

Agenda



Elected Members' Briefing Meeting

Date: Tuesday, 15 June 2021

Time: 10:00

Format: By Zoom Video Conferencing

Contact: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Briefing Meeting – Former St. Michael's Primary School Site, Cardross Road, Dumbarton** 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

Chief Officer – Regulatory & Regeneration

Date issued: 8 June 2021

ELECTED MEMBERS' BRIEFING MEETING

TUESDAY, 15 JUNE 2021

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 FORMER ST. MICHAEL'S PRIMARY SCHOOL SITE, CARDROSS ROAD, DUMBARTON

Submit report by Chief Officer - Regulatory and Regeneration advising Elected Members of pre-application consultation taking place regarding the residential redevelopment of the site known as the former St. Michael's Primary School site, Cardross Road, Dumbarton.

WEST DUNBARTONSHIRE COUNCIL

Proposed residential development at the former St Michael's Primary School site, Cardross Road Dumbarton

Elected Members Pre-Application Briefing Meeting: 15th June 2021

1. Purpose

The purpose of this briefing note is to advise Members of pre-application consultation taking place regarding the residential redevelopment of the site known as the former St. Michael's Primary School site, Cardross Road, Dumbarton.

The majority of the site is now vacant although what remains of the former chapel building in the south west corner is still evident. The former chapel building has been de-listed and a building warrant issued for its demolition.

This briefing is also to give members an opportunity to highlight any issues which they consider any future planning application ought to address. The merits of the proposals are not being considered, and no decisions will be made at this stage.

2. Background

The site was previously used as St. Michaels Primary school which was accessed from Cardross Road. The school was demolished and the site and remains of the Chapel building have lain vacant for some time. Planning permission was granted in 2009 (DC09/212) for the construction of 86 dwellings and the conversion of the chapel into four flats but this consent was never implemented.

A Proposal of Application Notice (PAN21/001) was submitted early this year and an online community event was held by the developer to allow engagement with the local community. Regular pre-application meetings between the developer and the Planning Service have taken place to discuss the future proposals over a number of months.

3. Site description

The site is located to the south of Cardross Road and to the east of Havoc Road, Dumbarton. The site comprises of an irregular parcel of land extending to 5.25 hectares. The site can be accessed off Cardross Road and this also provides vehicle access to the existing Carmelite monastery. The Carmelite monastery is not within the application site but the proposed development layout retains access to this building.

At the northernmost part of the site the existing access to the site sitting atop the train line. Along the site's eastern boundary are existing residential properties at various

distances to the shared boundary with the application site. These properties are within Brucehill Road, Glencairn Road and Firthview Terrace. There is an avenue of trees that run through the centre of the site alongside the existing access to the monastery with some of these being subject to a Tree Preservation Order. There is a change in levels with the northern part of the site being higher than the southern parts of the site. There is a rock face evident to the southern site boundary and Havoc Road which drops in gradient from Cardross Road.

The surrounding land uses to the south and west comprise of well used areas of open space and owned by the Council and form part of the core path connections to adjoining land and a Local Nature Conservation site.

4. Development Details

The indicative layouts submitted to date propose the construction of 82 houses comprising of 3 to 5 bedrooms with a mix of detached and semi-detached, two storey houses.

Access to the site would be from Havoc Road and would be a new access at gradient. The proposed access sweeps around the front of the site with a new SUDS pond which responds to the gradient on the site with the chosen location being the lowest point within the site. There would be some tree loss resulting from this part of the proposal. The layout takes the form of a 'principal' road that wraps around the retained Carmelite Monastery building. A secondary vehicle road is proposed of which a number of houses will be sited which will back on to the railway line. Pedestrian links are provided off this secondary road to provide links to Havoc Road and the adjacent green spaces.

Through the centre of the site, the layout retains the existing access to the Carmelite Monastery and the trees protected by TPO are also retained. This layout forms a central 'avenue' through the site running north to south and houses have been orientated to face this to provide a strong building line. The layout has also evolved to ensure the houses are set back from the trees so as to not prejudice their retention as a mature landscape feature. To the north, it is intended that the existing monastery access will also form a pedestrian link in to the site, this would be supplemented by a further pedestrian link from the east off Brucehill Road. It is proposed that the children's play space would be located within the northern part of the site.

