

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Council Offices, Rosebery Place, Clydebank on Wednesday, 6 August 2003 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Dennis Brogan, Jack Duffy, Linda McColl and Raymond Young.

Attending: Tim Huntingford, Chief Executive; Dan Henderson, Director of Economic, Planning and Environmental Services; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager and Craig Stewart, Administrative Assistant.

Apologies: Apologies for absence were intimated on behalf of Councillors Denis Agnew, Duncan McDonald and Connie O'Sullivan.

APPOINTMENT OF CONVENER

With reference to the Minutes of Meeting of Council held on 25 June 2003 concerning the membership of Committees and the appointment of Conveners thereto, the Committee considered the appointment of Convener of the Planning Committee.

The Principal Solicitor requested nominations for the position of Convener and the Committee unanimously agreed that Councillor Duffy be appointed. Accordingly, Councillor Duffy assumed the Chair.

MINUTES OF PREVIOUS MEETING

The Minutes of the Special Meeting of the Committee held on 25 June 2003 were submitted and approved as a correct record.

PLANNING APPLICATIONS

Reports were submitted by the Director of Economic, Planning and Environmental Services in respect of various planning applications as detailed below.

(a) DC03/019 – Erection of rear upper floor extension, front porch and external spa at 2 MacPhie Road, Dumbarton

Reference was made to the site visit undertaken in respect of this application. After discussion and having heard the Planning and Development Manager, the Committee agreed that the application be granted subject to the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

(b) DC02/269 – Residential development of 84 flatted units, car park, access and landscaping at Miller Street, Clydebank

After discussion and having heard the Planning and Development Manager in answer to Members' questions, it was agreed that consideration of the matter be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(c) DC02/338 – Extension of building to form "sail thru" facility (retrospective) at Forth & Clyde Canal, Argyll Road, Clydebank

The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in the Appendix hereto.

(d) DC03/045 – Two storey rear extension at 9 Old Dalnottar Road, Clydebank.

Having heard the Planning and Development Manager, it was agreed that the application be continued to the next meeting of the Committee, in order that a hearing may take place.

(e) DC03/069 – Erection of decking (retrospective) at 14 Helenslee Court, Dumbarton

The Planning and Development Manager provided an update on the application. The Convener, Councillor Duffy, explained the procedure which the Committee would follow when dealing with this application. Mr. Hannigan and Mrs. McKenna, objectors to the application, were invited to address the Committee. Thereafter, the applicant, Mr. Lannigan, was invited to address the Committee.

After discussion, it was agreed that consideration of the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

(f) DC03/101 – Change of use of shop to office at 107 High Street, Dumbarton

After discussion and having heard the Planning and Development Manager and the Chief Executive, Councillor McColl, seconded by Councillor Young, moved:-

That the application be approved, contrary to the recommendation of the Director, subject to appropriate conditions to be specified by the Director.

As an amendment, the Convener, Councillor Duffy, seconded by Provost Macdonald, moved:-

That the application be refused for the reason specified in the Director's report, details of which are contained in the Appendix hereto.

On a vote being taken, three Members voted for the amendment and two Members voted for the motion. The amendment was accordingly declared carried.

**STREET NAMING FOR NEW DEVELOPMENT OFF
CLYDESHORE ROAD, DUMBARTON**

With reference to the Minutes of the Special Meeting of the Committee held on 25 June 2003, a report was resubmitted by the Director of Economic, Planning and Environmental Services concerning a request to change the street name which had been recently allocated to a new housing development off Clydeshire Road, Dumbarton.

After hearing the Planning and Development Manager provide an update on the matter, the Committee agreed that the name "Gleddoch View" be adopted.

**PLANNING APPEAL – COLLINS STREET/LENNOX DRIVE,
FAIFLEY, CLYDEBANK**

A report was submitted by the Director of Economic, Planning and Environmental Services informing of an appeal which had recently been lodged with the Scottish Executive Inquiry Reporters Unit against the Council's non-determination of an application for a residential development at the above location.

The Committee agreed:-

- (a) that the contents of the report be noted; and

- (b) to homologate the action taken by the Director of Economic, Planning and Environmental Services in respect of this matter, as outlined in the report.

PROPOSED INSTALLATION OF TEMPORARY TELECOMMUNICATIONS APPARATUS AT BARNHILL ESTATE, MILTON BRAE, DUMBARTON

A report was submitted by the Director of Economic, Planning and Environmental Services informing of the circumstances in relation to the proposed installation of Temporary Telecommunications Apparatus at Barnhill Estate, Milton Brae, Dumbarton.

The Committee agreed, as the work proposed required planning consent and would be unlikely to be approved at this location, that authorisation be granted to serve an Enforcement Notice and a Stop Notice, should this prove necessary.

PROPOSED TREE PRESERVATION ORDER IN THE GROUNDS OF ISLAY KERR HOUSE AND 12 KIRKTON ROAD, DUMBARTON

A report was submitted by the Director of Economic, Planning and Environmental Services seeking authority to serve a Tree Preservation Order and to make a Provisional Order in relation to trees located in the grounds of Islay Kerr House and 12 Kirkton Road, Dumbarton.

The Committee agreed that a “blanket” Tree Preservation Order be made for the trees at Islay Kerr House and 12 Kirkton Road and that a Provisional Order be made to secure the immediate protection of the trees.

SITE VISITS

It was agreed that the site visits referred to in certain of the foregoing items be undertaken in the afternoon of Tuesday, 2 September 2003.

The Meeting closed at 10.50 a.m.

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 6 AUGUST 2003

DC03/019 - Erection of rear upper floor extension, front porch and external spa at 2 MacPhie Road, Dumbarton for Mrs C. Milson per Hay Lough Davis

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Planning Authority **prior** to any work commencing on the site.
3. Within 1 month from the date of consent, the windows on the gable of the spa facing the back garden of No. 4 MacPhie Road shall be removed and replaced with solid panels as indicated in green on drawing 01 all to the satisfaction of the Director of Economic, Planning and Environmental Services.
4. Within 1 month from the date of consent, a 1.8 metre screen fence shall be installed, as indicated in blue on drawing 01, and shall be retained there for as long as the spa remains on site.
5. The noise generated from the spa, when measured within any nearby dwelling or noise sensitive premises (windows closed) shall comply with the requirements of the Environmental Protection Act 1990 and, in particular, shall not exceed the equivalent of noise rating curve NR35 between the hours of 07.00hrs and 20.00hrs and noise rating curve NR25 at all other times.

The criteria will be met if the noise associated with the development does not exceed NR40 between 07.00hrs and 20.00hrs and NR30 at all other times when measured 1m from the façade wall of the nearby dwellinghouse.

DC02/338 - Extension of building to form "sail thru" facility (retrospective) at Forth & Clyde Canal, Argyll Road, Clydebank for Mr J. McMonagle

Permission GRANTED subject to the following condition:-

1. Within three months of the date of this consent the building hereby granted consent retrospectively shall be rendered and painted white and blue to reflect the detail on the existing building. In addition the red concrete roof tiles shall be replaced with metal sheeting with the colour to be agreed with the Director of Economic, Planning and Environmental Services **prior** to any work commencing on the site.

NB The applicant should note that failure to comply with this condition may result in enforcement action being taken against him in the form of a Breach of Condition Notice.

DC03/101 - Change of use of shop to office at 107 High Street, Dumbarton for Glasgow Opportunities per Claremont Office Interiors

Permission REFUSED for the following reason:

1. The proposed development would be contrary to Policy R2A of the Dumbarton District, District Wide Local Plan as it would have an adverse impact on the vitality and viability of the town centre.