

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 12/00833/PP

Planning Hierarchy: Local Application

Applicant: Dunbritton Housing Association

Proposal: Erection of residential development comprising of 49 units for affordable housing (2 three storey flats - blocks incorporating 36 units and 12 two storey semi-detached houses and one bungalow).

Site Address: Former Hermitage Academy, Campbell Drive, Helensburgh

DECISION ROUTE

(i) Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of residential development;
- Formation of access;
- Construction of link road.

(ii) Other specified operations

- Connection to public sewerage system;
 - Connection to public water supply.
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(B) RECOMMENDATION:

It is recommended that planning permission be granted subject to:

- i) the holding of a discretionary local hearing in advance of the determination of the application, and
 - ii) the conditions and reasons listed in the report.
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(C) HISTORY:

06/02411/DET - Demolition of existing school buildings and construction of mixed residential development with associated roundabout access from A814. Application withdrawn 9/10/07.

07/01955/DET - Demolition of existing school and construction of a mixed residential development of 166 dwellings, including 43 affordable homes, with roundabout access from A814. Approved subject to conditions 24/7/08.

08/01677/VARCON - Variation of condition 16 of application 07/01955/DET (Provision of Affordable Housing). Application withdrawn 15/12/08.

08/02182/VARCON - Variation of condition 16 of 07/01955/DET - phased introduction of affordable housing. Approved subject to conditions 4/2/09.

09/01437/NMA - Non Material Amendment for handing of dwelling houses on plots 4 and 11 relative to 166 dwellings approved under 07/1955/DET. Approved subject to conditions 2/11/09.

10/00609/NMA - Non Material Amendment to planning consent 07/01955/DET. - Repositioning of plot numbers 82-92 to accommodate a suitable means of vehicular access to the adjacent athletics ground. Refused 13/7/10.

10/01517/PP - Formation of new access including non-material re-positioning of plots 82-93 (inclusive) and amendment to parking courtyard of planning permission. No decision to date.

12/00390/PP - Erection of residential development comprising of 49 units for affordable housing (2 three storey flats - blocks incorporating 36 units and 13 two storey semi-detached houses). Withdrawn 12/4/12.

12/00417/PP - Formation of roundabout on A814 to provide access to new housing development. Approved 11/5/12.

(D) CONSULTATIONS:

Flood Risk Assessor (dated 5/7/12 and 6/8/12): Decision initially deferred pending the submission of further information. Following the submission of a Flood Risk and Drainage Assessment there are no objections subject to conditions.

Roads Helensburgh and Lomond (dated 9/7/12): No objections subject to conditions.

SEPA (dated 26/6/2012): No objections.

Helensburgh Community Council (dated 10/7/07 and 18/7/12): Supportive of the design, layout, scale and massing of the proposed flatted development. Concern that the houses do not have the distinctiveness of the flatted development. There is also concern that the affordable housing has been located in one area rather being dispersed throughout the site.

Scottish Water (dated 30/4/12): No objections.

Councillor Ellen Morton (dated 27/6/12): Objects to the proposal. The application is contrary to planning policy LP ENV 19 in that the development does not pay due regard to its setting, the layout and density is not in accordance with the surrounding area and the proposal is not compatible with its surroundings. The three storey flats are out of

sympathy with all surrounding houses. There is no planning gain associated with this application. In addition, the application has been deliberately pitched at 49 units in order to keep it outwith the Major application status which would require greater community consultation.

Councillor Vivien Dance (dated 25/6/12): Objects to the proposal. The isolated development of affordable housing on this site is contrary to current planning policy in that it fails to deliver an integrated approach to local housing development.

Councillor James Robb (dated 24/7/12): Supports the application. There is a huge need for affordable homes in Helensburgh. Depriving 49 families of permanent homes and rejecting around £2m of funding support for the project is the price of refusing this application. The area designated for affordable housing within the Council's approved Masterplan correlates to the area of the Dunbritton application.

(E) PUBLICITY:

ADVERT TYPE:
Regulation 20 Advert Local Application

EXPIRY DATE: 25.05.2012

(F) REPRESENTATIONS:

Two hundred and three letters of objection, one petition and one letter of support have been received in connection with this planning application. The name and addresses of all contributors are listed in the appendix of this planning application.

(i) Summary of issues raised

Locating the blocks of flats at the front of the site would be out of keeping and detrimental to the character of the area.

Comment: See my assessment.

The proposal is contrary to policies LP ENV1 and LP HOU 2 of the adopted Local Plan.

Comment: See my assessment.

The proposed blocks of flats would not be in keeping with the style of housing in the surrounding area.

Comment: See my assessment.

The design of the proposal would be worse than the design of the school.

Comment: See my assessment.

What private investor is going to purchase the rest of the site and build beautiful homes at the back of Council housing?

Comment: Local Plan policy requires 25% of the housing on the former Hermitage Academy site to be affordable housing. It is not considered that this

development of housing association homes would be an important factor from preventing the rest of the site from being developed. It may indeed encourage investment as the affordable element will have been achieved which will remove that obligation from any prospective private developer.

The social housing will not be integrated with the private housing on the site.

Comment: See my assessment.