The eastern 'arm' of the development layout has houses parallel to the existing house on Brucehill and Glencairn Road. At the end of this arm there would be four houses that make the most of their elevated position and would enjoy views to the south over the River Clyde. The majority of houses have their car parking spaces to the front of the house but there are some houses, where the car parking is proposed to the rear.

5 Planning Policies

In the Adopted West Dunbartonshire Local Plan 2010 Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area. Policy R2 specifies the open space provision required for all developments. Policy

T1 and T4 requires sites to integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

Within the West Dunbartonshire Local Development Plan: Proposed Plan (2016) Policy DS1 sets out general expectations for the quality of new development. Policy BC4 supports the principle of residential development within existing residential locations, provided there is no adverse impact on neighbouring amenity or character of an area. Policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are also applicable to this site. DS7 requires any potential site contamination issues to be addressed.

Local Development Plan 2: Proposed Plan 2018 policy H4 is applicable and seeks to protect residential areas from any development which would adversely affect its amenity. Policy H2(22) allocates the site for housing with an indicative capacity of 90 dwellings. Policies CP1, CP2 and CP4 are all related to enhancing the quality of the design across West Dunbartonshire. Policies GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and Proposed Plan 1 policies. Policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.

6 Main Issues

The redevelopment of this longstanding vacant site for residential development is supported in principle by planning policies. The main issues requiring to be addressed as part of the planning application include the following:

Placemaking – The proposed layout, house type and material choices require to be carefully considered with a view to providing a high quality and distinctive residential development. The house type materials should be influenced by the proximity to the Clyde foreshore and the Local Nature Conservation site and to create a distinctive residential development that reflects the surrounding influences including a natural entrance feature on Havoc Road.

Relationship with existing area - Consideration needs to be given to the relationship with the surrounding land uses including the proximity to the railway line and to the relationship with the surrounding residential area including separation distances between existing housings, overlooking, boundary treatments and compatibility.

It is also necessary for the layout to provide views and links to the surroundings to integrate the development and to provide and enhance links to existing footpath networks. The development needs to be mindful of Local Nature Conservation Site.

Natural environment – There are a number of trees within the site with mature species being located on the sites southwestern boundary which are adjacent to the aforementioned Local Nature Conservation Site. There is also a Tree Preservation Order that runs long the existing vehicle entrance route from Cardross Road. The layout needs to have regard to these trees and to make them a gateway landscape feature of the site.

Landscaping plans should seek to supplement the existing trees and create appropriate landscape features across the site.

Accessibility, connectivity, parking and refuse –The site requires to be accessible with good footpath and cycle connections to the surrounding area including footpath network and nearby bus stops on Cardross Road and the adjacent Brucehill area. The layout needs to be designed to reflect Designing Streets principles to slow vehicle movements within the site and needs to provide adequate car parking, refuse vehicle access and the appropriate storage of refuse and recycling facilities. Adequate access to the Carmelite monastery should be provided.

Open space and play provision – Consideration is required to ensure the provision of high quality open space within the development. Regard should also be had to the provision of play provision and a preference for more natural play options within the site. The layout also needs to provide high quality private garden ground for house that should be commensurate with the amenity needs of future residents as well as providing quality landscaped spaces that seek to retain the mature landscape setting and the protected trees within the centre of the site.

Drainage – The proposal includes a SUDS pond for the storage of surface water. This location has been chosen because this is the site's lowest point but this location will result in the removal of trees of varying quality. The inclusion of a SUDS pond at this location would however result in an attractive landscaped area upon entry to the site from Havoc Road and could be enhanced with more appropriate planting and seating to make the most of the views to the south.

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 prepare 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 representation. The application would then be presented to Planning Committee for consideration and determination in due course.

Peter Hissett
Chief Officer Regulatory and Regeneration
Date: 8th June 2021

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Email: pamela.clifford@west-dunbarton.gov.uk

Appendices: None

Background Papers: Location plan

Wards Affected: Ward 3 - Dumbarton

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:

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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.