamination – These issues will be addressed through the associated remediation application and that has been submitted separately and through appropriate conditions.

Flooding – The site is located within an area at high-medium risk of tidal flooding and a Flood Risk Assessment including mitigation will be submitted with the planning application. This will be considered through consultation with SEPA.

Ecology and habitats – Ecological impacts, including direct and indirect impacts upon designated sites and protected or notable habitats and species will require to be established through survey work. The findings, including mitigation, will be submitted with the planning application and considered through consultation with SNH.

7. Next Steps

All Elected Members are invited to attend a presentation on the proposals by members of the design team, and to participate in a subsequent discussion.

Following this pre-application meeting, the applicant intends to finalise their planning application for submission and address any comments received during this meeting. On receipt of any such application it would be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representations. The application would then be presented to Planning Committee for consideration and determination in due course.

Pamela Clifford

Planning & Building Standards Manager

Date: 19 November 2018

Appendices:

“Protocol 3 – Elected Member involvement in Pre-Application Discussions”

“Planning Procedures for Councillor Involvement in the Pre-application Stage”

Background Papers:

Report to IRED Committee on 14 December 2016

Wards affected: 6 - Clydebank waterfront

PROTOCOL 3 - ELECTED MEMBER INVOLVEMENT IN PRE-APPLICATION DISCUSSIONS

Background

West Dunbartonshire Council is committed to engaging with developers at the pre-application stage. This Council has agreed procedures for elected member involvement in the pre-application stages of major development proposals. Recently, the Scottish Government has issued guidance on the role of Councillors in pre-application discussions. Councillors are encouraged to engage at the pre-application stage and to add value to the process while continuing to act within the terms of the Councillors Code of Conduct.

Purpose

To engage Councillors at the pre-application stage on major and complex developments that are key to the Council's strategic priorities and objectives. Appropriate local development may also benefit from this process.

Role

To allow early engagement with elected members to identify key and significant local issues at an early stage of the planning process rather than only emerging in the course of a planning application.

Function

To achieve high quality development as efficiently and effectively as possible by engaging elected members at an early stage.

- To better inform Councillors of development that would be subsequently presented to Planning Committee;
- To give a degree of certainty and confidence to developers by identifying key and local issues earlier;
- To reduce abortive costs by failed applications or redesign work;
- To assist officers to negotiate on key issues;
- To foster greater efficiency in the processing of the subsequent application.

What you can expect of us:

- Offered for all major or complex development or other local development which we would consider would benefit from early input from elected members;
- Consistent and transparent procedure for involving all elected members;
- Ensuring that pre-application meeting is arranged for the earliest date at the end of a Planning Committee meeting;
- Briefing note prepared by officers of the main issues and development policies and circulated before the meeting;
- Invitation to all Planning Committee members and ward members to the presentation;
- Opportunity to hear from the elected members directly;
- Clearly identified on the agenda of Planning Committee as different from other items;
- Elected members being open-minded to all material considerations and are prepared to change their views if persuaded they should;
- Meeting will be minuted and will be available publicly;
- Advised of all the relevant procedures. With procedures regularly reviewed to ensure openness and accountability.

What we expect of you:

- Openness and transparency regarding your development proposal;
- Commitment to provide as much information at this early stage;
- Opportunity to make a short presentation of draft proposals;
- Commitment to give weight and consideration to issues raised by elected members.

Contact

If you require more information about this service please contact:

Pamela Clifford
Planning and Building Standards Manager
Aurora House
3 Aurora Avenue
Queens Quay
Clydebank
G81 1BF

Tel no: 0141 951 7938

Email: pamela.clifford@west-dunbarton.gov.uk

West Dunbartonshire Council

Planning Procedures for Councillor Involvement in the Pre-application Stage

1. A pre-application meeting will take place either at the conclusion of the Planning Committee or a Special Meeting will be set up.
2. A briefing note will be produced by planning officers. This will detail the main issues of the proposal together with the relevant development plan policies. No recommendation will be provided.
3. The developer will be offered the opportunity to make a short presentation. This allows members to hear directly from the developer and discuss issues with guidance from officers.
4. The briefing note will be circulated at least 3 working days before the relevant meeting.
5. Members will be advised by the Planning and Building Standards Manager or their representative of the purpose of the meeting and that no decision is sought and no matters should be determined.
6. The meeting will be chaired by the Planning and Building Standards Manager or their representative.
7. The meeting will be open to the public. However members of the public will not be able to make representations or participate. They will be advised that after an application has been submitted they will be entitled to make representations.
8. All Councillors will be invited to attend and they will be able to participate in the meeting.
9. Councillors should have regard to the Councillors Code of Conduct that they can provide a provisional view however any opinions or views expressed must be mindful of the overarching requirements of fairness and impartiality and of keeping an open mind.
10. Councillor should have regard to all material considerations and be prepared to change their views which they are minded towards if persuaded that they should.
11. The minutes of the meeting will be recorded and will be available publicly.