If it is proposed to take the bulk of traffic from Camis Eskan and Drumfork, Collins Road etc via Campbell Drive there will be traffic management issues.

Comment: The Road Network Manager has been consulted and is satisfied with the proposal.

The previous Dickie planning application should not set a precedent for future planning applications.

Comments: While each application is determined on its merits, the previous planning permission on the site represents a material consideration in the consideration of the current application, especially as the current Local Plan was also a consideration at the time that permission was given for the Dickie development.

It is wrong to mislead the public at large by referring to the social housing as “affordable” housing. It’s not it’s council housing pure and simple.

Comment: Housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (such as a Housing Association, Housing Co-operative, local authority or other housing body regulated by the Scottish Housing Regulator) is specifically cited within Planning Advice Note 2/2010 as being an appropriate tenure for affordable housing provision.

Council housing is not acceptable in this area. There are no council houses or similar in the area.

Comment: The site is allocated in the adopted Local Plan for housing. The type of tenure is supported by the Local Plan.

There is no objection to affordable housing but these are not going to be available to buy or have shared equity.

Comment: Housing provided by a Registered Social Landlord accords with the definition of affordable housing as required by the Planning System in Planning Advice Note 2/2010.

The flats should be located at the bottom of the hill at the back of the site.

Comment: The Planning Authority is required to consider the merits of the planning application on the site submitted.

These flats should be built on the spare ground adjacent to Drumfork Court.

Comment: The Planning Authority is required to consider the merits of the planning application on the site submitted.

The amended window design would be a dominant and overpowering feature.

Comment: It is considered that the design of the buildings and the windows are sympathetic to the overall scheme.

The proposed development would seriously erode the value of the existing properties in the area.

Comment: This is not a material planning consideration.

No planning gain has been offered as part of this proposal.

Comment: The application is considered to acceptable in terms of the policies contained within the Development Plan. A new road junction in the form of a roundabout is proposed and this has been dealt with under a separate application.

The application has deliberately been pitched at 49 units in order to keep it outwith Major Application status which would require greater community consultation.

Comment: The Planning Authority is required to determine the application as submitted and an application for 49 units or less constitutes a local application in terms of the government's planning hierarchy.

There is no indication of any masterplan for the whole site which shows how this application would fit in with future development.

Comment: See my assessment.

The above represents a summary of the issues raised. Full details of the letters of representation are available on the Council's Public Access System by clicking on the following link <http://www.argyll-bute.gov.uk/content/planning/publicaccess>.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) Environmental Statement:** No
- (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994:** No
- (iii) A design or design/access statement:** Yes
The design statement covers the history of the site and Masterplan prepared by the Council, the housing proposal, site layout, road layout and parking, amenity and landscaping, built form, secure by design and sustainability issues.
- (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc:** Yes
Report on Flood Risk and Drainage Impact Assessment, July 2012

(H) PLANNING OBLIGATIONS

(i) Is a Section 75 agreement required: No

On some occasions a section 75 agreement would be required to secure the provision of affordable housing on a site. In this case a legal agreement is not required because the applicant is a Registered Social Landlord (RSL) and the all of the 49 units fall within the definition of affordable housing.

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 19 – Development Setting, Layout and Design

LP HOU 1 – General Housing Development
LP HOU 2 – Provision of Housing to Meet Local Needs including Affordable Housing Provision

LP HOU 3 – Special Needs Access Provision in Housing Developments
LP HOU 4 – Housing Green-Space

LP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems
LP SERV 3 – Drainage Impact Assessment (DIA)
LP SERV 5 – Waste Related Development and Waste Management Sites
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development

LP TRAN 2 – Development and Public Transport Accessibility
LP TRAN 3 – Special Needs Access Provision
LP TRAN 4 – New and Existing Public Roads and Private Access Regimes
LP TRAN 5 – Off-site Highway Improvements
LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles

Appendix C – Access and Parking Standards

Appendix E – Allocations, Potential Development Area Schedules and Areas for Action Schedules

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

Argyll & Bute Sustainable Design Guidance (2006)
Planning Advice Note 2/2010
Council's Approved Masterplan for the former Hermitage Academy site
Letters/petition of representation to the application

- (K) **Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment:** No
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- (L) **Has the application been the subject of statutory pre-application consultation (PAC):** No
-

- (M) **Has a sustainability check list been submitted:** No
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- (N) **Does the Council have an interest in the site:** Yes
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- (O) **Requirement for a hearing (PAN41 or other):** Yes

Given the substantial number of objections received in connection with this planning application, it is recommended that a discretionary Local Hearing be conducted prior to the determination of the planning application.

- (P) **Assessment and summary of determining issues and material considerations**

This application is for the erection of a residential development comprising 36 flatted units within 2 no. 3 storey blocks and 13 no houses. The proposed mix is as follows:

Houses

4 no. four apartment, four person, three bedroom;
8 no. four apartment, five person, three bedroom;

Wheelchair House

1 no. three apartment, four person, two bedroom;

Common Close Flats

12 no. two apartment, two person, one bedroom;
24 no. three apartment, four person, two bedroom;

The site is located in the south east part of the former Hermitage Academy site. The school has been demolished and site has been cleared.

