

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 12 February 2025 at 10.00 a.m.

Present: Provost Karen Murray Conaghan and Councillors Lawrence O'Neill, Chris Pollock, Hazel Sorrell and Sophie Traynor*.

*Arrived later in the meeting.

Attending: Michael Mulgrew, Planning, Building Standards and Environmental Health Manager; James McColl, Development Management Team Leader; Amy Melkevik, Lead Planning Officer; Michelle Lynn, Asset Manager; Stephen Balfour, Project Manager; Ash Hamilton, Planning Officer; Raymond Walsh, Network Management Co-ordinator; Michael McDougall, Manager of Legal Services; and Scott Kelly, Committee Officer.

Apologies: Apologies for absence were intimated on behalf Councillors Ian Dickson, Gurpreet Singh Johal and David McBride.

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 11 December 2024 were submitted and approved as a correct record.

VARIATION IN ORDER OF BUSINESS

Councillor O'Neill, Chair, advised the Committee that he would vary the order of business as hereinafter minuted.

NOTE OF VISITATIONS

A Note of Visitations carried out on 9 December 2024, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Reports were submitted by the Chief Officer – Regulatory and Regeneration in respect of the following Planning applications:-

- (a) **DC24/181/FUL: Proposed two storey dwellinghouse with associated parking, landscaping and change of use of land to rear to garden grounds at 18 Oxhill Road, Dumbarton G82 4DG by Mr Jasbir Singh Johal.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Development Management Team Leader was heard in further explanation and in answer to Members' questions.

The Chair invited Mr Ken Plant, the applicant's agent, to address the Committee. Mr Plant was heard in respect of the application and in answer to Members' questions.

The Committee agreed:-

- (1) to grant full planning permission subject to the conditions set out in section 9 of the report, as detailed within Appendix 2 hereto, and that authority be delegated to the Planning, Building Standards and Environmental Health Manager to issue planning permission once the payment of a green network developer contribution has been secured through a suitable mechanism; and
- (2) that authority be delegated to the Planning, Building Standards and Environmental Health Manager to refuse the application should the aforementioned contribution not be secured within 6 months.

Note: Councillor Traynor entered the meeting at this point.

- (b) **DC24/050/FUL: Alteration and extension to existing hall to facilitate creation of new cafe area together with formation of raised deck and hard surfacing, and the installation of access lift at Napier Hall, 312 Dumbarton Road, Old Kilpatrick G60 5JH by Old Kilpatrick Food Parcels.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Development Management Team Leader and the Network Management Co-ordinator were heard in further explanation and in answer to Members' questions.

The Committee agreed to grant full planning permission subject to the conditions set out in section 9 of the report, as detailed within Appendix 2 hereto.

PLANNING APPEAL DECISION ON PLANNING APPLICATION DC23/227/FUL

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update on Planning Application DC23/227/FUL ('Change of use from beauty salon to three residential flats at nos. 4 - 6 Greenhead Road, Dumbarton G82 1EL by Mr Sodhi Sing') which had been referred to the Scottish Ministers following the Committee having determined that it was minded to grant planning permission.

After discussion and having heard the Development Management Team Leader in further explanation, the Committee agreed to note the decision.

PLANNING APPEAL DECISION ON PLANNING APPLICATION DC23/177/FUL

A report was submitted by the Chief Officer – Regulatory and Regeneration advising of the outcome of the appeal to erect a single wind turbine, 30m hub and 43m tip, the creation of access rack, substation and associated works on land adjacent to East of Broomhill Wood, Bonhill, Alexandria.

After discussion and having heard the Lead Planning Officer in further explanation, the Committee agreed to note the outcome of the appeal.

STREET NAMING BANK PROPOSALS

A report was submitted by the Chief Officer – Regulatory and Regeneration providing additional names to the street name bank for new developments across West Dunbartonshire.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to approve the list of street names set out in Appendix 1 to the report, subject to the names 'Slant' and 'Fiddle' being removed from the Clydebank section, in order to expand the existing street name bank to allocate to upcoming developments.

ANTONINE WALL PROJECT UPDATE REPORT AND FUTURE PROPOSALS

A report was submitted by the Chief Officer – Regulatory and Regeneration advising of the outcome of the recent funding application to the National Lottery Heritage Fund (NLHF) to take forward phase 2 of the project and its implications for the Antonine Wall project generally, and in particular for West Dunbartonshire Council as lead authority.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager, and the Project Manager, in further explanation and in answer to a Member's question, the Committee agreed

- (1) to note the outcome of the funding application;
- (2) to note the decision of the Antonine Wall Steering Group to pursue option 3 as outlined in section 4.7 of the report; and
- (3) to follow the decision of the Steering Group and that West Dunbartonshire Council would continue to act as lead authority until 30 September 2025.

