



Agenda

Planning Committee

Date: Wednesday, 23 November 2016

Time: 14.00

Venue: Council Chamber, Clydebank Town Hall,
Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Lawrence O'Neill (Chair)
Provost Douglas McAllister (Vice Chair)
Councillor Denis Agnew
Councillor Gail Casey
Councillor Jim Finn
Councillor Jonathan McColl
Councillor Patrick McGlinchey
Councillor John Mooney
Councillor Tommy Rainey
Councillor Hazel Sorrell

All other Councillors for information

Date of Issue: 11 November 2016

PLANNING COMMITTEE

WEDNESDAY, 23 NOVEMBER 2016

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 - 14

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 26 October 2016.

4 CLYDEBANK BUSINESS PARK PLANNING GUIDANCE 15 - 34

Submit report by the Strategic Lead – Regulatory seeking approval of draft Planning Guidance on Clydebank Business Park.

5 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications.

New Applications:-

(a) DC16/221 – Extension and modification to raised decks (part retrospective) at 7 Milton Hill, Milton by Miss F. McInnes. **35 - 40**

(b) DC16/155 – Change of use of industrial unit (Class 5) to indoor trampoline park (Class 11) including formation of additional car parking at Unit 9, Bleasdale Court, Clydebank Business Park by RMS Leisure Ltd. **41 - 50**

(c) DC16/193 – Use of Units 62-65 and 70-73 as amusement centre, including associated change of use of units 62-65 from retail to amusement centre and change of use of units 66-69 back to retail at Indoor Market, Clyde Shopping Centre, 36 Sylvania Way South, Clydebank by H&H Entertainments. **51 - 58**

6 CONSULTATION ON PROPOSED PAYPHONE REMOVALS 59 - 68

Submit report by the Strategic Lead – Regulatory on the Council’s response to a consultation from British Telecommunications (BT) on the proposed removal of various public telephone boxes.

7 KIRKTONHILL CONSERVATION AREA 69 - 76

Submit report by the Strategic Lead – Regulatory seeking approval of alterations to the boundary of the Kirktonhill Conservation Area.

8 RENEWABLE ENERGY SUPPLEMENTARY GUIDANCE 77 - 123

Submit report by the Strategic Lead – Regulatory seeking approval of Supplementary Guidance on Renewable Energy.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 26 October 2016 at 10.00 a.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jonathan McColl, John Mooney and Tommy Rainey.

Attending: Peter Hessett, Strategic Lead – Regulatory; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader – Development Management; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Interim Manager – Roads and Transportation; Nigel Ettles, Section Head - Litigation and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Lawrence O'Neill and Hazel Sorrell.

Provost Douglas McAllister 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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 21 September 2016 were submitted and approved as a correct record.

PLANNING APPLICATION

A report was submitted by the Strategic Lead - Regulatory in respect of the following planning application.

New Application:-

- (a) **DC15/251 – Development of a recycling sorting facility, recyclables recovery facility, anaerobic digestion facility including junction works to Glasgow Road/Dock Street and associated ancillary work (Variation to**

Conditions 1, 2, 4, 6, 7, 8, 11, 13, 18 and 21 of DC12/143) at Dock Street, Clydebank by Peel Environmental Ltd.

Officers were heard in further explanation of the report and in answer to Members' questions.

The Chair invited Mr Hoyle, representing Peel Environmental Ltd to answer Members' questions, thereafter Mr Hoyle was heard in response to the questions.

Following discussion, Councillor Casey, seconded by Councillor Agnew, moved:-

That the Committee refuse the application on the grounds of impact on the road network and local area.

As an amendment, Councillor McColl, seconded by Provost McAllister, moved:-

That the Committee agree to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 herewith.

On a vote being taken, 4 Members voted for the amendment and 2 Members voted for the motion. The amendment was accordingly declared carried.

ENFORCEMENT APPEAL DECISIONS

A report was submitted by the Strategic Lead - Regulatory advising on the outcome of two enforcement appeals on:-

- (1) Unauthorised change of use of domestic outbuilding to separate dwelling/holiday accommodation and erection of fence at Fisherwood House, Balloch (EP14/047 & EP15/057); and
- (2) Unauthorised change of use of retail units to amusement centre at Units 57-61, Shopping Hall 1, 36 Sylvania Way South, Clydebank (EP15/003)

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Development Management in further explanation of the report and in answer to Members' questions, the Committee agreed to note the outcome of the appeals.

