

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 1 September 2004 at 10.00 a.m.

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

Attending: Dan Henderson, Director of Development and Environmental Services; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Kevin Neeson, Section Head, Planning and Building Control; and Shona Barton, Administrative Assistant.

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

Councillor Jack Duffy in the Chair

CONVENER'S REMARKS

3423 The Convener, Councillor Duffy, before commencing with the business of the meeting advised the Committee that he wished to apologise to Planning officers and Members of the Planning Committee in relation to an article which had been published in the 25 August 2004 edition of the Lennox Herald.

PROVOST'S REMARKS

3424 Provost Macdonald advised the Committee that in light of the recommendations contained in the report relating to the Ombudsman Investigation: Decking at Old Kilpatrick, item 5 on the agenda, that he would not be participating in any deliberations or decisions in relation to planning applications where a site visit had been undertaken which he did not attend. Accordingly, Provost Macdonald took no part in the deliberations or decisions in relation to planning applications DC03/176, DC04/031 and DC04/018.

MINUTES OF PREVIOUS MEETING

3425 The Minutes of Meeting of the Committee held on 4 August 2004 were submitted and approved as a correct record.

NOTE OF VISITATIONS

- 3426 A Note of Visitations carried out on 2 August 2004, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

- 3427 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

Continued Applications

DECLARATION OF NON-FINANCIAL INTEREST

- 3428 The Convener, Councillor Duffy, declared a non-financial interest in the following Planning Application DC03/176 and took no part in the deliberation or decision in relation to that application.

- (a) **DC03/176 – Refurbishment and sub-division of existing buildings to provide residential units and new-build housing development, access roads and garages at Keil School, Helenslee Road, Dumbarton**

- 3429 Note: Provost Macdonald took no part in the deliberation or decision in relation to this application.

- 3430 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor Duffy, invited the objectors to the application to come forward and address the Committee. The Committee heard representations from Mrs. Susan Davies, Mrs Heather Graham and Ms. Carola Boehm, representing Dumbarton West Community Council (copies of submissions from Mrs. Graham and Ms. Boehm were circulated to Members). The Committee then heard from Ken Davie, Rachel Tenant and Alan Pert, representing the applicant, who addressed the Committee in support of the application.

ADJOURNMENT

- 3431 At this point in proceedings the Committee agreed to a short adjournment to allow Councillor Brogan to examine the plans in relation to this application and to seek clarification with Planning officers. The meeting was adjourned at 10.48 a.m. and reconvened at 10.55 a.m, with the same Members present as listed in the sederunt.

- 3432 After hearing Councillor Brogan explain the areas where he had requested clarification, and having heard the Planning and Development Manager in further explanation, the Committee agreed that they were minded to grant planning permission subject to:-

- (1) a suitable contribution being secured to compensate for the loss of the playing fields; and
- (2) the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(b) DC04/031 – Erection of boundary fence (retrospective) at 12 Etive Court, Duntocher

3433 Note: Provost Macdonald took no part in the deliberation or decision in relation to this application.

3434 Reference was made to the site visit undertaken in respect of this application. The Convener, Councillor Duffy, invited Mrs. Elizabeth McPhail representing the objectors to the application to come forward and she made their views on the application known. The applicant, Mrs. Marie Burnett, then addressed the Committee and spoke in support of the application.

3435 After discussion and having heard the Section Head, Planning and Building Control in further explanation and in answer to Members' questions, the Committee agreed to grant retrospective planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(c) DC04/018 – Erection of community regeneration facility and associated environmental works (outline) at Braes Avenue, Whitecrock, Clydebank

3436 Note: Provost Macdonald took no part in the deliberation or decision in relation to this application.

3437 Reference was made to the site visit undertaken in respect of this application. Having heard the Planning and Development Manager in further explanation, the Committee agreed to grant outline planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

New Applications

(d) DC03/243 – Extension of temporary consent for builders yard including storage of materials and offices at Caledonia Street, Clydebank

3438 Having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed to grant permission for a temporary period until 1 September

2005, subject to the conditions specified in the Director's report details of which are contained in Appendix 2 hereto.

