

WEST DUNBARTONSHIRE COUNCIL

At a meeting of West Dunbartonshire Council held within the Council Chambers, Municipal Buildings, Clydebank on Wednesday 29 September 1999.

Present: Provost Alistair Macdonald (LAB) and Councillors Mary Campbell (LAB), Daniel McCafferty (LAB), John Syme (LAB), Andrew White (LAB), Anthony Devine (LAB), Ian McDonald (SNP), Duncan McDonald (LAB), John McCutcheon (SNP), Linda McColl (LAB), Iain Robertson (SNP), Geoffrey Calvert (LAB & CO-OP), James McCallum (LAB & CO-OP), John Trainer (LAB), James Bollan (IND), Craig McLaughlin (SNP), Ronald McColl (SNP), Margaret McGregor (SNP), James Flynn (LAB) and Connie O'Sullivan (LAB).

Attending: Tim Huntingford, Acting Chief Executive; Ian Leitch, Depute Chief Executive and Solicitor to the Council; Eric Walker, Director of Finance; Allan Findlay, Director of Contract Services; Patrick Cleary, Director of Roads and Technical Services; Angela Clements, Head of Information Services; and Bob Cook, Education and Leisure Services Manager.

Apologies for Absence: Apologies for absence were intimated on behalf of Councillors James McElhill (SNP) and Mary Collins (LAB).

Provost Alistair Macdonald in the Chair

ORDER OF BUSINESS

Provost Macdonald, in terms of Standing Order 6, determined that a presentation to be given by West of Scotland Water should precede normal business.

WEST OF SCOTLAND WATER - PRESENTATION RESPONSIBILITIES AND ORGANISATIONAL ARRANGEMENTS

Provost Macdonald introduced the representatives of West of Scotland Water, Mr Ernest Chambers, Chief Executive, Professor Alan Alexander, Chairman and Mr John O'Neill, Manager, to the meeting.

At this point, Professor Alexander referred to the presentation to be given by Mr Chambers. Thereafter, Mr Chambers proceeded to outline the responsibilities and organisational arrangements for the provision of water and waste water services in the West Dunbartonshire area. He referred to the progress which had been made since the inception of the organisation and stressed the emphasis placed on training and development in the organisation and the current and future levels of investment. Also stressed was the commitment to working in partnership with the appropriate bodies, including the Council, and the proposals for the improvement of the Clyde Estuary were outlined.

In response to a member's question on the Burncrook crisis, both Professor Alexander and Mr Chambers assured members that important lessons had been learned; that the Board was now much better prepared to respond, to liaise with other bodies and to inform the public.

At the conclusion of the presentation, Mr Chambers invited comments and questions from the floor.

Following discussion of various points made by members, Provost Macdonald thanked the representatives of West of Scotland Water for their attendance at the meeting and thereafter they withdrew.

MINUTES OF PREVIOUS MEETING

The minutes of meeting of West Dunbartonshire Council held on 25 August 1999 were submitted for approval.

Following further discussion on several matters contained therein, on the motion of Provost Macdonald, seconded by Councillor White, the minute was approved.

MINUTES OF MEETINGS OF COMMITTEES

Special Meeting of Policy and Resources Committee - 25 August 1999

The minutes of the special meeting of the Policy and Resources Committee held on 25 August 1999 were submitted and approved on the motion of Councillor White, seconded by Councillor Trainer.

Personnel Sub-Committee - 26 August 1999

The minutes of meeting of the Personnel Sub-Committee held on 26 August 1999 were submitted and approved on the motion of Councillor Devine, seconded by Councillor Calvert. The Council further agreed that the Head of Information Services send a full response to all members explaining the criteria used to identify the 12 key Information Services posts relating to millennium work as referred to in the aforesaid minutes.

Community Initiatives Committee - 9 September 1999

The minutes of meeting of the Community Initiatives Committee held on 9 September 1999 were submitted and approved on the motion of Councillor Linda McColl, seconded by Councillor Ronald McColl.

Ceremonial Meeting of West Dunbartonshire Council - 11 September 1999

The minutes of the ceremonial meeting of West Dunbartonshire Council held on 11 September 1999 were submitted and approved on the motion of Depute Provost Calvert, seconded by Councillor Ronald McColl.

