

MINUTES of MEETING of HELENSBURGH & LOMOND AREA COMMITTEE held in the THE MARRIAGE ROOM, 25 WEST KING STREET, HELENSBURGH on TUESDAY, 5 APRIL 2005

Present: Councillor Kinloch (Chair)
Councillor Freeman Councillor Petrie
Councillor Kelly Councillor Reay
Councillor Morton Councillor Tacchi
Councillor Mulvaney

Attending: Lynn Smillie, Area Corporate Services Manager
Howard Young, Senior Planning Officer
Alan Kerr, Area Roads and Amenity Services Manager
Lorna Campbell, Area Community Regeneration Manager
Tony Trotter, Planning Officer - Enforcement

Under Section 14 of the Council Standing Orders the Chair agreed to consider an urgent Motion to enable immediate action to be taken.

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillor Thompson and Councillor Stewart.

2. DECLARATIONS OF INTEREST (IF ANY)

None.

3. PREVIOUS MINUTES

(a) AREA COMMITTEE - 1 MARCH 2005

The Committee approved the Minutes of the meeting of 1 March 2005 as a correct record subject to the following amendments:

Item 8 – Request for use of Hermitage Park. Decision b) should read “Bowling Club agreement and approval for use of premises”.

(b) SITE VISIT - HELENSBURGH BOWLING CLUB , SINCLAIR STREET, HELENSBURGH - 1 MARCH 2005

The Committee approved the Minutes of the Site Visit Meeting of 1 March 2005 as a correct record, subject to the following amendment:

To note Councillor Tacchi was not present at the Meeting and remove intimation of his Declaration of Interest under Item 2.

(c) **SITE VISIT - GARDEN GROUND AT GLENOWEN, BACK ROAD, CLYNDER - 1 MARCH 2005**

The Committee approved the Minute of the Site Visit of 1 March 2005 as a correct record.

(d) **SITE VISIT - GARDEN GROUND AT STROUL LODGE, BACK ROAD, CLYNDER**

The Committee approved the Minute of the Site Visit of 1 March 2005 as a correct record, but noted that the meeting started at 4.30pm and not 4.00pm as stated.

(e) **SITE VISIT - 3 KENNEDY DRIVE, HELENSBURGH - 21 MARCH 2005**

The Committee approved the Minute of the Site Visit of 21 March 2005 as a correct record, subject to the following amendment:

To note Councillor Morton was not in attendance and intimate her apologies under Item 1.

4. DEVELOPMENT SERVICES

(a) **MONTHLY LIST OF DELEGATED DECISIONS BY THE DIRECTOR OF DEVELOPMENT SERVICES**

Delegated decisions taken by the Director of Development Services with regard to planning applications and building warrants since the last Committee were submitted for information.

Decision

To note the contents of the report.

(Reference: Report by Director of Development Services dated 17 March 2005)

(b) **PLANNING APPLICATION - A814, MOSS ROAD, CARDROSS**

04/00208/ADV – Henry Brothers – Advertisement Application – Erection of two advance signs A814, Moss Road, by Cardross

Decision

Agreed that consideration of this application be continued to a site visit.

(Reference: Report by Head of Planning dated 15 March 2005)

(c) **PLANNING APPLICATION - 135 EAST CLYDE STREET,
HELENSBURGH**

04/01693/DET – Esso Petroleum Company Ltd – Detailed Application – Demolition of petrol station and showroom and construction of new petrol station and car wash – 135 East Clyde Street, Helensburgh

Decision

Agreed that consideration of this application be continued to a PAN 41 hearing.

(Reference: Report by Head of Planning dated 29 March 2005)

(d) **PLANNING APPLICATION - GARDEN GROUND, ACH NA CLAITH,
RAHANE**

04/02086/OUT – Mr and Mrs Aitchison – Outline Application – Erection of dwellinghouse (in outline) – Garden ground, Ach-Na-Claith, Rahane

Decision

To approve the application as a minor departure from Policy DC3 of the adopted Local Plan subject to the Conditions and Reasons as recommended by the Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(e) **PLANNING APPLICATION - GARDEN GROUND, STROUL LODGE,
CLYNDER**

04/02178/OUT – Mr and Mrs C Wood – Outline Application – Erection of two dwellinghouses – Garden ground of Stroul Lodge, Back Road, Clynder

Councillors Petrie and Morton took no part in the decision making process in regard to this item as they had not been present at the planning site visit on 1 March 2005.