ANTONINE WALL HERITAGE LOTTERY FUND BID

A report was submitted by the Strategic Lead – Regulatory recommending approval of a Stage 1 Heritage Lottery Fund bid for Antonine Wall related projects.

After discussion and having heard the Planning and Building Standards Manager and the Team Leader – Forward Planning in further explanation of the report and in answer to Members' questions, the Committee agreed that:-

- (1) that the Stage 1 bid for Heritage Lottery Fund funding be submitted;
- (2) that authority be delegated to the Planning & Building Standards Manager to decide, in conjunction with the partner organisations whether West Dunbartonshire Council would be best placed to act as lead applicant for the bid; and
- (3) that as part of the project, the Council would support efforts to return artefacts from the Antonine Wall to the local area and expects these efforts to be made as part of the project.

The meeting closed at 11.10 a.m.

DC15/251 – Development of a recycling sorting facility, recyclables recovery facility, anaerobic digestion facility including junction works to Glasgow Road/Dock Street and associated ancillary work (Variation to Conditions 1, 2, 4, 6, 7, 8, 11, 13, 18 and 21 of DC12/143) at Dock Street, Clydebank by Peel Environmental Ltd.

Permission GRANTED subject to the following conditions:-

1. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence until such time as full details of the design and location of all walls and fences to be erected on site have been submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
2. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence until such time as exact details and specifications of all proposed external materials have been submitted to and approved in writing by the Planning Authority, and these materials shall thereafter be implemented as approved.
3. No development shall commence until such time as full details of all hard surfaces have been submitted to and approved in writing by the Planning Authority, and these shall thereafter be implemented as approved.
4. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence until such time as a landscaping scheme for the boundaries of the site has been submitted to and approved by the Planning Authority. Such schemes shall take account of BAA Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp), and shall include details of the maintenance arrangements. The approved landscaping shall thereafter be implemented not later than the next appropriate planting season after the opening of the waste management facility (or, in the case of landscaping which serves a noise attenuation function, not later than the opening of the facility), and the landscaping shall thereafter be maintained in accordance with the approved arrangements.
5. The development hereby approved shall not be brought into use until such time as a Routeing Management Plan for heavy goods vehicles travelling to and from the development has been submitted to and approved in writing by the Planning Authority, and implemented by the site operator. Such Plan shall include measures to ensure that (other than vehicles collecting waste from local households and businesses etc.), access and egress to/from the development site shall wherever possible be confined to the following main roads:
 - (a) A814 Dumbarton Road, thence Anniesland Road to Anniesland Cross

- (b) A814 Dumbarton Road/Victoria Park Drive South to Clydeside Expressway or A739 Clyde Tunnel
 - (c) A814 Glasgow Road, thence either A8014 Kilbowie Road or A814 Dumbarton Road and Mountblow Road to A82 Great Western Road/Erskine Bridge. The Plan shall include measures for monitoring to ensure that the approved strategy is being adhered to.
- 6. No development shall commence until such time as details of a pedestrian/cycle crossing facility on Dock Street for use by persons using the cycle track along the former railway line have been submitted to and approved in writing by the Planning Authority. Such crossing shall be completed prior to the commencement of use in Area B development in accordance with the approved plans.
- 7. No built development shall commence in Area B as identified on Drawing 1751-01-03 until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - (a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether such contamination originates on the site);
 - (b) An assessment of the potential risks (where applicable) to groundwater, surface water, human health, ecological systems, archaeological sites and property;
 - (c) An appraisal of remedial options including a detailed remediation scheme based on the preferred option.
- 8. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of built development in each development area, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved by the Planning Authority.
- 9. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

10. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
11. No development shall commence in Area B as identified on Drawing 1751-01-03 until such time as details of the SUDS and its maintenance following installation for that specific development area have been submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that the contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS shall thereafter be formed and maintained on site in accordance with the approved details prior to the facility being operational.
12. The noise attenuation/soundproofing measures detailed in the approved noise impact assessment shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.
13. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noisesensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless approved in writing by the Planning Authority.
14. 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
15. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimize the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared

by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

16. The recycling facility shall not commence operation until such time as all of the measures to safeguard local air quality and to minimise the risk of dust and odour have been fully implemented in accordance with the approved air quality impact assessment, and all such measures shall be retained thereafter.
17. In the event of complaints of odour or dust arising once the development is operational, the site operator shall investigate any such complaints and shall submit a report to the Planning Authority detailing the source of the problem and the measures proposed (which shall be all measures that are reasonably practicable) to prevent its recurrence. Such measures once approved shall be implemented immediately.
18. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall take place on site until such time as details of all external lighting (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) have been submitted to and approved in writing by the Planning Authority. Lighting shall be designed to avoid light nuisance for residential properties and to avoid impaction upon the effectiveness of approach lighting for Glasgow Airport. Such lighting shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
19. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 `Potential Bird Hazards from Building Design`. The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.
20. No deliveries of waste or recyclable material and no collections of material from the site shall take place out with the hours of 0700 hours to 1900 hours.
21. Other than works associated with the construction of the site access as shown on Drawing 1751-01-02, no built development shall commence until such time as the following have been submitted to and agreed in writing by the Planning Authority:

- (a) a Construction Environmental Management Plan, which shall include details of mitigation measures to protect the water environment during the construction phase, including the provision of sacrificial SUDS;
 - (b) an Environmental Management Plan, which shall include details of the treatment of runoff from the digester storage and effluent treatment facility;
 - (c) a Site Waste Management Plan; and
 - (d) a revised Site Surface Water Management Plan, having regard to the comments contained in SEPA's letter dated 21 September 2012 (attached) The development shall thereafter be implemented and operated in accordance with these approved plans unless otherwise approved in writing by the Planning Authority.
22. For the avoidance of doubt, "built development" is defined as any works required to form any buildings, internal roads, service/access yards, weighbridges, plant equipment, tanks or landscaping in the area identified as Development Area B on Drawing No.1751-01-03 but does not include any works necessary to remediate Development Area B.
23. Notwithstanding the details of the approved plans, in the event that prior to the formation of the new access being implemented the Planning Authority notifies the developer of the emergence of detailed proposals for significant road improvements on Dock Street, the developer shall be required to make such reasonable alterations to the detail of the new junction as may be agreed with the Planning Authority at that time.

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 23 November 2016**

Subject: Clydebank Business Park Planning Guidance**1. Purpose**

- 1.1** To seek approval of draft Planning Guidance on Clydebank Business Park.

2. Recommendation

- 2.1** It is recommended that the Committee approves Appendix 1 as draft Planning Guidance on Clydebank Business Park and that it is published for consultation.

3. Background

- 3.1** The Scottish Government Circular on Development Planning advises that local authorities may issue non-statutory planning guidance. This may be used to provide detail on a range of subject areas, and is particularly useful when an issue arises during the lifecycle of a Development Plan, and there is not the appropriate hook in the Plan to allow statutory Supplementary Guidance to be prepared. Non-statutory planning guidance does not form part of the Development Plan, but may be a material consideration in terms of considering a development proposal.

4. Main Issues

- 4.1** Over recent years the Council has received increased interest from non-industrial/business uses to locate within industrial areas. Planning applications and enquiries have been received for uses such as nurseries, soft play and gymnasiums within existing business premises. The Planning Committee has recently approved applications for a gymnastics studio and a soft play facility in Clydebank Business Park indicating a move towards a more flexible approach to alternative uses in industrial/business areas.
- 4.2** In light of the above, Planning Guidance has been prepared to offer additional guidance on how the Council's Local Development Plan Policy should be applied when considering proposals for non-industrial/business uses in Clydebank Business Park. The Business Park has been the focus of a number of proposals for non-industrial/business uses and is considered to be the preferred location for piloting a more flexible approach to allowing such uses, primarily owing to its proximity to the town centre and public transport, and because it does not have a significant level of heavy industrial or distribution uses. The guidance will assist the Council in determining

applications and will also provide greater certainty to potential applicants. The guidance is set out in Appendix 1 for approval.

- 4.3** In preparing the guidance, the following research was undertaken:
- A survey of existing businesses in respect of their attitudes towards alternative uses in Clydebank Business Park was undertaken with respondents submitting their answers via an online questionnaire. Approximately 18% of the businesses surveyed provided a response.
 - An analysis of unit sizes and availability within the Business Park.
 - An accessibility analysis to identify areas of the Business Park within reasonable walking distance (400 metres) of Singer rail station and the nearest bus stops on Kilbowie Road.
 - A benchmarking exercise with other local authorities on how they approach this issue.

