

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, on Wednesday, 9 October 2024 at 10.02 a.m.

Present: Provost Karen Murray Conaghan and Councillors 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; Amy Melkevik, Lead Planning Officer; Nigel Ettles, Principal Solicitor and Nicola Moorcroft, Committee Officer.

Apologies: Apologies for absence were intimated on behalf Councillors Ian Dickson, David McBride and Clare Steel.

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 September 2024 were submitted and approved as a correct record.

PLANNING APPLICATION

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

DC24/073/FUL: Demolition of existing dwelling and the construction of two new dwellings and upgrading of the existing access road to an adopted road at 29 Roman Hill Road, Hardgate, Clydebank, G81 6NU by Gerald Mulhearn.

Reference was made to a site visit which had been undertaken in respect of the above application. The Development Management Team Leader and the Planning, Building Standards and Environmental Health Manager were heard in further explanation, and in answer to Members' questions.

The Chair invited Ms Margaret Hogg (objector) to address the Committee Ms Hogg was heard in respect of the application.

The Chair invited Ms Amy Ramage (objector) to address the Committee Ms Ramage was heard in respect of the application.

The Chair invited Mr Christopher Wright (objector) to address the Committee. Mr Wright was heard in respect of the application.

The Chair invited Mr Patrick Delany (objector) to address the Committee. Mr Delany was heard in respect of the application.

The Chair invited Mr William Anderson (Applicant's Agent) and Mr Gerald Mulhearn (Applicant) to address the Committee. Mr Anderson and Mr Mulhearn were heard in respect of the application and in answer to Members' questions.

After discussion, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

The meeting closed at 10. 43 a.m.

APPENDIX 1

DC24/073/FUL: Demolition of existing dwelling and the construction of two new dwellings and upgrading of the existing access road to an adopted road at 29 Roman Hill Road, Hardgate, Clydebank, G81 6NU by Gerald Mulhearn.

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 also include details of tree loss, replacement planting and details of root protection areas 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 plan.

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 unless otherwise agreed in writing by the Planning Authority, all recommendations set out within the submitted Preliminary Roost Assessment and Bat Activity Survey shall be followed and implemented, inclusive of the Species Protection Plan as detailed in Appendix 6 of the report, to the satisfaction of the Planning Authority.

Reason: In the interests of the protection of bats.

6. No site clearance works or works in connection with the demolition of the existing building shall take place during the bird nesting season March to August inclusive unless first agreed in writing by the Planning Authority and nesting bird survey undertaken not more than 48 hours prior to the commencement of site clearance works, the findings of which shall be submitted to the Planning Authority.

Reason: In the interests of the protection of nesting birds.

7. 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.

Reason: To ensure adequate drainage of the site.

8. 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.

Reason: To ensure adequate drainage of the site.

9. Prior to commencement of any works on site, including the demolition of the existing building, full details regarding the works to be undertaken to upgrade the section of Roman Hill Road included within the red line shown on the approved Location Plan to an adoptable standard in accordance with West Dunbartonshire / National Road Design Guidance specifications, together with a detailed programme for the implementation and completion of the works, shall be submitted to and approved in writing by the Planning Authority in consultation with the Council's Roads Service. Thereafter the works shall proceed in accordance with the approved details unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure a suitable road arrangement in the interests of road and pedestrian safety and that this is implemented in a suitable timescale.

10. Notwithstanding condition 9 above and for the avoidance of doubt, prior to commencement of works to construct a second dwellinghouse upon the site, the upgrade of the section of Roman Hill Road included within the red line shown on the approved Location Plan shall be completed as agreed under condition 12 to the satisfaction of the Planning Authority, unless otherwise first agreed in writing by the Planning Authority.

Reason: In order to ensure that the road used to access the additional number of dwellinghouses is of an acceptable standard.

11. Prior to commencement of any works on site, a site management scheme for construction traffic shall be submitted to and approved in writing by the Planning Authority. Thereafter work shall proceed in accordance with the approved scheme unless otherwise agreed in writing with the Planning Authority.

Reason: In the interest of road safety.

12. 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.

13. 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.

14. Unless otherwise approved in writing by the Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by this Authority. The scheme shall identify likely sources of dust arising from the development or its construction and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by this Authority.

Reason: To minimise the occurrence of dust, in the interests of the amenity of the area.

15. During construction, no commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 0800 or after 1800.

Reason: To minimise noise and disturbance to nearby residents at unsocial hours.

16. 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.

17. Prior to the commencement of works on site, a scheme for the salvage and reuse of material from the demolition of the existing house shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved.

Reason: In the interests of zero waste.