Decision

To approve application subject to the conclusion of a Section 75 Agreement to secure a layby at Nurses Brae which is outwith the site and subject to Conditions and Reasons as recommended by Head of Planning with Condition 4 of the Supplementary Report amended to read:

- a) An increase in the width of Back Road to 5.5 metres with an additional 2 metre verge along the full frontage of the application site and site edged blue on the docketed plans. These improvements to Back Road shall be constructed to base course level prior to work commencing on the dwellinghouses hereby approved. Thereafter these improvements shall be completed to

an adoptable standard prior to the dwellinghouses being occupied or brought into use.

and Reason regarding road construction:

In the interests of traffic safety.

(Reference: Report by Head of Planning dated 29 March 2005)

(f) **PLANNING APPLICATION - GROUND FLOOR SHOP, 11 COLQUHOUN SQUARE, HELENSBURGH**

04/02245/COU – Mr C Carver/Glen Lomond Ltd – Change of Use Application – Change of use of ground floor shop (Class 1) to office (Class 2) – Ground floor shop at 11, Colquhoun Square, Helensburgh

Decision

Agreed that consideration of this application be continued to enable further discussion with the applicant.

(Reference: Report by Head of Planning dated 18 March 2005)

(g) **PLANNING APPLICATION - 20 THE SOUNDINGS CLYNDER**

05/00100/DET – Robert McDonald Johnstone – Detailed Application – Erection of 1.82 metre high brick wall and retrospective permission for timber fence with trellis – 20 The Soundings, Clynder

Decision

To approve the application subject to Conditions and Reasons as recommended by the Head of Planning.

(Reference: Report by Head of Planning dated 29 March 2005)

(h) **PLANNING APPLICATION - CLADDOCH HOUSE, MOSS ROAD, CARDROSS**

05/00188/COU – Henry Brothers (Scotland) – Change of Use – Temporary siting of caravan (2 years) (Residential) – Claddoch House, Moss Road, Cardross

Decision

- i) To note circulated Supplementary Report No. 1 dated 1 April 2005.
- ii) To note additional representation from Jackie Baillie MSP, Argyll and Bute Council's Area Roads Engineer and Warren Bros.

- iii) Agreed that consideration of this application be continued to a site visit.

(Reference: Report by Head of Planning dated 16 March 2005)

(i) **PLANNING APPLICATION - 101 SINCLAIR STREET, HELENSBURGH**

05/00199/DET – Mr and Mrs C Dawson – Detailed Application – Erection of single garage – 101 Sinclair Street, Helensburgh

Decision

To refuse the application for the reasons recommended by the Head of Planning.

(Reference: Report by Head of Planning 14 March 2005)

(j) **PLANNING APPLICATION - COLQUHOUN SQUARE, HELENSBURGH**

05/00289/COU – Forum Event Management – Change of Use – Temporary change of use of road to form farmers' market – Colquhoun Square, Helensburgh

Decision

- i) To note that representation from Anna Curley, The Buffet Shop, 30 Colquhoun Square had been withdrawn.
- ii) To approve the application subject to Conditions and Reasons recommended by the Head of Planning.

(Reference: Report by Head of Planning dated 8 March 2005)

(k) **PLANNING APPLICATION - NORTH LODGE, CAMIS ESKAN, HELENSBURGH**

05/00336/DET – Mr and Mrs E Thompson – Detailed Application – Demolition of glazed porch and extension to house – North Lodge, Camis Eskin, Helensburgh

Decision

Approve the application subject to Conditions and Reasons recommended by the Head of Planning.

(Reference: Report by Head of Planning dated 20 March 2005)

(l) **PLANNING APPLICATION - 150 EAST CLYDE STREET,
HELENSBURGH**

05/00404/DET – Mr J Black – Detailed Application – Installation of roof balcony and window – 150 East Clyde Street, Helensburgh

Decision

Agreed that consideration of this application be continued to a site visit.