The application site forms part of a Housing Allocation (H-AL 3/1) identified within the adopted Local Plan for 160 units, including a minimum of 25% affordability. The site also forms part of an area covered by an approved Masterplan covering the whole of the former Hermitage site. The proposed development is in accordance with the Development Plan and the siting and layout of the proposal is very similar to that of the Masterplan. In addition, all siting, design, access and parking issues are considered to be acceptable.

The site has planning permission for 166 dwellings, including 43 affordable homes, with roundabout access from A814 which was approved, subject to conditions in 2008 (07/01955/DET). The applicants, Dickie Homes, subsequently went into receivership and that permission was not implemented.

In terms of the current proposal it is unfortunate that the entire brownfield site is not up for consideration as a single unit, as then the potential for distributing the affordable housing in pockets across the site could be investigated. The desire to pursue the affordable element of the development as an initial phase is prompted by funding considerations and the short-term availability of government funding for the development. However, the Planning Authority is required to determine the application its merits and, in these circumstances, I do not consider that the lack of distribution of the affordable housing throughout the site carries sufficient strength to outweigh the housing allocation in the Local Plan and the Council's approved Masterplan, both of which are important material considerations in this case.

Taking account of the above, it is recommended that planning permission be approved subject to conditions and a pre-determination discretionary Hearing.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

This planning application is for a residential development which is consistent with the adopted Local Plan which identifies the site as a Housing Allocation. In addition, the layout and location of the development accords with the Council's approved Masterplan for the former Hermitage Academy site. The design, layout, access and servicing arrangements meet the requirements of the development plan and there are no material considerations, including the views expressed by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the approved Development Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable.

(T) Need for notification to Scottish Ministers or Historic Scotland: Not required.

Reviewing Officer: Richard Kerr

Date: 20/07/12

Angus Gilmour
Head of Planning and Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.12/00833/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 13/4/12 and the approved drawing reference numbers L(20)002, L(20)004A, L(20)006C, L(20)0011, L(20)0012, L(20)0014, L(20)0015A, L(20)0016A, L(20)0020, L(20)0021, L(20)0023, L(20)0024, L(20)0025, L(20)0026, L(20)0030, L(20)0031, L(20)0033, L(20)0034, L(20)0035, L(20)0040, L(20)0041, L(20)0043, L(20)0045 and C1213.001A unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to development commencing, details for the provision and maintenance of areas of communal open space and equipped play area(s) identified on the approved plans, shall be submitted to and approved by the Planning Authority. The details shall comprise:
 - i) Provision to satisfy the minimum standards set out in the Development Plan; 6sqm of equipped play space and 12sqm of informal open space per dwelling unit;
 - ii) Specification of play equipment to be installed, including surface treatments and any means of enclosure, designed in accordance with the provisions of BS5696 (Play Equipment Intended for Permanent Installation Outdoors);
 - iii) Proposals for the timing of the implementation of the play area(s) in relation to the phasing of the development;
 - iv) A maintenance schedule for communal open spaces and equipped play areas in accordance with the provisions of BS5696 including details of on-going inspection, recording and procedures for detailing with defects.

The communal open space and equipped play area(s) shall be provided in accordance with the duly approved details and shall be retained and maintained to the specified standards thereafter.

Reason: In order to secure provision of communal open space and equipped play areas within the development in accordance with the minimum standards set out in the Development Plan.

3. Prior to the commencement of development, a Method Statement detailing how surface water is to be contained during the construction phase on the site shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details.

Reason: In the interests of flood prevention.

4. The dwellings hereby approved shall not be occupied until such time as the access roundabout approved under planning application reference 12/00417/PP has been completed and brought into to use as part of the public road network to the satisfaction of the Planning Authority in consultation with the Road Network Manager.

Reason: In the interest of road safety.

5. Prior to commencement of development a scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning

Authority. The scheme shall comprise a planting plan and schedule which shall include details of:

- i) Existing and proposed ground levels in relation to an identified fixed datum;
- ii) Existing landscaping features and vegetation to be retained;
- iii) Location design and materials of proposed walls, fences and gates;
- iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
- v) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority. Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

6. Notwithstanding the effect of Condition 1, no development shall commence until samples of materials to be used in the construction of external walls, roof coverings and boundary walls have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reason: In order to integrate the development into its surroundings.

7. No works in connection with the development hereby approved shall take place until a Waste Management Plan for the site has been submitted to and approved in writing by the Planning Authority. This plan shall include details of the arrangements for the storage, separation and collection of waste from the site or roadside collection points, including provisions for safe pick up by refuse collection vehicles. The approved waste management proposals shall be carried out in complete accordance with the approved scheme.

Reason: To ensure that the waste from the proposal is dealt with in a sustainable and safe manner in accordance with the requirement of Local Plan policy LP SERV 5.

8. The proposed link road connection to Collins Road as shown on the approved plans shall be completed to the satisfaction of the Planning Authority no later than 12 months following the occupation of the first residential unit unless otherwise agreed in writing with the Planning Authority.

Reason: In order to achieve an acceptable phasing for the completion of the link road.

