

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 14 August 2013 at 10.00 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, Patrick McGlinchey, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Management Services Co-ordinator; Stuart Gibson, Acting Assets Coordinator; Nigel Ettles, Principal Solicitor; and Scott Kelly, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jonathan McColl and John Mooney.

Councillor Lawrence 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 Meeting of the Planning Committee held on 5 June 2013 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 29 May 2013, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications.

New Applications:-

- (a) DC13/062: Erection of commercial storage shed at Yard, Milton Brae, Dumbarton by Logspan Limited.**

Reference was made to the site visit which had been undertaken in respect of the above application.

Following discussion and having heard the Planning and Building Standards Manager and the Team Leader (Development Management) in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report with the additional requirement that condition 5 be amended to reflect that the ten replacement trees referred to therein must be semi-mature in nature. Details of the conditions, including condition 5, as amended, are contained within Appendix 2 hereto.

- (b) DC13/105: Removal of existing telecom mast and erection of 15 metre high monopole mast and ancillary equipment cabinets at Kyle Terrace/Cardross Road, Dumbarton by Vodafone Limited.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

- (c) DC13/108: Formation of mountain bike skills trail at Howatshaws Road, Dumbarton by West Dunbartonshire Environment Trust.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

- (d) DC13/115: Proposed change of use from vacant public house to a shop at 16 Castlehill Road, Dumbarton by Mr Zia.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

- (e) DC13/145: Proposed change of use from vacant retail unit to children's soft play area and ancillary café at 16 Carinthia Way, Sylvania Way, Clydebank.**

Following discussion, the Committee agreed to grant full planning permission unconditionally.

- (f) **DC13/147: Change of use from Class 1 to Class 3 (Food and Drink) (retrospective) at 8 Carinthia Way, Sylvania Way, Clydebank by HP Properties Limited.**

Having heard the Planning and Building Standards Manager in further explanation of the report and in answer to a Member's question, the Committee agreed to grant full planning permission unconditionally.

TELECOMMUNICATIONS MASTS ON PUBLIC ROADS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of issues and options regarding payment for the siting of telecommunications equipment on public roads.

Following discussion and having heard officers in answer to Members' questions, the Committee agreed:-

- (1) to note the terms of the discussion and that Councillor O'Neill, Chair, should:
(i) request that this matter be discussed at the October 2013 meeting of the Scottish Planning Conveners' Conference; and (ii) report on the outcome of the Conference's discussion at a future meeting of the Committee; and
- (2) otherwise to note the contents of the report.

DC12/228: RESIDENTIAL DEVELOPMENT OF 124 UNITS AND ASSOCIATED LANDSCAPING, ROADS AND PARKING AT FORMER SITE OF CLYDEBANK COLLEGE, KILBOWIE ROAD, CLYDEBANK BY BARRATT WEST SCOTLAND

A report was submitted by the Executive Director of Housing, Environmental and Economic Development providing an update on discussions held regarding the provision of CCTV in the vicinity of Kilbowie Road, Clydebank.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note the contents of the report.

LOCAL DEVELOPMENT PLAN

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to publish the proposed West Dunbartonshire Local Development Plan ("the Proposed Plan").

A presentation was given by the Team Leader (Forward Planning) which provided an overview of the Plan's development.

Following discussion and having heard the Team Leader (Forward Planning) and the Network Management Services Co-ordinator in answer to Members' questions, the Committee approved the Proposed West Dunbartonshire Local Development Plan for publication.

NATIONAL PLANNING FRAMEWORK AND SCOTTISH PLANNING POLICY

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking endorsement of the responses sent to the Scottish Government in respect of the consultations on National Planning Framework 3 and Scottish Planning Policy.

The Committee agreed to endorse the responses sent to the Scottish Government in respect of the consultations on National Planning Framework 3 and Scottish Planning Policy, details of which were contained in Appendices 1 and 2 to the report.

APPEAL DECISION IN RELATION TO THE REFUSAL OF PLANNING PERMISSION FOR CHANGE OF USE OF A VACANT SHOP UNIT TO A BETTING SHOP AT 146 DUNTOCHER ROAD, CLYDEBANK (DC12/268)

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of this appeal.

Following discussion, the Committee agreed to note that the appeal had been upheld and planning permission granted.

PLANNING PERFORMANCE FRAMEWORK

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the recent comments received from the Scottish Government regarding the Planning Performance Framework submitted by this Council for 2011/12.

The Committee agreed to note the contents of the report.

ELECTED MEMBER TRAINING

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval for the training needs, identified in Section 4.2 of the report, to be forwarded to the Improvement Service.