- 4.4** The guidance sets out how the criterion of policy GE2 of the Local Development Plan should be applied when assessing alternative uses in Clydebank Business Park. Key points of the guidance are:
- The preferred use of the Business Park remains industrial and business uses.
 - No support for retail (unless to trade), financial and professional services and residential uses in the Business Park
 - Increased flexibility offered to food and drink uses (which serve the Business Park), non-residential institutions (such as educational uses) and assembly and leisure (such as gyms), within the area to the east of Symington Drive.

Next Steps

- 4.5** The guidance will be published for a consultation of at least 4 weeks. Any comments received will be reported back to Committee along with a proposed finalised version of the guidance.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** There are no financial issues associated with this report.

7. Risk Analysis

- 7.1** It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

- 8.1** A screening has been undertaken and no equalities issues have been identified.

9 Strategic Environmental Assessment

- 9.1** A pre-screening notification has been sent to the SEA Gateway. However, the guidance is not considered to have any significant environmental impacts, so it is not anticipated that an SEA will be required.

10. Consultation

- 10.1** The views of businesses within Clydebank Business Park were sought during the preparation of the guidance. The views of the Council's Economic Development Service were also sought. The draft guidance will be subject to a period of consultation before being brought back to Committee for approval.

11. Strategic Assessment

- 11.1** The guidance is considered to support the Council's strategic priority of improving economic growth and employability.

Peter Hessett
Strategic Lead - Regulatory
Date: 9 November 2016

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Appendices: Appendix 1 – Draft Planning Guidance on Clydebank Business Park

Background Papers: None.

Wards Affected: Ward 6 – Clydebank Waterfront

Planning Guidance for alternative uses in Clydebank Business Park

1. Introduction

Over recent years the Council has received increased interest from non-industrial/business uses to locate within Clydebank Business Park. Planning applications and enquiries have been received for the change of use of existing premises to uses such as nurseries, soft play and gymnasiums. This has raised issues about whether these are suitable uses to locate within a business/industrial area in terms of their impact on existing uses and the impact on the availability of property for industrial and business uses.

This document offers additional guidance on how the Council's Local Development Plan should be applied when considering proposals for such uses. It will assist the Council in determining applications and will also provide greater certainty to potential applicants.

2. Alternative Uses: Defining the Issue

This Guidance uses the term 'industrial/business uses' to refer to the following uses from the Town and Country Planning (Use Classes) (Scotland) Order 1997:

Use Class 4 – Business

Use Class 5 – General Industry

Use Class 6 – Storage and Distribution

In this guidance, the terms 'non-industrial/business uses' and 'alternative uses' is used only to refer to:

Class 3 – Restaurants and cafes – where its primary trade will be drawn from the Business Park

Use Class – 10 – Non-residential institutions e.g. nursery, training/education centre

Use Class 11 – Assembly and leisure e.g. gymnasium, sport arena,

3. Clydebank Business Park

Clydebank Business Park was built on part of the site of the former Singer Sewing Machine factory which closed in 1980. The site was identified as an Enterprise Zone in 1981 and the business park developed to provide industrial and business accommodation for such uses.

It is located centrally within Clydebank, adjacent to the town centre and Clyde Shopping Centre. It is easily accessible by public transport with Singer rail station sitting immediately adjacent to the north, and Clydebank rail station within walking distance to the south. A frequent bus service runs along Kilbowie Road at the eastern entrance to the Business Park, with more services available within walking distance from locations within the town centre.

Road access is also good with Kilbowie Road linking to the A82 and A814 which provide access to the rest of Clydebank and the West Dunbartonshire area, Glasgow City Centre and via the Erskine Bridge and Clyde Tunnel to the wider trunk road network.

Map1: Clydebank Business Park location and transport links



The Business Park is now predominantly occupied by Business (Use Class 4), General Industry (Use Class 5) and Storage and Distribution (Use Class 6) uses. Business types range from small local businesses to national and international organisations such as the Clydesdale Bank and Northern Marine. Business units range in size from under 100sq.m up to 8,000 sq.m.

The Business Park is in multiple ownership, with business units and common areas in different private ownerships. The Council does not own or manage property within the Business Park.