9. The development hereby permitted shall only be implemented by a Registered Social Landlord (a body registered under part 3 chapter 1 of the Housing (Scotland) Act 2001, or any equivalent provision in the event of the revocation and re-enactment thereof, with or without modification) and shall not enure for the benefit of any other person, company or organisation.

Reason: To ensure the provision of affordable housing to the standard required by the development plan in the absence of any other agreed means of securing such provision.

10. Prior to the commencement of development, a method statement shall be submitted to and approved in writing by the Planning Authority detailing how surface water will be contained on site during the construction phase. Thereafter the development shall proceed in accordance with these details unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of flood prevention.

NOTES TO APPLICANT

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
4. A Road Construction Consent (RCC) will be required for the internal roads serving the full development. This RCC should be approved prior to any construction works commencing on site.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 12/00833/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site lies within the 'settlement' boundary of Helensburgh at the east end of the town. Structure Plan policy STRAT DC 1 gives encouragement to up to 'large scale' development within the Main Towns. It is also identified as Housing Allocation 3/1 within the adopted Local Plan, which states that the site has capacity for 160 units with a minimum requirement for a 25% affordable housing component. The applicant for the current planning application is a Registered Social Landlord and therefore 100% of the dwellings in this application would be affordable. This would accord with the provisions of Policy LP HOU 2 which requires that at least 25% of homes within applications for 8 units or more fall within the definition of affordable. The principle of the proposed housing development would be acceptable and would accord with policy STRAT DC 1 and the terms of Housing Allocation 3/1. In addition, Policy LP HOU 1 presumes in favour of large scale housing in the main towns.

B. Hermitage Masterplan

In February 2012, the Executive Committee approved a finalised masterplan for the Hermitage site. This masterplan was produced following a public consultation exercise. The production of the masterplan has taken account of the current economic circumstances and pre-application discussions with Dunbritton Housing Association. The layout of the current application fits with the overall masterplan for the site. The affordable housing is in the location identified for this purpose in the masterplan and the mix of flatted blocks and housing are in similar locations.

C. Location, Nature and Design of Proposed Development

The application site is located in the south-eastern section of the former school site which is now a brownfield housing allocation in the adopted local plan. It is located within a residential area with higher density Lawrence houses to the west and lower density bungalows to the east. Two blocks of flats are proposed at the front of the site close to the access roundabout, for which a separate planning permission was granted in May 2012. The semi-detached houses and an accessible bungalow would be located to the rear of the houses in Ashton Drive.

As the development is in excess of 20 units, local plan policy LP HOU 4 requires the provision of housing green space in the form of 12 square metres per unit of casual play space, and a minimum of 6 square metres per unit of equipped children's play space, including provision for under fives. The application site contains an area of approximately 1,366 square metres which has been reserved for play provision. The proposal would therefore accord with Policy LP HOU 4. The applicant has provided further indicative details of the play area and has confirmed that this will be maintained by the Housing Association. The proposal would also comply with policy LP HOU 3 which requires housing developments to make provision for special needs groups.

In terms of affordability, Planning Advice Note 2/2010 states that:

"32. Affordable housing ought to be, as far as possible, indistinguishable from the general mix of other houses on a site in terms of style and layout, use of materials, architectural quality and detail. Both 'pepper potting' of individual affordable houses throughout a development and large groupings of houses of the same tenure are best avoided. Concentrating affordable housing for rent in small groups will ease

the subsequent management of the homes by an RSL and contribute towards providing mixed communities.”

The proposed development is somewhat at odds with this advice as it would result in 49 units within one area of a much larger brownfield site. Whilst it would have been desirable to have the affordable housing dispersed throughout the site in smaller pockets, this has not been possible as the housing association only has access to funding in the short-term which would be unavailable in the longer-term, and there are currently no other private developers pursuing planning permission for mainstream housing on the site.

A further consideration is the intended introduction of flats at the front of the site in an area which is currently characterised by single and two storey housing. It should be noted that the previous application submitted by a mainstream developer also had flats at the front of the site which was considered to be acceptable. It can often be beneficial to have some variation in building types within an area, as this provides an opportunity to add visual interest to the streetscape. In the current proposal the flats are sufficiently far away from the adjacent properties to avoid overlooking, overshadowing or an inappropriate juxtaposition in building proportions. The front block will sit in its own landscape setting and address the new roundabout, which has been approved under a separate planning application.

It is therefore considered that the variation in building form and scale at this location is acceptable in these circumstances, and would accord with Policy LP ENV 19 and appendix A of the adopted Local Plan.

The three storey flats would have their length broken up by the introduction of lower leaded roof sections over the close entrances. A mix of light coloured brick and render is proposed with large vertical windows incorporating dormers finished with lead cladding. The main roof would be finished in grey interlocking concrete tiles.

An indicative landscaping plan has been submitted which includes the planning of shrubbery along the frontage of the application site and a number of trees across the site. This landscaping scheme is considered to be acceptable and appropriate for the development and in accordance with the Council's Sustainable Design Guide.

D. Road Network, Parking and Associated Transport Matters.

The planning application includes the internal layout and a proposal for a link road. The requirement for the link road dates back to the development of the new Hermitage Academy. At that time, in order to manage effectively the flow of pedestrians and traffic to the new school, the circulation of traffic in the residential area was altered. The link road would have a junction with Collins Road and would provide a connection to the A814 via the proposed roundabout.