(e) DC03/402 – Erection of two detached dwellinghouses (outline) at North East of Levenbank Gardens, Jamestown

3439 Having heard the Planning and Development Manager in further explanation the Committee agreed to grant outline planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(f) DC03/474 – Use of premises as garage workshop (removal of condition 3 of decision CB95/55) at 1A Duntocher Road, Duntocher

3440 The Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(g) DC03/521 – Two storey extension to dwellinghouse and part change of use to dog grooming business at 2 Harris Gardens, Old Kilpatrick

3441 Having heard the Planning and Development Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(h) DC04/024 – Erection of boundary fence at 1 Harris Gardens, Old Kilpatrick

3442 Having heard the Planning and Development Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(i) DC04/025 – Two storey extension to dwellinghouse at 12 Glenhead Crescent, Duntocher, Clydebank

3443 Having heard the Planning and Development Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(j) DC04/063 – Erection of residential development of 16 flats and four class 2 units (financial and professional services) at the former Griffin Hotel, Main Street, Alexandria

3444 Having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

OMBUDSMAN INVESTIGATION: DECKING AT OLD KILPATRICK

3445 A report was submitted by the Director of Development and Environmental Services on the outcome of an investigation by the Scottish Public Services Ombudsman.

3446 After discussion the Committee agreed:-

- (1) to issue an unreserved apology for their actions in relation to the matters in which the complaint was upheld;
- (2) to make payment of £2,500 to the complainant as recommended by the Ombudsman;
- (3) that officers of the Legal and Administrative Services and Development and Environmental Services sections would review procedures in relation to hearings and site visits, and would report back to Committee on 3 November 2004; and
- (4) otherwise to note the contents of the report.

APPEAL DECISION: GENTLE ROW, DUNTOCHER

3447 A report was submitted by the Director of Development and Environmental Services on the outcome of an appeal to Scottish Ministers in relation to the proposed erection of two single storey dwellinghouses at Gentle Row, Duntocher.

3448 The Committee noted that the appeal had been dismissed by the Scottish Ministers.

PROPOSED BUILDING PRESERVATION NOTICE, TIDAL BASIN, CASTLE STREET, DUMBARTON

3449 A report was submitted by the Director of Development and Environmental Services advising that requests have been received from three parties to serve a Building Preservation Notice (BPN) in respect of the Tidal Basin within

the grounds of the former Allied Distillers premises at Castle Street, Dumbarton.

3450 The Committee agreed:-

- (1) to note the requests for a Building Preservation Notice; and
- (2) that the current planning application should be progressed taking into account all the representations received.

SIXTH ANNUAL REPORT OF THE PLANNING AUDIT UNIT

3451 A report was submitted by the Director of Development and Environmental Services advising of the findings of the most recent Annual Report from the Scottish Executive Planning Audit Unit which reviews Councils' Development Control performance.

3452 The Committee agreed to note the terms of the report which confirmed continuing improvement in service provision measured against national standards at a time when application numbers continued to increase.

The meeting closed at 11.23 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 2 AUGUST 2004

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Jack Duffy, Linda McColl* and Connie O’Sullivan.

Attending: Alasdair Gregor, Planning and Development Manager; and Shona Barton, Administrative Assistant – Legal and Administrative Services.

* Councillor McColl was present for the site visit relating to DC01/447 and DC01/448 only

SITE VISITS

With reference to the Minutes of Meeting of the Planning Committee held on 2 June 2004, site visits were undertaken in connection with the undernoted planning applications:-

DC03/399 Erection of Equestrian Centre and Manager’s Accommodation at Cochnohill Farm, Cochno Road, Clydebank; and

DC01/447 & DC01/448 Demolition of former Convent and link wing (listed building consent) and outline permission for erection of residential development

A site visit was also undertaken to Holding No. 8, Cochno Road, Clydebank, a site for proposed housing release relating to a proposed modification to the Clydebank Local Plan.

APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 1 SEPTEMBER 2004**DC03/176 – Refurbishment and sub-division of existing buildings to provide residential units and new-build housing development access roads and garages at Keil School, Helenslee Road, Dumbarton****Permission if GRANTED shall be 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. Prior to commencement of development, a comprehensive contaminated land investigation shall be submitted for the approval of the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as BS 10175: 2001. The report must include a site specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33.
3. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the further approval of the Director of Development and Environmental Services. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Development and Environmental Services.
4. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services. On completion of the development the developer shall submit a report for the written approval of the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
5. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the planning authority within one week. At this stage, if requested by the planning authority, a comprehensive contaminated land investigation shall be carried out.
6. The contractor shall ensure that the method of working and the use of construction plant shall not cause the noise level at adjacent residential properties to exceed levels to be agreed in writing with the Director of Development and Environmental Services. The applicant is required to contact the Public Health and Pollution Section not less than fourteen days prior to works commencing on site.

7. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the Council, shall be carried out only between the hours of 08.00 and 18.00 Monday to Saturday inclusive, and not at all on Sundays or Public Holidays.
8. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used shall be in accordance with the relevant codes of practice specified in the Control of Noise (Codes of practice for construction and open sites) Scotland Order 2002. All reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
9. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
10. Prior to the commencement of work on site, a detailed exterior and interior photographic survey of the buildings, site and landscape shall be undertaken, the terms of which shall be agreed with the Director of Development and Environmental Services in consultation with Historic Scotland. Copies shall then be lodged at a local museum or archive and a copy sent to the Royal Commission on the Ancient and Historical Monuments of Scotland.
11. Prior to the commencement of work on site, a detailed phasing plan shall be submitted for the approval of the Director of Development and Environmental Services.
12. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
14. Prior to commencement of works, exact details and specifications of all proposed work on Helenslee Road and internal site roads (including the provision of forward sight lines, design of principal junction access point, and details of the private access to plots 18-20) shall be submitted for the approval of the Director of Development and Environmental Services.
15. Prior to the commencement of use of the development hereby approved, the improvement of the existing access shall be carried out in accordance with the approved plans.

16. That prior to the occupation of any house in this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splay and all turning heads to the satisfaction of the Director of Development and Environmental Services.
17. Prior to occupation of the last dwellinghouse in the development or within 6 months of the commencement of development whichever is the sooner all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard of the Roads Authority.
18. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Development and Environmental Services; and
 - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
19. Prior to commencement of works, full details of the bin storage areas shall be submitted for the consideration and approval of the Director of Development and Environmental Services.
20. Prior to commencement of works, full details of all hard surfacing to be provided on site, including any patio areas, shall be submitted for the approval of the Director of Development and Environmental Services.
21. Prior to commencement of works, full details of all garages to be provided on site shall be submitted for the approval of the Director of Development and Environmental Services.
22. Prior to commencement of works, full details of a scheme for a Sustainable Urban Drainage System (SUDS) shall be submitted for the approval of the Director of Development and Environmental Services.
23. Prior to commencement of works, full details of contingencies to be put in place to deal quickly with any accidental incidences of pollution or other contamination shall be submitted for the approval of the Director of Development and Environmental Services in consultation with SEPA.

24. The works involved in taking down the section of boundary wall to form the access shall be carried out by hand to ensure the minimum disruption to the wall. The exposed wall ends shall be pointed using a mortar of a colour and texture to match the existing, particular care being taken to avoid covering the face of the masonry. Any new materials introduced shall match that of the existing wall.
25. Prior to work commencing on site further details of the proposed reconstruction of the wall ends and any piers or gate posts and gate to be added shall be submitted to meet with the further written approval of the Director of Development and Environmental Services
26. The works involved in taking down and reconstructing sections of the boundary wall to the former walled garden shall be carried out by hand to ensure the minimum disruption to the wall. Any new or infill materials introduced shall match that of the existing wall.
27. The garage shall be used solely for purposes incidental to the use of the dwellinghouse on the site and no commercial activity shall be carried out in, or from the garage.
28. Prior to commencement of works, full details of how trees earmarked for retention, and their associated habitat including shrubs and ground flora, are to be protected during construction shall be submitted for the approval of the Director of Development and Environmental Services. Further details shall be submitted showing protective measures for each tree in a schedule and an amended tree survey plan shall be submitted that shows the relationship between trees including crown area and the proposed development.
29. No tree or scrub removal shall take place within the main bird breeding season, which is April to June inclusive.
30. Prior to commencement of works, further survey work shall be undertaken to check all possible bat roosting or hibernating sites that could be affected by the proposed demolition and development works and shall identify the location of any likely to hold bats. In addition a watching brief will be required during critical phases of building demolition, construction and arboricultural works.
31. Notwithstanding the details shown on the approved plans, the minimum design level for the proposed dwellinghouses shall be 6.0m Above Ordnance Datum (AOD) and detailed plans shall be submitted for the approval of the Director of Development and Environmental Services which clearly indicate in cross section form, the existing and proposed ground levels, the finished floor levels of the proposed development and the extent of any under-building involved. The floor levels shall clearly relate to a Fixed Datum Point on the site which shall be clearly identified on the submitted plans.
32. Notwithstanding the detail shown on the approved plans, the west elevation detail at Plot 2 is not approved and detailed plans shall be submitted for the approval of the Director of Development and Environmental Services.

