

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

SUPPLEMENTARY REPORT 1

1.0 SUMMARY

The purpose of this report is to advise Members of two late representations which have been received in connection with the above planning application and also to advise of an amendment to the proposed conditions.

2.0 ADDITIONAL REPRESENTATIONS

Representations have been received from:

Mrs Jane Worsford, 15 Collins Road, Helensburgh (dated 14/8/12);
Miss Emma Worsford, 15 Collins Road, Helensburgh (dated 14/8/12).

The main points of the letters and my comments on them are noted below:

The proposed housing is out of keeping with the local area and is of a poor design.

Comment: This issue has been addressed in the original Report of Handling.

The social housing appears quarantined off from the rest of the development.

Comment: This issue has been addressed in the original Report of Handling.

The conditions attached to the Dunbritton application appear to be taking the onus off the Council to deliver this essential road link but with no guarantee that it will actually happen.

Comment: The link road is part of the development and is required to address the connectivity of the surrounding residential area. It was originally anticipated that this would be delivered by the John Dickie housing development, however, this planning permission was never implemented. However, in order to give the wider development flexibility in its layout, the condition has been framed to reduce the potential of a road being constructed which would subsequently need to be re-laid in a new position to accommodate the layout of the full development site.

3.0 REMOVAL OF CONDITION No.10

It has come to my attention that condition no. 10 is a request for the same information required by condition no. 3. It is therefore recommended that condition no. 10 be deleted from the conditions should Members be minded to grant this planning application.

4.0 RECOMMENDATION

It is recommended that Members note the above representations which do not change the recommendation in the original report, namely that planning permission be granted. It is further recommended that should Members be minded to grant this application they delete condition no. 10 as detailed in the original report.

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Angus J Gilmour

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20th August 2012