The new housing development would access onto the A814 by means of a new roundabout which already has the benefit of a separate planning permission. The supporting Site Access Statement confirms that the existing road network within the surrounding area has the capacity to accept the potential increased levels of traffic and that the roundabout is a safe and satisfactory junction layout at this location. This is in accordance with Policy LP TRAN 4 which requires that new public roads shall be constructed to a standard as specified in the Council's Roads Development Guide. It is also in accordance with Policy LP TRAN 5 which requires off-site highway improvements where a development will significantly increase traffic.

Policy LP TRAN 2 requires that developments make appropriate provision within the layout for encouraging pedestrian and cycle access and providing links to public transport facilities. The development is within a five minute walk of rail and bus facilities and the roads within the development are a mixture of local distributors, residential roads and shared surfaces, which are suitable for both pedestrians and cyclists. Policy LP TRAN 3 requires developments to make provision for special needs access including pedestrians, cyclists, access requirements in accordance with the Disability Act and access for service and emergency vehicles. The proposal includes adequate links and turning for all of these users and the design ensures compliance with the disability legislation.

All parking and access arrangements are in accordance with Policy LP TRAN 6 and Appendix C of the adopted Local Plan.

E. Infrastructure

Scottish Water has no objections to the proposal and has advised that both the Blairlinnans Water Treatment Works and Helensburgh Waste Water Treatment Works currently have capacity to serve the development. Following the submission of further drainage details, SEPA has withdrawn a holding objection to the proposal.

The Council's Flood Alleviation Officer initially deferred his recommendation on this proposal pending the submission of further information. While the site lies outwith the flood plains indicated by SEPA's fluvial and coastal flood maps, there have been previous flooding incidents as Ashton Drive / Kenilworth Avenue caused by run-off from the site. A Flood Risk and Drainage Impact Assessment report has subsequently been submitted and the Flood Alleviation Officer has confirmed that he is satisfied with the proposal.

The proposal would therefore accord fully with Local Plan policy LP SERV 8, which refers to the risk framework for development in terms of flooding and policies LP SERV 2 and LP SERV 3 which refer to drainage.

Policy LP SERV 5 requires the submission of details for the arrangements for the storage, separation and collection of waste from the site including the provision of safe pick up by refuse collection vehicles. The location of the proposed bin stores has been indicated on the plans. However, a condition is proposed in order that the Planning Authority may consider any changes that may be required to the bin store location should this be necessary to meet the requirements of the Council's cleansing team.

APPENDIX B - REPRESENTATIONS IN RESPECT OF APPLICATION 12/00833/PP

Objectors

A Bonthorne	1 Ashton Drive Helensburgh Argyll And Bute G84	22/06/2012	O
N Bonthorne	1 Ashton Drive Helensburgh Argyll And Bute G84	22/06/2012	O