4. Policy context

Scottish Planning Policy states that planning should address the development requirements of businesses and enable key opportunities for investment to be realised. Planning can support sustainable economic growth by providing a positive policy context for development that delivers economic benefit.

It also states that where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of

viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site.

Scottish Planning Policy also identifies town centres as the preferred location for uses attracting significant number of people including retail and commercial leisure, offices, and community and cultural facilities.

The **West Dunbartonshire Local Development Plan (Proposed Plan)** applies Policy GE2 to existing industrial and business locations in the Council area, including Clydebank Business Park. The purpose of Policy GE2 is to protect these locations for economic activity and growth, particularly for Use Class 4, 5 and 6 uses, and to manage the level of alternative uses within business and industrial areas. Policy GE2 states that development of Use Class 4, 5 and 6 uses will be supported within the existing business and industrial areas identified on the Proposals Map. Proposals for alternative uses will be assessed with regard to:

- a) the impact on the operations of existing uses in the area;
- b) the impact on the suitability of the area for future industrial and business investment;
- c) the impact on the availability of land and buildings for business, industry or storage and distribution uses;
- d) the cumulative impact of non-Use Class 4, 5 & 6 uses with regard to the above considerations;
- e) the availability of other locations for the proposed use;
- f) the positive contribution the proposed use can make to the area

Policy SC3 states that town centres are the preferred location for new leisure uses. The Plan's strategy for Clydebank town centre includes support for improving the evening economy and leisure offer.

The Council's **Economic Development Strategy 2015-2020** establishes key strategic priorities including stimulating economic investment and growing the business base, and creating an inclusive and prosperous place where people choose to live, work and invest. For Clydebank Business Park, the strategy indicates that the possibility of a Business Improvement District will be investigated.

5. Current situation

Alternative uses

The predominant existing uses within the Business Park are industrial and business (Use Classes 4/5/6). However a number of non-industrial/business uses have been established including a café, dog care/training service, sport/fitness uses, children's nursery and a soft play centre. Table 1 and Map 2 show the number and spread of these non-industrial uses.

Table 1: Breakdown of alternative uses

Type	No. of units
Use class 3 - Food & drink	1
Use class 8 - Residential institution	1
Use class 10 - Non-residential institutions	2
Use class 11 - Leisure	4
Total	8

Map 2: Use Classes in Clydebank Business Park



Unit sizes and vacancies

There are a range of different unit types and sizes in the Business Park. Table 2 identifies the number of units available within different size bands. Vacancies exist in greatest number and at the highest rate in the 100-500 sq.m size band. Vacancies exist in all the other size bands but in less number and not as high a rate. The majority of vacancies sit to the front (east) of the Business Park.

Table 2: Breakdown of unit sizes (September 2016)

Size band (sq.m)	No. of Units	Vacant units	Vacancy rate
<100	20	3	15%
100-500	82	26	32%
500-1000	14	2	14%
>1000	26	6	23%

Total	142	37	26%
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6. Research

Survey of Business Park businesses

The Council undertook a survey of Clydebank Business Park businesses in September 2016. The survey results provide information on the attitude of existing Clydebank Business Park businesses towards alternative uses and vacancies within the Business Park. Full details of the survey and the results are set out in Appendix 1. Some headline findings are included below.

Alternative uses

- The majority of respondents agree that alternative uses can provide convenient services for the Business Park and that they also contribute to an active and lively business park.
- The majority of respondents do not think that alternative uses detract from the character of the Business Park or introduce conflict with the operations (non-traffic) of existing businesses.
- Some concern is expressed that certain alternative uses introduce conflict with traffic related operations of existing businesses.
- The majority of respondents are unconcerned about the existing level of non-industrial/business uses in the Business Park.

Vacancies

- The majority of respondents agreed or strongly agreed that vacant units detract from the character of the business park, attract anti-social behaviour and vandalism and present a negative image to customers and clients.

Other Issues

- On street parking is causing difficulty for other road traffic.

Quotes

‘Anything that will help the local economy. Times are changing and the market needs to adapt to change’

‘Anything involving children besides industrial business is always going to provide a possible conflict’

‘Welcome the forward thinking in this exercise in trying to attract a broad spectrum of users to the business park...’