(Reference: Report by Head of Planning dated 29 March 2005)

(m) **PLANNING APPLICATION - LAND AT FORESHORE, RHU ROAD
HIGHER, HELENSBURGH**

05/00334/VARCON – Scottish Water – Variation of condition – Removal of Condition 3 of Planning Permission 04/01322/DET – Land at Foreshore, Rhu Road Higher, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning 17 March 2005)

(n) **PLANNING APPLICATION - LAND AT FORESHORE, RHU ROAD
HIGHER, HELENSBURGH**

05/00337/VARCON – Scottish Water – Variation of Condition – Removal of Condition 4 of Planning Permission 04/01322/DET – Land at Foreshore, Rhu Road Higher, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(o) **PLANNING APPLICATION - LAND AT FORESHORE, CUMBERLAND
AVENUE, HELENSBURGH**

05/00340/VARCON – Scottish Water – Variation of Condition – Removal of Condition 3 of Planning Permission 04/01323/DET – Land at Foreshore, Cumberland Avenue, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(p) **PLANNING APPLICATION - LAND AT FORESHORE, CUMBERLAND AVENUE, HELENSBURGH**

05/00335/VARCON – Scottish Water – Variation of Condition – Removal of Condition 4 of Planning Permission 04/01323/DET – Land at Foreshore, Cumberland Avenue, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(q) **PLANNING APPLICATION - LAND ADJACENT TO 2A CAIRNDHU AVENUE, HELENSBURGH**

05/0338/VARCON – Scottish Water – Variation of Condition – Removal of Condition 3 of Planning Permission 04/02072/DET – Land adjacent to 2a Cairndhu Avenue, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(r) **PLANNING APPLICATION - LAND ADJACENT TO 2A CAIRNDHU AVENUE, HELENSBURGH**

05/00339/VARCON – Scottish Water – Variation of Condition – Removal of Condition 4 of Planning Permission 04/02072/DET – Land adjacent to 2a Cairndhu Avenue, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(s) **PLANNING APPLICATION - LAND ADJACENT TO PUTTING GREEN,
WEST CLYDE STREET, HELENSBURGH**

05/00341/VARCON – Scottish Water – Variation of Condition – Removal of Condition 3 of Planning Permission 04/01711/DET – Land adjacent to Putting Green, West Clyde Street, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(t) **PLANNING APPLICATION - LAND ADJACENT TO PUTTING GREEN
WEST CLYDE STREET, HELENSBURGH**

05/00333/VARCON – Scottish Water – Variation of Condition – Removal of Condition 4 of Planning Permission 04/01711/DET – Land adjacent to Putting Green, West Clyde Street, Helensburgh

Decision

Approve application subject to the amended Conditions and Reasons as recommended by Head of Planning.

(Reference: Report by Head of Planning dated 17 March 2005)

(u) **HELENSBURGH AND LOMOND PLANNING DESIGN AWARD 2005**

A report outlining the progress made so far in relation to the Planning Design Awards 2005 and highlighting the eight projects which had been nominated.

Decision

- i) To note the contents of the report.
- ii) Agreed that the Senior Planning Officer arrange visits to the eight nominated projects outlined within the report.

(Reference: Report by Head of Planning dated 17 March 2005)

(v) **REQUEST TO DISPENSE WITH LEGAL AGREEMENT - JAMES
STREET, HELENSBURGH**

Kemble Estates Limited – Request to Dispense with Legal Agreement (Section 50 Agreement) – 8 James Street, Helensburgh

A report outlining a request to have a 1982 Section 50 (now Section 75) Agreement removed from the Title Deeds of this property.

Decision

Agreed to dispense with the Section 50 Agreement.

(Reference: Report by Head of Planning dated 9 March 2005)

The Committee resolved in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the public for the following item of business on the grounds that it was likely to involve the disclosure of exempt information as defined in Paragraph 13 of Part 1 of Schedule 7A to the Local Government (Scotland) Act 1973.