Mr Alexander McNeill	1 Dennistoun Crescent Helensburgh G84 7JG	23/05/2012	O
Mrs Janette McNeill	1 Dennistoun Crescent Helensburgh G84 7JG	23/05/2012	O
W B Skinner	1 Diana Vernon Court Colgrain Helensburgh G84	22/06/2012	O
Maureen Skinner	1 Diana Vernon Court Colgrain Helensburgh G84 7TA	22/06/2012	O
Carol A Tennant	1 Kenilworth Avenue Helensburgh G84 7JR	05/07/2012	O
Kerry McCrea	1 Talisman Crescent Helensburgh Argyll And Bute	25/05/2012	O
A Leitch	1 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
J Chapman	10 Cardross Road Helensburgh G84 7JW	04/07/2012	O
Maureen Chapman	10 Cardross Road Helensburgh G84 7JW	04/07/2012	O
Elizabeth O'Brien	10 Hope St Craigendoren Helensburgh G84 7EB	09/07/2012	O
Edward O'Brien	10 Hope Street Helensburgh G84 7EB	09/07/2012	O
Joseph Black	10 Kenilworth Avenue Helensburgh G84 7JR	05/07/2012	O
Judith W Black	10 Kenilworth Avenue Helensburgh G84 7JR	05/07/2012	O
Ken McDonald	10 Marmion Avenue Helensburgh G84 7JL	02/07/2012	O
Jean Weir	10 Waverley Avenue Helensburgh G84 7JU	29/06/2012	O
Margaret Weir	10 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
Derek Greenhill	11 Ashton Drive Helensburgh G84 7JT	12/07/2012	O
Marion Greenhill	11 Ashton Drive Helensburgh G84 7JT	12/07/2012	O
T Todrick	11 Guymanering Road Colgrain Helensburgh	09/07/2012	O
J Todrick	11 Guymanering Road Colgrain Helensburgh	09/07/2012	O
Hazel McCorresten	11 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
J McCorristen	11 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Kay Brown	11 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Mrs Pamela Ward	11 Monabrook Place Helensburgh G84 7JD	03/07/2012	O
C A Ferrie	11 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
Irene Wallace	12 Kenilworth Ave Helensburgh G84	05/07/2012	O
Irene Wallace	12 Kenilworth Ave Helensburgh G84 7JR	03/07/2012	O
Eric Wallace	12 Kenilworth Avenue Helensburgh G84 7JR	02/07/2012	O
L Hummer	12 Waverley Avenue Helensburgh G84 9JU	05/07/2012	O
Reg Hummer	12 Waverley Avenue Helensburgh G84 9JU	05/07/2012	O
Katrina Graham	128 Guy Mantering Road Helensburgh G84 7TJ	05/07/2012	O
Angela McEwan	13 Guy Mantering Road Helensburgh Argyll And	12/07/2012	O
J M McGrath	13 Guy Mantering Road Helensburgh Argyll And	12/07/2012	O
Malcolm Brown	13 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
A W Wiseman	13 Monaebrook Place Helensburgh Argyll And Bute	22/06/2012	O
Mrs Pamela Wiseman	13 Monaebrook Place Helensburgh G84 7JD	22/06/2012	O
Marny Morrison	13 Waverley Ave Helensburgh G84 7JU	22/06/2012	O
William Morrison	13 Waverley Ave Helensburgh G84 7JU	22/06/2012	O
G N Morrison	13 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
John Murie	14 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Norma Murie	14 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Isobel Boyle	14 Dennistoun Cres Colgrain South Helensburgh	02/07/2012	O
Edward Boyd	14 Dennistoun Crescent Colgrain Helensburgh	02/07/2012	O
Doreen Kirk	14 Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
Matthew Kirk	14 Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
Brian Grant	15 Guy Mantering Road Helensburgh G84 7TJ	11/07/2012	O
Susan M Grant	15 Guy Mantering Road Helensburgh G84 7TJ	11/07/2012	O
Irene Anderson	15 Kenilworth Avenue Helensburgh G84 7JR	22/06/2012	O
Mrs J M MacDonald	15 Waverley Ave Helensburgh G84 7JU	05/07/2012	O
Mrs Margaret Wright	16 Cardross Road Helensburgh G84	02/07/2012	O
Steven Farrow	16 Edward Drive Helensburgh G84	05/07/2012	O
Sandra O'Brien	16 Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
Robert Black	16 Marmion Avenue Colgrain G84 7JN	23/05/2012	O
Kelly Cameron	16 Park Grove Cardross G82 5QG	11/07/2012	O
Richard Cameron	16 Park Grove Cardross G82 5QG	11/07/2012	O
Janet L Appall	17 Kenilworth Avenue Helensburgh G84 7JR	22/06/2012	O
Mr K Millar	17 Waverley Ave Helensburgh G84 7JU	27/06/2012	O
Carol Millar	17 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
Councillor Ellen Morton	18 Adelaide Street Helensburgh Argyll And Bute	05/07/2012	O
Mr R Shields	18 Cardross Road Helensburgh G84 7SW	02/07/2012	O
Russell Graham	18 Guy Mantering Road Helensburgh G84 7TJ	05/07/2012	O