Special Meeting of West Dunbartonshire Council - 15 September 1999

The minutes of the special meeting of West Dunbartonshire Council held on 15 September 1999 were submitted and approved on the motion of Depute Provost Calvert, seconded by Councillor White.

Finance Committee - 15 September 1999

The minutes of meeting of the Finance Committee held on 15 September 1999 were submitted for approval.

Councillor Devine, seconded by Councillor White, moved approval of the minute.

As an amendment, Councillor Ronald McColl, seconded by Councillor Robertson, moved that:-

“This Council instructs the Acting Chief Executive to conduct a consultation exercise to determine whether the people of Dumbarton feel that this is a proper use of the Common Good Fund and that he brings back a report to the next full Council meeting including a copy of the Constitution of the Common Good Fund.”

On a vote being taken, 6 members voted for the amendment and 14 for the motion which was accordingly declared carried.

Policy and Resources Committee - 15 September 1999

The minutes of meeting of the Policy and Resources Committee held on 15 September 1999 were submitted and approved on the motion of Councillor White, seconded by Councillor Trainer.

Performance Review Committee - 15 September 1999

The minutes of meeting of the Performance Review Committee held on 15 September 1999 were submitted and approved on the motion of Councillor White, seconded by Councillor Trainer.

The following Committee minutes were submitted for information:-

Recruitment Committee held on 16 August 1999

Tendering Committee held on 18 August 1999

Roads and Technical Services Committee held on 18 August 1999

Environmental Protection and Leisure Services Committee held on 18 August 1999

Appeals Committee held on 19 August 1999

Tendering Committee held on 1 September 1999

Education Committee held on 1 September 1999

Planning and Economic Development Committee held on 1 September 1999

Information Services Committee held on 15 September 1999

**MATTERS ARISING OUTWITH DELEGATED POWERS
FOR RATIFICATION BY COUNCIL**

Environmental Protection and Leisure Services Committee - 18 August 1999

(a) Best Value - Grounds Maintenance: Conclusion of Benchmarking Exercise

The decision of the Environmental Protection and Leisure Services Committee (**Volume Page 4986 refers**) recommending that the revised budgetary proposals detailed at paragraphs 5.1 and 5.2 of the report be approved, (it having been noted that a reduction in the grounds maintenance spending of £300,063 was proposed, and that it was anticipated that this would result in a reduction in the budget surplus generated by Contract Services of circa £100,000 and that the net annual saving to the Council would be £200,063 with a part year saving of £100,000 projected) was considered. A copy of the report was submitted for information.

On the motion of Councillor Campbell, the Council approved of the recommendation.

(b) Commemorative Items at Clydebank Crematorium

The decision of the Environmental Protection and Leisure Services Committee (**Volume Page 4988 refers**) recommending the inclusion of the proposed commemorative items in the Burial and Cremation Scale of Charges for 1999/2000 was considered. A copy of the report was submitted for information.

On the motion of Councillor Campbell, the Council approved of the recommendation.

SURPLUS PROPERTY - TIED HOUSE

In terms of remit from the meeting of the Education Committee held on 1 September 1999 (**Volume Page 5013 refers**), there was submitted report by the Director of Education and Leisure Services seeking approval to declare the janitor's house at Our Holy Redeemer Primary School, East Barns Street, Clydebank surplus to requirements with the sole purpose of selling the property to the sitting tenant.

On the motion of Councillor McCafferty, seconded by Councillor White, the Council agreed:

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- (a) that the property referred to be declared surplus to the requirements of the Education and Leisure Services Department with the sole purpose of selling the property to the sitting tenant;
- (b) that as a result of these specific circumstances the normal procedures of offering the property to other Council departments be set aside in this instance but the disposal of the property be subject to the following conditions:-
 - (i) having regard to the over-riding needs of school security it is a condition of sale that a fence separating the subjects of sale from the school is erected and maintained in a satisfactory standard for as long as the school remains operationally a school;

- (ii) the vehicular access at no time shall be taken from the school playground; and
- (iii) for the avoidance of doubt all applications to purchase janitors' houses shall be brought before the appropriate committee unless the circumstances are such that as a matter of law the house must be sold to the sitting tenant.

