

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton, on Wednesday, 11 September 2024 at 10.00 a.m.

Present: Provost Karen Murray Conaghan and Councillors Ian Dickson, Gurpreet Singh Johal, Lawrence O'Neill, Chris Pollock, Hazel Sorrell and Sophie Traynor.

Attending: Michael Mulgrew, Planning, Building Standards and Environmental Health Manager; James McColl, Development Management Team Leader; Ash Hamilton, Planning Officer; Cameron Clow, Planning Policy Officer; Nigel Ettles, Principal Solicitor and Nicola Moorcroft, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Daniel Lennie and June McKay.

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.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 7 August 2024 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 5 August 2024, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATION

A report was submitted by the Chief Officer – Regulatory and Regeneration in respect of the following Planning application:-

DC23/086/FUL: (Continued item) Erection of new activity centre incorporating a community hub and bicycle workshop, together with associated works at South Canal Bank, Sylvania Way, South Clydebank by West Dunbartonshire Council.

Having heard the Development Management Team Leader in further explanation, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

PAY DAY LENDING AND BETTING SHOP PLANNING GUIDANCE

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval of the finalised version of Pay Day Lending and Betting Offices Planning Guidance for use in making planning decisions.

The Planning Policy Officer was heard in further explanation and in answer to Members' questions.

After discussion, Councillor Dickson, seconded by Councillor Pollock, moved:-

That the Committee agree to withdraw the guidance, whilst the comparable nature of Pay Day Lending and Betting Shops and the cap, is further explored.

As an amendment, Councillor O'Neill, seconded by Councillor Singh Johal, moved:-

That the Committee approve the finalised version of the Pay Day Lending and Betting Shops Guidance in Appendix 1 of the report.

On a vote being taken, 1 Member voted for the motion and 6 Members voted for the amendment which was accordingly declared carried.

The meeting closed at 10:19 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 5 AUGUST 2024

Present: Councillors Karen Murray Conaghan, Gurpreet Singh Johal (first two visits only), Lawrence O'Neill, Chris Pollock and Sophie Traynor.

Attending: James McColl, Development Management Team Leader and Amy Melkevik, Lead Planning Officer.

SITE VISITS

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

Land to southeast of Castle Street, Dumbarton

DC23/217/FUL: Erection of a Class 1A retail food store with associated access, car parking, landscaping and associated works by Aldi Stores Ltd.

Former Ferry Dyke Canal House, Portpatrick Road, Old Kilpatrick

DC22/245/FUL: Formation of a dwellinghouse with the re-establishment of the derelict Ferrydyke cottage into a family home, involving the renovation of the existing property inclusive of the construction of a dormer and extension to the rear together with associated works by Mr Farhat Malik.

Kilpatrick Hills, East of Alexandria

DC23/223/S36: Consultation on section 36 application to Scottish Government Energy Consents Unit.

DC23/086/FUL: (Continued item) Erection of new activity centre incorporating a community hub and bicycle workshop, together with associated works at South Canal Bank, Sylvania Way, South Clydebank by West Dunbartonshire Council.

APPROVE full planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details and samples of all proposed external materials shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details and palette.
2. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority. The development shall thereafter proceed in accordance with the approved details.
3. Prior to the commencement of development on site, a detailed soft landscaping plan shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved plan.
4. Prior to the commencement of development on site, a Biodiversity Enhancement Plan setting out how the proposal enhances biodiversity beyond the current baseline, together with the implementation on site, shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in accordance with the approved plan.
5. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed with the Planning Authority prior to the commencement of works on site.
6. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
7. All recommendations within the Preliminary Ecological Appraisal dated August 2022 and hereby approved, shall be implemented in full to the satisfaction of the Planning Authority.
8. That prior to the commencement of works on site, full details of the proposed drainage regime, inclusive of calculations and overland flow details, shall be submitted to and approved in writing by the Planning Authority. The drainage regime shall then be implemented and maintained as approved at all times thereafter.

9. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing to the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
10. Prior to the operation of the Activity Centre, the developer shall install the necessary infrastructure to enable the development to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
11. Prior to the commencement of any works on site, full details of the incorporation of low and/or zero carbon technologies shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
12. The development hereby approved shall only operate between the hours of 9am-8pm Mon-Fri, unless otherwise agreed in writing by the Planning Authority.
13. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
 - Mondays to Fridays: 0800 – 1800
 - Saturdays: 0800 – 1300
 - Sundays and public holidays: No Working
14. Prior to the commencement of development on site, a Construction Traffic Management Plan shall be submitted for the written approval of the Planning Authority. The Plan will thereafter be implemented as approved, unless otherwise agreed in writing by the Planning Authority.
15. That any existing granite feature/seating areas to be removed as part of the development will be retained and re-used within the site. Where it is demonstrated that these elements cannot be re-used within the site, they shall be re-used within the immediate local area. Prior to removal from site, the position of the re-used features shall be submitted to and agreed in writing by the Planning Authority, and works shall proceed as approved unless otherwise first agreed in writing by the Planning Authority.