Dawn McCrea	18 Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
David McCrea	18 Kenilworth Avenue Helensburgh G84	22/06/2012	O
Janette Allan	18 Marimon Ave Helensburgh G84	09/07/2012	O
James D Watson	18 Waverley Avenue Old Colgrain Helensburgh	22/06/2012	O
Carol Smith	19 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Bernadette McNeill	19 Monabrook Place Helensburgh G84 7JD	05/07/2012	O
Gordon McNeill	19 Monaebrook Place Helensburgh G84 7JD	05/07/2012	O
Rev A Penderleigh	2 Abbotsford Drive Helensburgh G84 7SX	22/06/2012	O
Edward McEwan	2 Cambell Drive Helensburgh G84 7JS	22/06/2012	O
Sheila Hipkin	2 Cambell Drive Helensburgh G84 7JS	22/06/2012	O
Susan Watt	2 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Nina Dixon	2 Dennistoun Crescent Helensburgh G84 7SE	22/06/2012	O
Lorna Dannenberg	2 Diana Vernon Court Colgrain Helensburgh G84	02/07/2012	O
Christine Don	2 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Robbie Don	2 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Donna Johnston	2 Marmion Avenue Helensburgh G84 7JL	02/07/2012	O
Donna Johnston	2 Marmion Avenue Helensburgh G84 7JL	02/07/2012	O
Kenneth And Donna	2 Marmion Avenue Helensburgh G84 7JL	28/05/2012	O
E W Clarke	2 Talisman Crescent Helensburgh G84 7TD	17/07/2012	O
Elizabeth Clarke	2 Talisman Crescent Helensburgh G84 7TD	18/05/2012	O
Elizabeth Clarke	2 Talisman Crescent Helensburgh G84 7TD	23/05/2012	O
R L Clarke	2 Talisman Crescent Helensburgh G84 7TD	17/07/2012	O
Roger Clarke	2 Talisman Crescent Helensburgh G84 7TD	18/05/2012	O
Roger Clarke	2 Talisman Crescent Helensburgh G84 7TD	23/05/2012	O
Alan Reid	2 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
W S Reid	2 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
Jackie Low	20 Cardross Road Colgrain Helensburgh G84 7JW	05/07/2012	O
John Low	20 Cardross Road Colgrain Helensburgh G84 7JW	05/07/2012	O
Debra Walker	20 Talisman Crescent Helensburgh G84 7TE	02/07/2012	O
Paul Walker	20 Talisman Crescent Helensburgh G84 7TE	02/07/2012	O
H Donald	20 Waverley Ave Helensburgh G84	04/07/2012	O
Mrs C Mair	21 Keilworth Ave Helensburgh G84 7JR	22/06/2012	O
Alex Mair	21 Kenilworth Avenue Helensburgh G84 7JR	22/06/2012	O
John Mair	21 Kenilworth Avenue Helensburgh G84 7JR	22/06/2012	O
Alan Kennedy	21 Waverley Avenue Helensburgh G84	27/06/2012	O
Jill Kennedy	21 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
D Slowey	22 Cardross Road Helensburgh G84	02/07/2012	O
J Connelly	22 Cardross Road Helensburgh G84 7JW	02/07/2012	O
R MacKenzie	22 Marmion Ave Helensburgh G84	11/07/2012	O
Elizabeth Mackenzie	22 Marmion Ave Helensburgh G84 7JN	11/07/2012	O
Roderick And Elizabeth	22 Marmion Avenue Helensburgh G84 7JN	23/05/2012	O
A Setall	23 Kenilworth Avenue Helensburgh G84 7JR	28/05/2012	O
D McLean	23 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
Doreen McLean	23 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
M A Stevens	24 Guy Mannering Road Helensburgh G84 7TJ	05/07/2012	O
M Edwards	24 Marimon Avenue Helensburgh G84	11/07/2012	O
Norman MacFarlane	24 Waverley Ave Helensburgh G84 7JU	27/06/2012	O
Anne MacFarlane	24 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
Irene Fraser	25 Barclay Drive Helensburgh G84 9RA	04/07/2012	O
Simon Fraser	25 Barclay Drive Helensburgh G84 9RA	04/07/2012	O
John M Chalmers	25 Kenilworth Avenue Helensburgh Argyll And Bute	12/07/2012	O
Janice G S Chalmers	25 Kenilworth Avenue Helensburgh G84 7JR	10/05/2012	O
John M Chalmers	25 Kenilworth Avenue Helensburgh G84 7JR	10/05/2012	O
Heather Knott	25 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
Keith Knott	25 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
M J Menzies	26 Cardross Road Helensburgh G84 7JW	29/05/2012	O
S J Menzies	26 Cardross Road Helensburgh G84 7JW	29/05/2012	O
G B Thomson	26 Waverley Ave Helensburgh G84 7JU	22/06/2012	O
J Audrey Biggar	27 John Street Helensburgh G84 8XL	02/07/2012	O
M McKerron	2A Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
R McKerron	2A Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O