The meeting closed at 10.50 a.m.

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PLANNING COMMITTEE

NOTE OF VISITATION – 9 DECEMBER 2024

Present: Provost Karen Murray Conaghan

Attending: James McColl - Development Management Team Leader

SITE VISIT

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

68 Glasgow Road, Dumbarton G82 1HQ

DC24/123/FUL: Change of use from butcher shop (Class 1A) to fish and chip shop (hot food takeaway - Sui Generis) together with installation of flue by Glasgow AP.

4 - 6 Greenhead Road, Dumbarton G82 1EL

DC23/227/FUL: Change of use from beauty salon to three residential flats by Mr Sodhi.

DC24/181/FUL: Proposed two storey dwellinghouse with associated parking, landscaping and change of use of land to rear to garden grounds at 18 Oxhill Road, Dumbarton G82 4DG by Mr Jasbir Singh Johal.

GRANT full planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details of all proposed external materials (inclusive of all hard surfaces), to be used in the development 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 strict accordance with the approved material details and palette.

Reason: In the interest of visual amenity.

2. Prior to the commencement of development on site, a detailed boundary treatment and hard and soft landscaping plan, including timescales for implementation shall be submitted to and approved in writing by the Planning Authority. This plan shall include details of tree loss, replacement planting and root protection measures to safeguard existing trees. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved plans.

Reason: In the interest of visual amenity, protection and enhancement of biodiversity and tree protection.

3. 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. All measures shall then be implemented as approved. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in accordance with the approved plan.

Reason: In the interest of biodiversity.

4. 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.

Reason: In the interest of visual amenity and biodiversity.

5. 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 thereafter. For the avoidance of doubt, the drainage regime shall be implemented

commensurately with the construction of the houses it serves and all surface water shall be intercepted within the site on completion of development.

Reason: To ensure adequate drainage of the site.

6. That prior to the occupation of any house, the off-street parking provision hereby approved shall be completed and be available for use by residents of the associated house. The off-street parking provision shall then remain unobstructed and available for use by residents of the associated house at all times thereafter.

Reason: To ensure adequate parking provision is in place for development.

7. Prior to the occupation of the houses hereby permitted, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

Reason: To ensure compliance with Policy CON4 of the West Dunbartonshire Proposed Local Development Plan (2020) and in the interests of securing the facilities to support communities.

8. 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

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise and disturbance at unsocial hours.

DC24/050/FUL: Alteration and extension to existing hall to facilitate creation of new cafe area together with formation of raised deck and hard surfacing, and the installation of access lift at Napier Hall, 312 Dumbarton Road, Old Kilpatrick G60 5JH by Old Kilpatrick Food Parcels.

GRANT full planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details 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.

Reason: In the interest of visual amenity.

2. Prior to the commencement of development on site, full details of all hard surfaces, including boundary treatments, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interest of visual amenity.

3. The external decking area hereby approved to the eastern side of the building shall only be used between the hours of 8am to 8pm daily, unless otherwise first agreed in writing by the Planning Authority.

Reason: To safeguard local residential amenity and avoid disturbance to residential properties.

4. That unless otherwise first agreed in writing and prior to the commencement of any development on site, a detailed specification in respect of the collection, treatment and disposal of cooking odours and pollutants be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the system shall utilise the discharge flue to the rear elevation hereby approved. The system shall then be installed as approved, inclusive of discharge flue, prior to the commencement of any cooking which discharges via the flue hereby permitted and retained as approved at all times thereafter.

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by way of odour nuisance.

5. Prior to the commencement of works on site, full details of how the extract ventilation system will be suitably insulated or isolated to minimise noise and vibration transmission to the building structure shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved and be retained as approved at all times thereafter during the lifetime of the use to the satisfaction of the Planning Authority, unless otherwise first agreed in writing by the Planning Authority.

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise or vibration.

6. Noise from the ventilation system hereby approved shall not give rise to a noise level within any dwelling or other noise sensitive building assessed with the windows open in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise nuisance.

7. 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

Reason: To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise and disturbance at unsocial hours.

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