‘Where else would you want businesses to go that don’t fit a certain criteria’

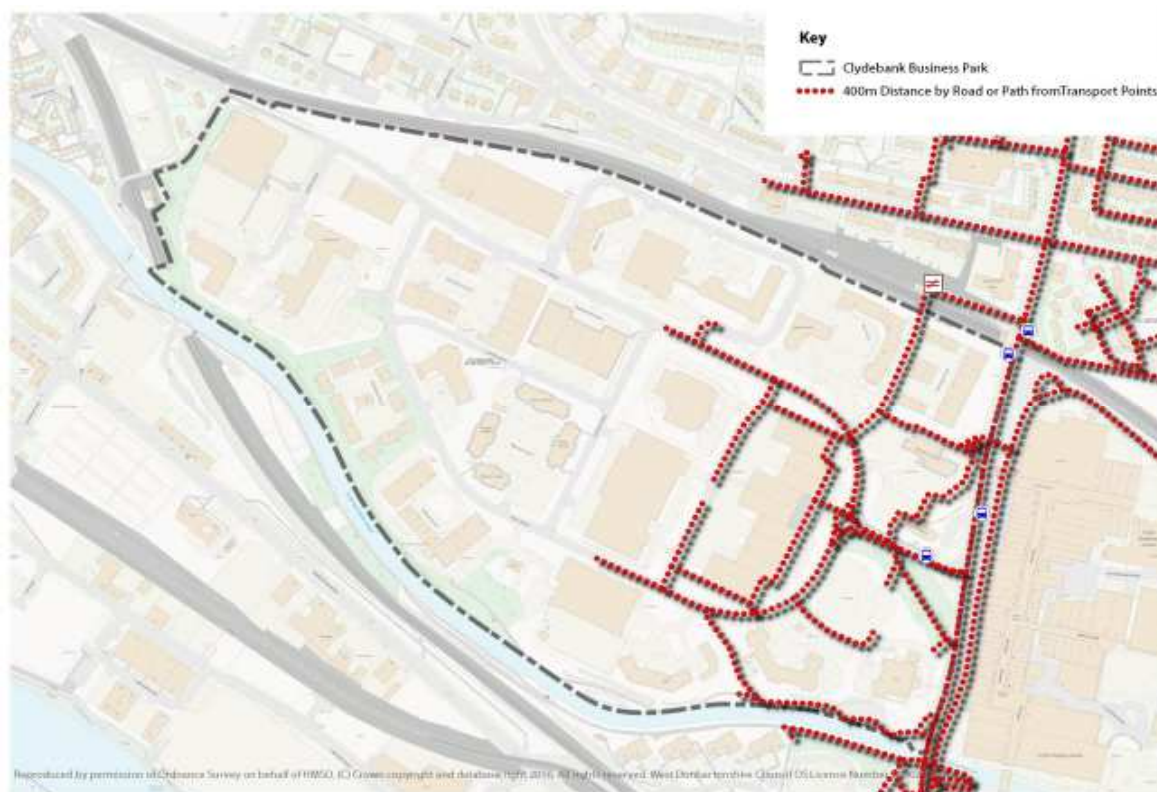
Conclusions from survey

The survey indicates a majority opinion within existing businesses in favour of alternative uses within the business park and support for the level of vacancy to be addressed. There are concerns around on-road parking within the Business Park, although this is not specifically connected to alternative uses.

Accessibility

The Local Development Plan policy encourages all development to be easily accessible by active travel or sustainable means of transport, thereby reducing the need to travel by private car. Policy SD3 outlines that significant travel generating uses should locate within 400 metres of the public transport network. Map 3 identifies those areas of the Business Park within 400 metres of Singer Station and the nearest bus stops on Kilbowie Road. All of the units to the front to the east of Symington Drive, and some units to the east of Whitworth Drive fall within 400 metres of public transport facilities.

Map 3: Accessibility to public transport



Approach in other Local Authority areas

Other local authorities within the Glasgow and Clyde Valley city-region were approached to ascertain whether they had received similar pressure for alternative uses in business and industrial locations and how they had addressed it. Responses were received from South and North Lanarkshire Councils and Renfrewshire Council.