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

(1) that the undernoted training needs be forwarded to the Improvement Service:-

- Local Review Body Training
- Development viability
- Place making
- Trees and their impact on the environment
- Future of town centres
- Flooding
- Historical artefacts; and

(2) to note that a site visit to a wind farm in Argyll & Bute would take place in the near future and that the Planning and Building Standards Manager had requested that Members advise her of their availability to attend.

GLASGOW CITY COUNCIL PLANNING APPLICATION 10/02890/DC: ERECTION OF NON-FOOD RETAIL WAREHOUSE (50,000SQ FT) AND FORMATION OF ASSOCIATED PARKING – AMENDMENT OF CONDITION NC(B)(A) PLANNING PERMISSION 97/02406/DC TO AMEND THE RESTRICTION LIMITING SALES FROM BULKY GOODS ONLY TO THE SALE OF ANY NON-FOOD ITEMS

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the approval of the above planning application by Glasgow City Council.

The Committee agreed to note the contents of the report and that no further action be taken.

The meeting closed at 11.05 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 29 MAY 2013

Present: Councillors O'Neill, Finn, McColl*

*(Councillor McColl was not present at the Clydebank Co-op site visit)

Attending: Pamela Clifford, Planning and Building Standards Manager

Apologies: Councillors McBride and Mooney

SITE VISITS

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

(a) **Clydebank Co-operative, 2 Sylvania Way South, Clydebank**

DC13/024 – Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and DC13/023 – Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.

(b) **11 Park Avenue, Dumbarton**

Planning application DC13/087 - Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.

(c) **Whiteford Crescent, Dumbarton**

Planning application DC13/035 - Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.

(d) **Garshake Road, Dumbarton**

Planning application DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.

Planning application DC13/084 – Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.

APPENDIX 2

DC13/062: Erection of commercial storage shed at Yard, Milton Brae, Dumbarton by Logspan Limited.

Permission GRANTED subject to the following conditions:-

01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. Other than the felling of lime tree 517 and the crown lifting of trees 514, 515 and 518 (as described on Tree Protection Plan drawing TPP-01), no trees shall be felled, lopped, topped or moved without the prior written consent of the Planning Authority.
03. No excavations shall commence until such time as protective fencing has been installed in the location shown on Tree Protection Plan drawing TPP-01. Such fencing shall be retained throughout the period of construction, and all vehicular access and construction operations shall be undertaken within the development side of this fence.
04. All excavations down to 500mm within the southern half of the approved building shall be undertaken by hand. Any tree roots greater than 25mm in diameter which are discovered shall be left in place until they have been inspected by a suitably qualified arboriculturalist in order to establish their importance. No roots which are thus assessed as significant shall be cut without the prior written approval of the Planning Authority.
05. Prior to the commencement of the development, details including the species, semi-maturity, height and proposed location of ten replacement trees to be planted within the site shall be submitted to and approved in writing by the Planning Authority. The trees shall be planted within a time scale agreed with the Planning Authority and shall not be moved, lopped, topped or felled without the written consent of the Planning Authority thereafter.
06. The presence of any unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

DC13/105: Removal of existing telecom mast and erection of 15 metre high monopole mast and ancillary equipment cabinets at Kyle Terrace/Cardross Road, Dumbarton by Vodafone Limited.

Permission GRANTED subject to the following conditions:-

01. Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
02. The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.

DC13/108: Formation of mountain bike skills trail at Howatshaws Road, Dumbarton by West Dunbartonshire Environment Trust.

Permission GRANTED subject to the following conditions:-

01. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
02. Prior to the commencement of the development, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
03. Details of the fencing/barriers to be erected on the site to prevent use of the tracks by motor-powered vehicles (including motorcycles, mopeds and quad bikes) shall be submitted to and approved in writing by the Planning Authority prior to development commencing. The approved measures shall thereafter be implemented prior to the trail being used and maintained in a condition which prevents access by such vehicles.
04. Notwithstanding the approved plans and prior to the commencement of development on site full details of the earthworks and path and track formations shall be submitted to and approved by the Planning Authority and shall be implemented prior to the trail being used.
05. Prior to the commencement of the development details of a crossing point to be provided on Howatshaws Road shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the trail being used.

DC13/115: Proposed change of use from vacant public house to a shop at 16 Castlehill Road, Dumbarton by Mr Zia.

Permission GRANTED subject to the following conditions:-

01. Prior to the commencement of development, details of the waste bin storage arrangements shall be submitted and approved in writing by the Planning Authority and thereafter implemented prior to the shop being brought into use.

02. Prior to the shop being brought into use a litter bin shall be installed on the forecourt of the premises in a location which shall first be submitted to and approved in writing by the Planning Authority. The litter bin shall thereafter be retained, and the operator shall ensure that it is emptied as required.
03. Any sale of hot food shall be limited to hot drinks and snack food such as pastries, filled rolls, soup etc., and such sales shall form an ancillary element of the use of the premises, the principal use of which shall be as a retail shop.

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