APPLICATIONS FOR PLANNING PERMISSION

WP98/292 - (a) Erection of 90 houses, change of use of Customs House to form offices, information point and lockkeepers cottage, change of use and refurbishment of railway arches to form Class 1 retail units, provision of community facility and public open space, new access road and infrastructure works (Full) and (b) Erection of Hotel and Future Retail Expansion Area (In Outline) for Morrison Homes Limited per Percy Johnson-Marshall and Partners

In terms of remit from the meeting of the Planning and Economic Development Committee held on 1 September 1999 (**Volume Page 5023 refers**), there was submitted report by the Planning Services Manager on the progress made in connection with the application for planning permission referred to above.

On the motion of Councillor McCutcheon, seconded by Councillor White, the Council agreed to refuse the application for planning permission for the reasons shown in Appendix I to these minutes.

CARMAN CENTRE, RENTON

In terms of remit from the meeting of the Planning and Economic Development Committee held on 1 September 1999 (**Volume Page 5027 refers**), there was submitted report by the Economic Development Manager providing supplementary information in respect of the request by the Carman Social Inclusion Committee to lease the Carman Centre at 175 Main Street, Renton from the Council on a temporary basis.

Councillor O'Sullivan, seconded by Councillor White, moved that:-

“This Council agrees to support the continuation of the Carman Centre to 31 March 2000.

Before that date, and in order to ensure that the Council feels able to continue to fund the Centre, the Council wishes to receive a report which indicates the following:-

- 1 That a Constitution is adopted which ensures that the Management Committee comprises a majority of community organisation representatives.
- 2 That a revised business plan be submitted to the Council which contains measurable objectives, and which contains a clear financial forecast, including potential sources of income.

·3 That the Constitution clearly states the social inclusion purposes of the Centre, and that these objectives can be demonstrated.

In addition, officers of the Council should ask the West Dunbartonshire Partnership what arrangements are being made for supervision and support of the Centre and include these in a future report.

The Council wishes to receive an interim report on the progress being made at its meeting in January 2000.”

As an amendment, Councillor Bollan, seconded by Councillor McLaughlin, moved:-

- (a) that on the basis of the submitted business plan, a lease of the Carman Centre be offered to the Carman Social Inclusion Committee until 30 April 2000; and
- (b) that it be noted that this proposal would require the costs of rent and rates to be met in the form of a grant which would require to be considered following an appropriate application to the Finance Committee.

On a vote being taken, 7 Members voted for the amendment and 13 for the motion which was accordingly declared carried.

NOTICES OF MOTION

(a) A motion was received from Councillor Ronald McColl in the following terms:-

“This Council asks the Acting Chief Executive to explain why there was no report to members at the August Council meeting, regarding ‘Members Travel/Subsistence Allowance and Approved Duties’.

Members were informed by the Depute Chief Executive and Solicitor of the Council (letter dated 12 July 1999), that a Report would be forthcoming in August. Clarification is also sought from the Director of Finance with regard to his letter dated 30 June 1999, namely items 2a and b of that letter.”

Councillor McColl moved in terms of his motion subject to the inclusion of an addendum.

In response to a request from the Chair for clarification as to whether it was legally competent to include an addendum when moving in terms of the motion, the Depute Chief Executive and Solicitor to the Council advised that in terms of Standing Order 8, the motion, as presented, must be considered by Council and that there was no provision for an addendum to be included.

Thereafter, the Acting Chief Executive and the Director of Finance were heard.

Councillor Trainer, seconded by Councillor White, moved that the Council note the comments made by the Acting Chief Executive and take no further action in the matter.

As an amendment, Councillor McLaughlin, seconded by Councillor McGregor, moved that:-

“This Council instructs the Acting Chief Executive to bring forward the report that the Director of Finance prepared for the August Council meeting, which the Acting Chief Executive pulled from the draft Council agenda. This report should be presented at the October Council meeting when all Members will have an opportunity to contribute to the debate.”

On a vote being taken, 7 Members voted for the amendment and 13 for the motion which was accordingly declared carried.

(b) The following motion was received from Councillor Ronald McColl:-

“This Council will cease to hold Committee meetings in the Municipal Buildings, Dumbarton with immediate effect, until such times as the first floor area and former Council Chamber are brought up to a suitable standard for disabled and elderly access, and proper toilet facilities are provided for able bodied and disabled users. A Report should be prepared by the Acting Chief Executive outlining the estimated costs which would be incurred to bring this building up to health and safety standards.