33. No development shall commence on any of the new-build dwelling houses until binding contracts for the repair, restoration and conversion of the Listed Buildings on the site have been displayed to the Director of Development and Environmental Services for his approval and he has confirmed in writing that they are satisfactory and that development can proceed.
34. The last 10 new-build dwelling houses on the site shall not be occupied until the repair, restoration and conversion of the Listed Buildings on the site have been completed to the satisfaction of the Director of Development and Environmental Services in accordance with the plans approved as part of this application.
35. In respect of condition 34, the phasing plan required by virtue of condition 11 shall include details of the last 10 new-build houses to be occupied, for the approval of the Director of Development and Environmental Services.
36. For the avoidance of doubt, the precise and final position of buildings on the site is not hereby approved. The final positions shall be agreed in writing with the Director of Development and Environmental Services prior to work commencing.

DC04/031 – Erection of boundary fence (retrospective) at 12 Etime Court, Duntocher

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. Within one month of the date of this consent details of the colour of stain of the fence shall be submitted for the further approval of the Director of Development and Environmental Services and the works carried out within a timescale to be agreed with the Director of Development and Environmental Services in writing.
3. The exterior of the fence shall be at all times suitably stained with wood preservative and suitably maintained to the satisfaction of the Director of Development and Environmental Services.

DC04/018 – Erection of community regeneration facility and associated environmental works (outline) at Braes Avenue, Whitecreek, Clydebank

Outline permission GRANTED subject to the following conditions:-

1. That the development to which this permission relates shall be begun not later than whichever is the latest of the following dates:
 - i) the expiration of five years from the date of the grant of outline permission; or

- ii) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. That in the case of any reserved matter, application for approval must be made before:
 - i) the expiration of three years beginning from the date of the grant of outline planning permission;
 - ii) the expiration of six months from the date on which an earlier application for such approval was refused; or
 - iii) the expiration of six months from the date on which an appeal against such refusal was dismissed whichever is the latest; provided that only one application may be made in the case after the expiration of the three year period mentioned in sub-paragraph (i) above.
 3. That any reserved matters submitted under the terms of condition 2 above shall include details of the siting, design or external appearance of any building, or the means of access to such building, or the landscaping of the site.
 4. At the same time as the submission of the reserved matters application, a scheme for the implementation of a Sustainable Urban Drainage System (SUDS) shall be submitted for the approval of the Director of Development and Environmental Services.
 5. No building or structure exceeding 62m AoD shall be constructed within the area marked on the approved plan. (This is a standard condition in relation to aircraft safety and does not imply that buildings up to 62m would be acceptable).
 6. At the same time as the submission of the reserved matters application, a landscaping scheme that complies with the details of CAA advice note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' shall be submitted for the approval of the Director of Development and Environmental Services.

DC03/243 – Extension of temporary consent for builders yard including storage of materials and offices at Caledonia Street, Clydebank

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall enure for a temporary period until 1 September 2005.
2. Within one month from the expiry of the temporary permission, all materials shall be removed from the site, along with the temporary office buildings and the site left in a neat and tidy condition to the satisfaction of the Director of Development and Environmental Services.

3. A large trunk public sewer passes through the site, and no building materials should be stored in such a way that would inhibit access to the sewer.
4. No material should be deposited on any public road in the vicinity of the proposal site.
5. No noise from movement of materials shall be audible outwith the site boundary between the hours of 1800 and 0800 Monday to Friday or at any time on a Saturday, Sunday or Public Holiday.
6. That a working procedure note detailing how the various materials stored on the site will be moved and handled and instigating measures to limit any adverse conditions caused by these operations shall be submitted to the Director of Development and Environmental Services for his approval within one month from the date of this permission and thereafter the handling of materials on the site shall be in accordance with the approved procedure note.
7. The hours of operation of the yard shall be restricted to the hours from 0700 to 1800 Monday to Friday and there shall be no operations on a Saturday or Sunday without the prior written consent of the Director of Development and Environmental Services.

