

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 26 February 2014 at 2.00 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Jim Brown, John Mooney, Tommy Rainey, Lawrence O'Neill.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey, Jim Finn and Hazel Sorrell.

Councillor O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 29 January 2014 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 27 January 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

APPEAL DECISION DC13/159 – PART CHANGE OF USE FROM CLASS 1 TO CLASS 2 (AMENDMENT TO CONDITION 4 OF DC13/024) AT 2 SYLVANIA WAY SOUTH, CLYDEBANK

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the outcome of the planning appeal for application DC13/159.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note the outcome of the appeal.

**APPEAL DECISION DC13/168 – RETROSPECTIVE ERECTION OF
REAR GARDEN FENCE AND ACCESS GATE AT 81 KIRK CRESCENT,
OLD KILPATRICK**

A report was submitted by the Executive Director of Infrastructure and Regeneration advising of the outcome of the planning appeal for application DC13/168.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (1) to note the outcome of the appeal; and
- (2) that a planning enforcement notice be served, requiring the removal of the fence and reinstatement of metal railings and hedge.

**WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN
– REPRESENTATIONS RECEIVED ON THE PROPOSED PLAN**

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (1) advising of the representations received on the Proposed West Dunbartonshire Local Development Plan (the “Proposed Plan”); and
- (2) recommending that no modifications are made to the Proposed Plan and that ‘Schedule 4’ forms are prepared by officers and brought back to a future Committee for approval before submission for Examination..

Having heard the Planning and Building Standards Manager and the Team Leader - Forward Planning in further explanation of the report, the Committee agreed:-

- (1) to remove all references to Duntiglennan Fields as a housing opportunity from Chapter 6 of the Local Development Plan because development there would result in the loss of greenbelt, would have an adverse impact on landscape, nature and the amenity of the area and would also have an adverse impact on the local road network;
- (2) to amend the figures accordingly within Chapter 6 of the Local Development plan which are affected by the removal of Duntiglennan Fields as a housing opportunity;
- (3) the following sentence be added to paragraph 6.2.4 of the Local Development Plan to explain the negative demand/supply comparison the removal of Duntiglennan Fields as a housing opportunity leaves in the private sector housing projections for 2009 – 2020:-

‘Whilst these do not fully meet the identified private housing requirement for 2009 - 2025, there is sufficient land allocated for all tenures in that period and in the 2020 - 2025 period that could be developed for private housing should the market require it’; and

- (4) that the Proposed West Dunbartonshire Local Development Plan be republished with the agreed modifications.

PLANNING PERFORMANCE FRAMEWORK 2012/13

A report was submitted by the Executive Director of Infrastructure and Regeneration providing details of the recent comments received from the Scottish Government regarding the Planning Performance Framework submitted by this Council for 2012/13.

The Committee agreed:-

- (1) the implementation of the improvement plan, as detailed within appendix 3 of the report; and
- (2) otherwise to note the contents of the report.

CONSULTATION ON OPENCAST COAL RESTORATION: EFFECTIVE REGULATION

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (1) providing details on the consultation being undertaken on opencast coal restoration; and
- (2) seeking approval for the Council's response, as detailed within Appendix 1 to the report.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed that Appendix 1 to the report be submitted as this Council's response to the consultation.

The meeting closed at 2.25 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 27 JANUARY 2014

Present: Councillors Denis Agnew, Jim Finn and John Mooney

Attending: Pamela Clifford, Planning & Building Standards Manager

Apologies:

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

- (a) DC12/235 – Erection of no.10 Residential Units Comprising of Mixed House Types, Associated Landscaping, Access Road and Boundary Treatments at Site of Dunclutha House, Off Parkhall Road, Clydebank by Parkhall Developments Ltd.
- (b) DC13/241 – Erection of flats (54 units) with associated landscaping roads and parking at land at corner of Bridge Street and Beardmore Place, Clydebank by CCG (Scotland) Limited.