(w) **QUARTERLY REPORT ON ENFORCEMENT OF PLANNING CONTROL**

A report detailing progress (in summary form) for the current outstanding enforcement investigations.

Decision

To note the contents of the report.

(Reference: Report by Head of Planning dated 17 March 2005)

5. COMMUNITY SERVICES

(a) **LEISURE DEVELOPMENT GRANTS**

Two Leisure Development Grants were presented for consideration.

Decision

- i) Noted the balance of £21,257 for financial year 2005/2006.
- ii) The Leisure Development Grants were determined as follows:

<u>Applicant</u>	<u>Narrative</u>	<u>Project Cost</u>	<u>Grant Awarded</u>
Helensburgh Bicentenary Pipe Band	Annual Pipe Band and Highland Dancing Event	£ 7,750	Continued

Agreed to defer consideration of the application to await the decision of the Strategic Policy Committee on the group's Strategic Event application.

- iii) Agreed to recommend to the Strategic Policy Committee to approve the group's Strategic Event application due to the economic benefit of the Pipe Band and Highland Dancing Event to the Helensburgh and Lomond area (once the criteria is finalised) and to determine the application as quickly as possible.

Helensburgh	Blossom Festival	£19,200
-------------	------------------	---------

Blossom (23/24 April 2005)
Festival

Motion

Moved by Councillor Morton and seconded by Councillor Reay.

Agree to underwrite costs to a sum of £3,000.

Amendment

Moved by Councillor Petrie and seconded by Councillor Freeman.

Agree to underwrite costs to a total of £1,200 as per recommendations contained within the report.

Decision

On votes being equal, the Chair used his casting vote in favour of the Amendment and the Committee resolved accordingly.

(Reference: Report by Area Community Regeneration Manager dated 21 March 2005)

The meeting adjourned at 11.10am and reconvened at 11.30am

(b) **EDUCATION DEVELOPMENT GRANTS**

One Education Development Grant was presented for consideration.

Decision

- iii) Noted the balance of £23,643 for financial year 2005/2006.
- iv) The Education Development Grant was determined as follows:

<u>Applicant</u>	<u>Narrative</u>	<u>Project Cost</u>	<u>Grant Awarded</u>
Jigsaw	Easter Activity	£ 6,778.72	£3,389.36

- iii) Agreed that the Head of Service Children and Families provide clarification on funding arrangements for holiday provision for children with special needs in the Helensburgh and Lomond area.

(Reference: Report by Area Community Regeneration Manager dated 21 March 2005)

6. OPERATIONAL SERVICES

(a) HELENSBURGH TRAFFIC MANAGEMENT PROPOSALS

A report outlining proposals for the development of a traffic management scheme for Helensburgh.

Decision

Agreed to continue consideration for a period of 2 months.

(Reference: Report by Area Roads and Amenity Services Manager dated 21 March 2005)

7. URGENT MOTION

(a) KIRKMICHAEL SPORTS AND RECREATIONAL ASSOCIATION

Notice of the following Motion had been given by Councillor Morton and seconded by Councillor Kinloch.

Motion

That the Helensburgh and Lomond Area Committee

- a) Agree that any balance remaining from the sum of £2,000 granted by the Area Committee in 2003 to the Kirkmichael Sports and Recreation Association (KSRA) should remain with the KSRA, who now have registered charity status, for the furtherance of their aims in setting up a Community Trust to provide leisure and recreation facilities in Kirkmichael.
- b) Express our regret that the Council was unable to set up the agreed lease for the Kirkmichael Community building in Buchanan Road within a suitable time frame.
- c) Endorse and support the aims of the KSRA in setting up a Community Trust in partnership with Argyll and Bute Council, Dunbritton Housing Association and Community Links West Dumbarton to provide new facilities in Kirkmichael to replace the existing ones.
- d) Agree that the Chair of the Area Committee writes to the Chair of the KSRA expressing the above views and wishing the organisation every success.

Decision

- i) Agreed to support the contents of the Motion.
- ii) Agreed that the Area Corporate Services Manager write to Head of Legal Services requesting an investigation into delay in drawing up the lease.

(Reference: Motion by Councillor Morton dated 3 April 2005)