

Agenda



Elected Members' Pre-Application Meeting

Date: Wednesday, 21 February 2018

Time: 10:30

Venue: Council Chambers,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart
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Dear Member

Please attend the **Elected Members' Pre-Application Meeting – New Clydebank Health and Care Centre at Queens Quay, Clydebank** 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: 8 February 2018

ELECTED MEMBERS' PRE-APPLICATION MEETING

WEDNESDAY, 21 FEBRUARY 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. NEW CLYDEBANK HEALTH AND CARE CENTRE AT QUEENS QUAY,
CLYDEBANK 5 – 11**

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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New Clydebank Health and Care Centre at Queens Quay, Clydebank

Elected Members' Pre-Application Meeting: 21st February 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 majority of former Clydebank engineering and shipbuilding yard, now known as Queens Quay, is currently vacant land, but it is subject to numerous planning permissions and work on some of the early phases of redevelopment is expected to commence very soon. Current planning permissions include:

- DC15/234 (permission in principle for mixed use development)
- DC16/240 (infrastructure works including a new spine road and public realm works around the old fitting-out basin)
- DC16/244 (new care home); and
- DC17/231 (new energy centre and district heating system infrastructure)

Permission DC15/234 allows a wide range of uses, specifically including residential, retail, financial/professional services, restaurants, public houses, offices, hotel, care home, health centre and assembly/leisure uses. When that application was considered by the Planning Committee (23 March 2016) it was already anticipated that the area of the site behind the Town Hall complex and the Centenary Court flats would be developed as a "health and care quarter", containing both a Council-run care home (as subsequently approved under permission DC16/244) and also a new NHS health centre (to replace the existing facilities at Kilbowie Road and Hardgate Health Centre). Permission DC15/234 specified that a "mini masterplan" for the health and care quarter was required, which has subsequently been approved.

As there is already planning permission in principle for a health centre and the application will be for approval of matters specified in conditions there is no requirement for formal pre-application consultation under the planning legislation. However, the NHS have their own consultation requirements. The NHS are committed to funding the project and have obtained the approval of the Scottish Government. The opening date is anticipated to be in spring 2020.

3. Site

The site is roughly square and extends to almost 1 hectare in area. To the north, it borders parking behind the Centenary Court tenements, the side elevation of a snooker club building on Wallace Street, and a small plot within the wider Queens Quay site which is earmarked for flats. To the west it borders the new care home development site, while to the south and east it fronts the new spine road and a new avenue connecting Glasgow Road with the planned public space at the head of the fitting out basin, all of which are already subject to detailed permissions. The site has already been cleared of buildings apart from a wall bordering Centenary Court, the demolition of which is expected to have taken place by the time of this meeting.

4. Development Details

The proposed development involves a predominantly three-storey health centre building with associated parking and landscaping. The building would be positioned with its main entrance at the corner facing onto the planned public space at the head of the basin, and its principal elevation fronting the new spine road, whilst a second street-facing elevation dropping in stages to single storey would front the new central avenue. The building would accommodate two GP practices together with podiatry and physiotherapy facilities, bookable consulting and treatment rooms for other services on the ground floor, a further four GP practices on the first floor, and a central base for various community health teams along with staff facilities on the second floor. Car parking would wrap around the rear and west side of the building, and would consist of a large patient car park accessed by way of the previously approved care home access off the spine road, and also a smaller staff car park accessed from Wallace Street. It is anticipated that the building would be finished in facing brick with corten steel (steel which weathers to a rich rust colour) detailing as a reference to the site's industrial past. Landscaping would be provided within two partially-enclosed courtyards within the building, and also along the site frontage and throughout the car park. The project has appointed an artist to develop public art proposals and it is hoped to secure further external funding for these.

5. Planning Policies

In the adopted West Dunbartonshire Local Plan 2010 the Queens Quay site is identified as a redevelopment opportunity site suitable for predominantly residential mixed use development. Policy RP1 encourages the redevelopment of vacant and derelict land, whilst 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. Policy PS3 supports the provision of new and improved public services throughout the plan area.

Queens Quay is identified in the West Dunbartonshire Local Development Plan (LDP) Proposed Plan as a housing-led mixed-use development opportunity where the strategy supports various other uses including public services. Policy DS3 requires significant travel generating uses to be accessible by public transport, whilst 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.

6. Main Issues

It is considered that the principle of developing this part of the Queens Quay site has been established by the granting of permission DC15/234, which specifically allowed health centre uses and which identified this site as part of the health and care quarter. The main issues requiring to be addressed as part of any planning application will include the following:

Placemaking – the proposed design, layout, massing and materials require to be carefully considered in terms of the wider masterplan and approved design principles for the Queens Quay site, and also with regard to how it would integrate with the design and layout of the planned care home, housing and public realm developments on adjacent parts of the Queens Quay sites.

Relationship with Residential Areas – the site borders existing tenement flats at Centenary Court, and also the approved care home site and several further sites within Queens Quay where residential development is anticipated. Consideration therefore needs to be given to the relationship with the surrounding residential areas including control of noise and disturbance during the construction phase, boundary treatments to protect privacy and overlooking, and noise generated from the site.

Access and Parking – health centres are significant trip generators and it is important that the development is readily accessible by all modes of travel. In particular walking distances from bus stops should be kept to a minimum as many patients will have limited mobility. The level of car parking should balance the need to accommodate patients' needs and avoid causing overspill into surrounding residential areas with the need to avoid encouraging unnecessary car use through overprovision or detracting from the character of the Queens Quay development.

Contamination – these issues have substantially been addressed though the conditions of the planning permission in principle, although some of these remain to be discharged and there will be a need to ensure that any specific issues arising from the health centre use are addressed.

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: 6 February 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:

Ward 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:

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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.