Anne Horan	3 Ashton Drive Helensburgh G84 7JT	22/06/2012	O
Beth McIver	3 Kenilworth Avenue North Colgrain Helensburgh	22/06/2012	O
Bryan McIver	3 Kenilworth Avenue North Colgrain Helensburgh	22/06/2012	O
David Jaques	3 Talisman Cres Helensburgh G84	05/07/2012	O
Asleigh Leach	3 Waverley Avenue Helensburgh Argyll And Bute	22/06/2012	O
Jacky Leach	3 Waverley Avenue Helensburgh Argyll And Bute	22/06/2012	O
B Dods	30 Marmion Ave Colgrain Helensburgh G84	09/07/2012	O
B Dods	30 Marmion Avenue Colgrain Helensburgh G84 7JN	23/05/2012	O
Alasdair Anderson	4 Abbotsford Drive Helensburgh G84 7SX	02/07/2012	O
Mrs Rena S Anderson	4 Abbotsford Drive Helensburgh G84 7SX	02/07/2012	O
Iain Harris	4 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Iain Harris	4 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Eileen Harris	4 Cardross Road Helensburgh G84 7JW	22/06/2012	O
William Blackie	4 Marimion Avenue Colgrain Helensburgh G84 7JL	22/06/2012	O
Elizabeth Blackie	4 Marmion Avenue Helensburgh Argyll And Bute	22/06/2012	O
Eamon McCrory	4 Waverley Avenue Helensburgh G84 7JU	11/07/2012	O
Eileen McCrory	4 Waverley Avenue Helensburgh G84 7JU	11/07/2012	O
Mr Hugh Inglis	46 Marmion Avenue Colgrain Helensburgh G84 7JN	23/05/2012	O
Mrs M Inglis	46 Marmion Avenue Colgrain Helensburgh G84 7JN	23/05/2012	O
Jospeh Byrne	5 Ben Bove Drive Helensburgh G84	04/07/2012	O
Cathering Chalmers	5 Ben Bovie Drive Helensburgh G84	04/07/2012	O
Margaret Brown	5 Kenilworth Avenue Helensburgh Argyll And Bute	22/06/2012	O
Elizabeth Bolton	5 Monaebrook Place Helensburgh G84 7JD	04/07/2012	O
Mr J R Bolton	5 Monaebrook Place Helensburgh G84 7JD	05/07/2012	O
Lee Yates	5 Waverley Avenue Helensburgh G84 7JU	05/07/2012	O
Rhona Yates	5 Waverley Avenue Helensburgh G84 7JU	05/07/2012	O
A Duerden	6 Abbotsford Drive Helensburgh Argyll And Bute	12/07/2012	O
P Duerden	6 Abbotsford Drive Helensburgh G84	12/07/2012	O
Mr Robert Montgomery	6 Cardross Road Colgrain Helensburgh	22/06/2012	O
Mr Richard Dickson	6 Kenilworth Avenue Helensburgh G84 7JR	09/05/2012	O
Mrs Anne Dickson	6 Kenilworth Avenue Helensburgh G84 7JR	09/05/2012	O
Mrs Anne Dickson	6 Kennilworth Avenue Helensburgh G84 7JR	20/06/2012	O
Eileen M Dow	6 Moore Drive Helensburgh G84 7LE	18/07/2012	O
Elizabeth M Telfer	6 Moore Drive Helensburgh G84 7LE	18/07/2012	O
Mr George Wallace	6 Talisman Crescent Helensburgh G84 7TD	14/05/2012	O
George Wallace	6 Talisman Crescent Helensburgh G84 7TD	02/07/2012	O
Marlene Wallace	6 Talisman Crescent Helensburgh G84 7TD	02/07/2012	O
J P Hanning	6 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
Mrs A Hanning	6 Waverley Avenue Helensburgh G84 7JU	27/06/2012	O
J Hope	60 Denniistoun Crescen tHelensburgh G84	04/07/2012	O
Don McWalters	62 Marmions Avenue Colgrain Helensburgh G84	04/07/2012	O
Caroline Porter	7 Abbotsford Drive Helensburgh G84 7SX	05/07/2012	O
Graeme Porter	7 Abbotsford Drive Helensburgh G84 7SX	05/07/2012	O
Anna Hart	7 Ashton Drive Helensburgh Argyll And Bute G84	22/06/2012	O
Frank Hart	7 Ashton Drive Helensburgh Argyll And Bute G84	22/06/2012	O
Trevor Evans	7 Kenilworth Avenue Helensburgh G84 7JR	05/07/2012	O
Mary Evans	7 Kenilworth Avenue Helensburgh G84 7RR	05/07/2012	O
Mr F R Thirkell	7 Monaebrook Place Helensburgh G84 7JD	04/07/2012	O
Mrs J Thirkell	7 Monaebrook Place Helensburgh G84 7JD	04/07/2012	O
Edward Graham	7 Waverley Ave Helensburgh G84	02/07/2012	O
Jessie Graham	7 Waverley Ave Helensburgh G84 7JU	29/06/2012	O
Mr I Hogarth	8 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Mr W S Hogarth	8 Cardross Road Helensburgh G84 7JW	22/06/2012	O
Mr Robert Beveridge	8 Kenilworth Avenue Helensburgh G84 7JR	07/05/2012	O
Kirsty And Caron Beveridge	8 Kenilworth Avenue Helensburgh G84 7JR	02/07/2012	O
Mrs M Young	8 Kenilworth Avenue Helensburgh G84 7JR	02/07/2012	O
James Hannah	8 Talisman Crecent North Colgrain Helensburgh	02/07/2012	O
D Noran	8 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
T Mara	8 Waverley Avenue Helensburgh G84 7JU	22/06/2012	O
Lorraine Blyth	9 Abbotsford Drive Colgrain G82 7SX	11/07/2012	O
Timothy Barella	9 Abbotsford Drive Helensburgh G84 7SX	11/07/2012	O

Mrs M Ross	9 Ashton Drive Helensburgh G84 7JT	22/06/2012	O
D A McWalters	9 Monaebrook Place Helensburgh G84 7JD	09/07/2012	O
M Mc Walters	9 Monaebrook Place Helensburgh G84 7JD	09/07/2012	O
P W Boyer	9 Waverley Avenue Helensburgh G84 7JU	05/07/2012	O
S Alison Shearer	Alison M Shearer by email	18/05/2012	O
Samantha Shields	Allandale Cardross Road Helensburgh G84 7JW	02/07/2012	O
Councillor Vivien Dance	Barremman ClynderG84 0QX	25/06/2012	O
Chas A Ward	Drumfork Cottage11 Monabrook Place Helensburgh	03/07/2012	O
M E Farrow	Linderlea 5 Ashton Drive Helensburgh G84 7JT	22/06/2012	O
Matt Shields And Doreen	School House (Former Hermitage Academy)	23/05/2012	O
Iain M Cameron	Torbank 28 Cardross Road Helensburgh	14/05/2012	O
Jan Cameron	Torbank 28 Cardross Road Helensburgh	14/05/2012	O
Councillor J. Robb	27 Redclyffe Gardens, Helensburgh G84 9JJ	24/07/2012	S
Mrs E Kernohan	15 Sunningdale Place, Helensburgh G84 7JB	23/07/2012	O
Janette and Wm Wilkie	12 Moore Drive, Helensburgh	30/07/2012	O
Margaret Bruce	10 Moore Drive, Helensburgh G84 7LE	30/07/2012	O
Mary Horwell	53 William Street, Helensburgh G84 8XY	02/08/2012	O
John Boyle	24 Jeanie Deans Drive, Helensburgh G84 7TQ	02/08/2012	O