In the meantime, all Committee meetings due to be held in Dumbarton will revert to the Council Offices at Garshake Road, Dumbarton which has excellent disabled access and adequate parking facilities.”

Councillor Ronald McColl intimated that he wished to withdraw his motion in view of the report in respect of this matter contained on the agenda.

INFORMATION AND COMMUNICATION TECHNOLOGY WITHIN THE EDUCATION SERVICE

With reference to the minutes of meeting of Council held on 27 January 1999 (**Volume page 4190 refers**) there was submitted joint report by the Director of Education and Leisure Services and the Head of Information Services setting out the background to Information and Communication Technology (ICT) in Education, examining the issues from a Council wide perspective and suggesting future medium-term strategy.

The Council agreed to note the contents of the report.

BARLINNIE PRISON VISITING COMMITTEE

There was submitted report by the Depute Chief Executive and Solicitor to the Council advising of the response received to the Council’s advertisement for a lay representative to be appointed to the Barlinnie Prison Visiting Committee.

Councillor White, seconded by Councillor Trainer, moved that Miss Patricia Rice be appointed as the Council’s lay representative to the Barlinnie Prison Visiting Committee.

As an amendment, Councillor Ronald McColl, seconded by Councillor Ian McDonald, moved that Mrs Elizabeth Kearns be appointed as the lay representative to the Visiting Committee.

On a vote being taken, 6 Members voted for the amendment and 14 for the motion which was accordingly declared carried.

MUNICIPAL BUILDINGS, DUMBARTON

With reference to the minutes of meeting of Council held on 30 June 1999 (**Volume page 4819 refers**) there was submitted report by the Director of Roads and Technical Services advising of the outcome of the technical appraisal into the feasibility of providing access and toilet facilities for the disabled to enable full public use of the Municipal Buildings in Dumbarton.

Councillor Calvert, seconded by Councillor Trainer, moved that subject to the outcome of consultations with the Access Panel, the Council:-

- (a) agree, in principle, the proposal to provide a double ramp access at the main entrance;
- (b) agree, in principle, the preferred option of a platform lift;
- (c) agree, that Option C outlined in the report be chosen for the location of the lift and toilet for disabled people; and
- (d) agree, that this project be funded from the Common Good Fund.

As an amendment, Councillor Ronald McColl, seconded by Councillor McGregor, moved that:-

“This Council agrees that items 7.1 a b & c be agreed with option c in 6.1 of the report being the preferred option. The funding for this will come from the general services budget or existing surpluses, whichever officers deem appropriate.

This Council will also cease to hold meetings in the Municipal Buildings until this work is completed. In the meantime, Committee meetings due to be held in Dumbarton will be held in committee room two in the Garshake buildings which has excellent disabled access.

Furthermore, the Acting Chief Executive is instructed to identify a building in the Vale of Leven area which would be suitable to hold committee meetings in, to further enhance the Council’s decentralisation policy.”

On a vote being taken, 7 Members voted for the amendment and 13 for the motion which was accordingly declared carried.

Councillor Trainer left the meeting at this point.

Councillor Ian McDonald left the meeting.

McINTOSH COMMISSION ON LOCAL GOVERNMENT STRUCTURES

There were submitted reports (2) by the Acting Chief Executive (i) highlighting the main issues discussed at the Seminar held on 22 September 1999, identifying the principles agreed and proposing a method of developing West Dunbartonshire Council's "review of the management of Council business and working practice" as required by the Scottish Executive and (ii) providing an update on the consideration of issues raised by the McIntosh Commission and inviting the Council to decide on the way forward.

Councillor White, seconded by Councillor McCallum, moved that the Council express its thanks to the Officers involved in the preparation work for the Seminar and agree:-

- “(a) in principle, that the Council should move towards an Executive model of local governance;
- (b) the establishment of a Member/Officer Working Group to develop these proposals comprising 4 Labour and 2 SNP members, the Labour representatives to be Councillors White (Chair), Trainer, Duncan McDonald and Linda McColl;
- (c) that the remit of the Working Group be as follows:-
 - 4 Short Term - Review the current content of committee agendas with a view to ensuring the content is strategically based and consider ways of ensuring that all other current committee business is available for information and discussion. Develop initial proposals for a revised committee structure based on strategic priorities, and proposals for a system of policy development forums.
 - 5 Medium Term - Produce proposals for increased delegation of decision making, with details of the parameters within which these can be exercised. Produce final proposals for revised committee structure and policy development forums, including details of protocols which will govern these relationships. Produce proposals for revised system of consultation with stakeholders. This work should include detailed consideration of the issues in paragraphs 2.3 and 2.4.
 - 6 Long Term - Ensure implementation of revised systems and begin review of progress. Produce proposals for continued development of structures.
- (d) that the remit of the Working Group should also include responsibility for organising consultation at appropriate stages in the process.”