DC03/402 – Erection of two detached dwellinghouses (outline) at North East of Levenbank Gardens, Jamestown

Outline permission GRANTED subject to the following conditions:-

1. That the development to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (i) the expiration of five years from the date of the grant of outline permission; or
 - (ii) the expiration of two years from final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. That in the case of any reserved matter, application for approval must be made before:
 - (i) the expiration of three years beginning from the date of the grant of outline planning permission;
 - (ii) the expiration of six months from the date on which an earlier application for such approval was refused; or
 - (iii) the expiration of six months from the date on which an appeal against such refusal was dismissed.

whichever is the latest; providing that only one application may be made in the case after the expiration of the three year period mentioned in sub-paragraph (i) above.

3. That any reserved matters submitted under the terms of condition 2 above shall include details of the siting, size, design, external appearance and landscaping relating to the proposed development.
4. The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that area.

The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent properties to exceed the levels agreed in writing with the Director of Development and Environmental Services.

The applicant is required to contact the Public Health and Pollution Section of Protective Services not less than 14 days prior to works commencing on the site.

5. During the period of construction, all works and ancillary operations shall be carried out only between the hours of 0800 and 1800 Monday to Saturday inclusive and not at all on a Sunday or Public Holiday.
6. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002. All reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
7. Where piling works are proposed account must be taken of the guidance in BS6472:1984 Evaluation of human response to vibration in buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to, and approved in writing by, the Director of Development and Environmental Services.
8. Prior to the Reserved Matters consent being granted a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved by the Director of Development and Environmental Services in writing. The investigation shall be completed in accordance a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites – Code of Practice" (BS10175:2001). The report must include a site specific risk assessment of all relevant pollutant linkages as required in Scottish Executive Planning Advice Note 33.
9. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Director of Development and Environmental Services for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Development and Environmental Services.

10. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation site shall not be implemented unless approved in writing by the Director of Development and Environmental Services.
11. On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
12. A turning area shall be provided within the curtilage of each property to prevent vehicles reversing onto or from the car park or access road.
13. Provision shall be made for the car parking or garaging of three cars within the curtilage of each property.
14. The planning consent hereby granted shall not enure until legal evidence of the transfer of land between the applicant and the owners of numbers 8 and 9 Levenbank Gardens, to facilitate the car parking and site access arrangements as shown in green on the approved plan, has been exhibited to the Director of Development and Environmental Services. No work shall commence on site until the revised car parking arrangements have been implemented to the satisfaction of the Director of Development and Environmental Services.

DC03/474 – Use of premises as garage workshop (removal of condition 3 of decision CB95/55) at 1A Duntocher Road, Duntocher

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. All repairs shall take place inside the building, and no machinery, tools, parts, oil drums, waste material, scrap vehicles or other such items shall be stored outside the building.
3. The staff and customer car parking spaces shown on the approved plan shall be clearly marked for these purposes and shall not be used for any other purpose.
4. No vehicle repairs or other activities generating noise audible outwith the building shall take place outwith the hours of 0800 hours to 1800 hours Monday to Saturday, to the satisfaction of the Director of Development and Environmental Services.
5. The building shall remain closed for business on Sundays.

DC03/521 – Two storey extension to dwellinghouse and part change of use to dog grooming business at 2 Harris Gardens, Old Kilpatrick

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. The materials to be used in the development as specified on the approved drawings or application forms or accompanying letter, shall be used and no others substituted without the prior written approval of the Director of Development and Environmental Services.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
4. Notwithstanding the detail shown on the approved plans, provision shall be made for the parking of three cars within the curtilage of the dwellinghouse. Prior to the commencement of development, a plan showing off street parking arrangements shall be submitted for the approval of the Director of Development and Environmental Services.
5. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regraded across the full width of the driveway in accordance with the Roads Authority's requirements.
6. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development works shall be brought to the attention of the Director of Development and Environmental Services within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Director of Development and Environmental Services.
7. Consent for the use of the premises for dog grooming shall be for a period of twelve months from the date of occupation of the premises. After the expiry of that period, the use of the dog grooming area shall revert to a use that is ancillary to the dwellinghouse, unless planning permission is granted by the Council for an extension of time.
8. The use hereby granted permission shall not be leased or sold off in any way independent of the dwellinghouse but shall remain linked to the residential use of the house.
9. Notwithstanding the provisions of the Town and Country Planning (Use Classes)(Scotland) Order 1989, the premises shall be used solely as a dog grooming business and for no other purpose in Class 2 of the Schedule.
10. The dog grooming business shall only operate between the hours of 9am and 6pm Monday to Saturday and not at all on Sundays.