Councillors Trainer and Ian McDonald returned to the meeting at this point.

As an amendment, Councillor Ronald McColl, seconded by Councillor McLaughlin, moved:-

- (1) that the Council take no decision at this point on the preferred model of local governance;
- (2) that a Member/Officer Working Group be established to develop the proposals comprising 9 Members (6 Labour and 3 Opposition);

(3) that the remit of the Working Group be as follows:-

- 7 Short Term - Review the current content of committee agendas with a view to ensuring the content is strategically based and consider ways of ensuring that all other current committee business is available for information and discussion. Develop initial proposals for a revised Committee structure based on strategic priorities and proposals for a system of policy development forums.
- 8 Medium Term - Produce proposals for increased delegation of decision making with details of the parameters within which these can be exercised. Produce final proposals for revised committee structure and policy development forums, including details of protocols which will govern these relationships. Produce proposals for revised system of consultation with stakeholders. This work should include detailed consideration of the issues in paragraphs 2.3 and 2.4.
- 9 Long Term - Ensure implementation of revised systems and begin review of progress. Produce proposals for continued development of structures.

(4) that the remit of the Working Group should also include responsibility for organising consultation at appropriate stages in the process.”

On a vote being taken, 7 members voted for the amendment and 13 for the motion which was accordingly declared carried.

DTZ DEBENHAM THORPE SPONSORSHIP

With reference to the minutes of meeting of Council held on 28 April 1999 (**Volume page 4686 refers**) there was submitted report by the Head of Corporate Policy and Public Relations providing an update on the outcome of DTZ Debenham Thorpe’s sponsorship support for local projects.

The Council agreed to note the report.

TAXI FARES AT THE MILLENNIUM

With reference to the minutes of meeting of Council held on 25 August 1999 (**Volume page 4950 refers**) there was submitted report by the Depute Chief Executive and Solicitor to the Council inviting the Council to give further consideration to the proposals which had been submitted by representatives of the taxi trade for increases in charges/extension of the normal period during which higher tariffs would apply over the Millennium period.

Councillor O’Sullivan left the meeting at this point.

Councillor White, seconded by Councillor Trainer, moved that the Council agree the proposals submitted by the representatives of the taxi trade (shown as Appendix II to these minutes) with the exception that in the case of the Clydebank Zone the additional charge

proposed of £2.00 per journey on top of the current tariff chargeable should instead be an additional charge of £1.00 per journey on top of the current tariff chargeable.

As an amendment, Councillor Ronald McColl, seconded by Councillor McCutcheon moved that the Council approve the proposals submitted by the representatives of the taxi trade in Dumbarton and Clydebank (as shown as Appendix II to these minutes).

On a vote being taken, 2 members voted for the amendment and 17 for the motion which was accordingly declared carried.

PROPOSED ROAD IMPROVEMENT AT A82, STIRLING ROAD, DUMBARTON

There was submitted report by the Director of Roads and Technical Services seeking approval for the transfer of land belonging to the Council as ancillary matters to the proposed improvement works at the A82 Stirling Road, Dumbarton.

Councillor Syme, seconded by Councillor White, moved that the Council agree:-

- (a) to transfer ownership of the land to the Scottish Executive but that only on express condition that the roadworks as may be agreed between the Scottish Executive and the Council's Director of Roads and Technical Services (or such replacement or substituted Director responsible for the current duties of that Director) shall determine.
- (b) that, without prejudice to the foregoing, the transfer only take place where the Scottish Executive has let a contract for the said roadworks and that the Scottish Executive agree to all appropriate accommodation works as the said Director shall determine including the costs of felling all existing trees or other boundaries or obstacles within the said land and replacement of existing trees with suitable replacement trees, the removal and re-siting of existing boundary walls all to the satisfaction of the Director of Roads and Technical Services and Historic Scotland; and
- (c) that the transfer take place without consideration being paid therefore and that, accordingly, the consent of the First Minister be obtained prior to the disposal taking place.

As an amendment, Councillor Ronald McColl, seconded by Councillor McGregor, moved that the Director of Roads and Technical Services write to the Scottish Executive asking that a roundabout, with pedestrian crossings attached, be put in place at the Garshake junction rather than traffic lights/a filter lane.

Councillor White left the meeting at this point and returned shortly thereafter.

On a vote being taken, 7 members voted for the amendment and 12 for the motion which was accordingly declared carried.

There was submitted, and noted, letter received from COSLA inviting the Council to nominate Councillors interested in serving as COSLA representatives on the Scottish War Memorial Board of Trustees, the SCVO Policy Committee and the Central Fire Training Board.

COSLA EQUAL OPPORTUNITIES MEMBERS NETWORK

It was reported that an invitation had been received from COSLA for the Council to make a nomination to the Equal Opportunities Members Network.

The Council agreed that Councillor Connie O'Sullivan be appointed to the Forum.

MEMBER/OFFICER WORKING GROUP ON ORGANISING EVENTS WITHIN WEST DUNBARTONSHIRE

It was reported that the Member/Officer Working Group on Organising Events Within West Dunbartonshire at its meeting held on 21 September 1999 had agreed to request the Council to constitute a Millennium Events Committee with delegated powers.

Councillor White, seconded by Councillor Trainer, moved that a Millennium Events Committee, without delegated powers, be established comprising 4 Labour and 2 Opposition members which would report to Council.

As an amendment, Councillor Ronald McColl, seconded by Councillor McCutcheon, moved that:-

“This Council agrees to constitute a millennium events committee with delegated powers to organise and oversee West Dunbartonshire’s millennium celebrations. The Committee will consist of six Labour and three opposition members and will be chaired by Provost Macdonald.

Furthermore, the sum of £100,000 (one hundred thousand pounds) will be made available to the Committee for Council and community organised events throughout the millennium year. This is the sum that was agreed for a one off millennium event by the Council in April of this year.”

On a vote being taken, 7 members voted for the amendment and 13 for the motion which was accordingly declared carried.

TENDERING COMMITTEE - 29 SEPTEMBER 1999 STATEMENT OF TENDERS FOR EXTERNAL PAINTERWORK WHITCROOK, DRUMRY AND OLD KILPATRICK

Provost Macdonald advised that he was prepared to consider a report by the Director of Roads and Technical Services in respect of the statement of tenders for external painterwork at Whitecrook, Drumry and Old Kilpatrick as an emergency item.

In this connection, there was submitted report by the Director of Roads and Technical Services advising of an error contained in the Statement of Tenders for this project which had been considered by the Tendering Committee at its meeting earlier in the day.

The Council agreed to approve:-

- (a) the suspension of Standing Orders in order to consider the corrected statement of tenders for the project; and
- (b) the awarding of the contract to the lowest tenderer, this being Bell Decorating Group (Chapelhall) in the sum of £286,087.68.

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY
COUNCIL ON 29 SEPTEMBER 1999**

WP98/292 - (a) Erection of 90 houses, change of use of Customs House to form offices, information point and lockkeepers cottage, change of use and refurbishment of railway arches to form Class 1 retail units, provision of community facility and public open space, new access road and infrastructure works (Full) and (b) Erection of Hotel and Future Retail Expansion Area (in outline) for Morrison Homes Limited per Percy Johnson - Marshall and Partners

Permission REFUSED for the following reasons:-

1. The proposed development departs from that previously granted on appeal to a degree that renders it unacceptable in terms of the scale, mix and extent of development and contrary to the provisions of Policies DC1, H4 and H5 of the Dumbarton District, District Wide Local Plan.
2. The proposal is contrary to National Planning Policy Guideline 3, Land for Housing, as it is of such a scale that it cannot be integrated into the existing settlement and would undermine and unacceptably damage its character.
3. The additional vehicle movements generated by the development will introduce a hazard to pedestrian and motor traffic at the junction with Dumbarton Road and will have an adverse effect on the amenity of existing residents in the area.
4. The proposal is contrary to Policies LR1 and TO3 of the Dumbarton District, District Wide Local Plan which promotes the Bowling Basin area for leisure, recreation and tourism development.