11. The number of dogs to be groomed shall be limited to a maximum of two in any one day and there shall be no more than three dogs (including any dogs owned by the applicants) within the premises at any one time. The Director of Development and Environmental Services shall be given reasonable access to business records for the purposes of monitoring the activity.
12. Notwithstanding the detail shown on the approval plans, revised drawings shall be submitted for the approval of the Director of Development and Environmental Services that show the two storey extension as subordinate to the original building by lowering the ridge line of the extension and by stepping back the building line of the front elevation at the first floor level.
13. Consent for the use of the premises shall enure solely for the benefit of the applicants, Michael and Jennifer Aherne, as owners of the application site.
14. Notwithstanding the detail shown on the approved plans, the details of the entrance door to the dog grooming business are not approved. Revised drawings shall be submitted for the approval of the Director of Development and Environmental Services that show the entrance detail and any step, having regard to the requirements of Condition 4.

DC04/024 – Erection of boundary fence at 1 Harris Gardens, Old Kilpatrick

Permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of five years from the date of this permission.
2. The fence shall not exceed 0.89 metres in height along its entire length.
3. The exterior of the fence shall be at all times suitably stained with wood preservative and suitably maintained to the satisfaction of the Director of Development and Environmental Services.

DC04/025 – Two storey extension to dwellinghouse at 12 Glenhead Crescent, Duntocher, Clydebank

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. The exact details and specification of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on site.

3. A 2m high screen fence shall be erected along the boundary marked green on the approved plans, prior to the development hereby permitted being occupied or brought into use. This fence shall be permanently retained in this position and shall not be removed, unless as otherwise approved in writing by the Director of Development and Environmental Services.
4. The driveway within the curtilage of the dwellinghouse shall, at all times, be for the purpose of domestic use and ancillary to the use of the dwellinghouse and shall be kept free and available for the parking of three cars in perpetuity.
5. The windows as marked in blue on the approved plans shall be opaque glazing and shall be permanently retained in this position and shall not be replaced with clear glazing, unless as otherwise approved in writing by the Director of Development and Environmental Services.

DC04/063 – Erection of residential development of 16 flats and four class 2 units (financial and professional services) at the former Griffin Hotel, Main Street, Alexandria

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 Director of Development and Environmental Services prior to any work commencing on the site.
3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
5. Notwithstanding any details shown on approved plans the development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences.

The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-

- (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in

writing with the Director of Development and Environmental Services;
and

- (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
6. Prior to the commencement of any works on the site, a scheme for the management and maintenance of open spaces within the development shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
 7. Prior to the commencement of any works on the site, detailed plans shall be submitted which clearly illustrate the existing and finished ground levels.
 8. During the period of construction all works and ancillary operations shall be carried out only between the hours of 0800 and 1800 Monday to Saturday and at no time on a Sunday or on a public holiday, all to the satisfaction of the Director of Development and Environmental Services.
 9. Any piling operations must be carried out in accordance with the requirements of BS5228: Part 4 : 1992: Code of Practice for Noise and Vibration Control Applicable to Piling Operations.
 10. The permitted maximum noise level emanating from construction sites shall be relative to the pre-contract ambient noise level for that area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services.
 11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002.
 12. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services. On completion of the development the developer shall submit a report for the written approval of the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
 13. The presence of any unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the

attention of the planning authority within one week. At this stage, if requested by the planning authority, a comprehensive contaminated land investigation shall be carried out.

14. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
15. No works shall commence on site until a suitable scheme for the drainage of surface water has been submitted and approved by the Director of Development and Environmental Services.
16. Prior to the occupation of any plot in this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splay and all turning heads to the satisfaction of the Director of Development and Environmental Services.
17. Prior to occupation of the last plot in the development all roads and footpaths within and servicing the development shall be completed to their final specification and adoptable standard to the satisfaction of the Director of Development and Environmental Services.
18. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regraded across the full width of pend access in accordance with the Roads Authority's requirements.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, Class 10, the premises shall be used solely as Class 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1989 and for no other purpose.