South Lanarkshire Council have adopted a hierarchy of industrial and business areas which includes 'other employment land use areas' where they are taking a more relaxed approach to non-use class 4/5/6. These are areas where there is a pressure for other uses and high levels of vacancy and where there has been a subsequent change in character from predominantly industrial and business to areas

with a wider range of uses. In allowing more flexibility the Council expect this will in turn help to stimulate the local economy. Proposals still require to be assessed against a criteria led policy. Residential and retail uses (where retail will undermine existing towns/villages) are not considered acceptable, and that the proposed uses would not prejudice the operation of adjoining businesses.

North Lanarkshire Council has also experienced pressure for alternative uses in business and industrial areas including for gyms, trampoline centres and dance studios. Following a charrette process to develop a new policy framework for industry and business, the Council has identified areas where it can classify what facilities would be acceptable through guidance. This includes areas which could be re-designated as mixed-use neighbourhoods (including housing) and informal/unplanned commercial areas outwith town centres which could be re-conceived as appropriate for most non-residential uses. They have also encompassed some older industrial areas into their town centres which could accommodate these uses and therefore allow more flexibility.

Renfrewshire Council has introduced a Simplified Planning Zone for the Hillington area which has relaxed planning restrictions within an industrial/business location. The focus of the Simplified Planning Zone scheme is on core business and employment uses, the Scheme also recognises the opportunity to introduce further complementary and non-conforming uses such as small scale retail and leisure uses and motor vehicle sales operations (with the retail/leisure uses to serve the existing organisations and make the park more sustainable and attractive for investment).

The information from other local authorities highlights that there is a trend towards a more flexible approach for alternative uses in certain industrial and business areas, whilst it is appropriate that other areas remain solely for business/industrial use. This approach is supported by Scottish Planning Policy which a wider range of viable business or alternative uses where existing business sites are underused.

7. Application of Local Development Plan Policy GE2 criteria

Policy GE2 of the Local Development Plan supports the development of Use Class 4, 5 and 6 uses within the existing business and industrial areas and sets out the criteria for assessing proposals for alternative uses in these areas. Based on the survey and research information included in this guidance, a more flexible approach towards the location of certain non-industrial/business uses within Clydebank Business Park will be adopted. However, having regard to the location of vacancies and the accessibility information, the Council will only support proposals for non-industrial/business uses to be located to the east of Symington Drive as identified on Map 4.

Map 4: Area identified for the location of non-industrial/business uses



a) Would the use have an impact on the operations of existing uses in the area?

The Council shares the view of the majority of respondents from across a range of business size and types that non-industrial/business uses have limited impact on the operations of existing businesses. Therefore, only in exceptional circumstances where there is clear evidence that there would be an adverse impact on an existing industrial/business use, would an alternative use be refused on these grounds.

However, the Council does have concerns about the safety of users of alternative uses within industrial/business areas, particularly of child-focused uses, and survey evidence suggests that there is a general concern with regards to parking in the Business Park, particularly on-road parking. Therefore the Council will require proposals for alternative uses to provide dedicated parking in close proximity to the unit proposed for the alternative use, and which avoids conflict with traffic associated with other uses in the Business Park. Where parking areas are shared with other uses, different hours of operation will be a consideration. The Council will also require for a suitable walking route to the unit from public transport nodes to be demonstrated. Any traffic impacts and parking requirements should be discussed and agreed with the Council.

b) Would the use have an impact on the suitability of the area for future industrial and business investment?

There is no research or evidence to support that the introduction of alternative uses has a detrimental impact on the suitability of an area's future for industrial/business development. However, a consideration will be the impact of any particular alternative use, or cluster of alternative uses on the quality and character of the Business Park.

c) Would the use have an impact on the availability of land and buildings for business, industry or storage and distribution uses?

The primary purpose of Clydebank Business Park remains business and industry. The Council will seek to retain a supply of units for these uses in preference to other uses. Therefore, the Council will not support an alternative use in any unit that would result in there being no vacant units remaining in any of the size bands identified in Table 2.

d) Would there be a cumulative impact of non-use Class 4, 5 & 6 uses with regard to the above considerations.

Consideration will be given to whether the overall level of non-industrial/business uses is having an impact on operations, status and suitability of existing and proposed industrial/business use. The primary purpose of this business park for industrial/business use will remain.

e) Is there availability of other locations for the proposed use?

The Council's preferred location for new leisure and public service uses will remain Clydebank town centre. Clydebank's edge of centre commercial centres (Clyde Retail Park and Kilbowie Retail Park) will be sequentially preferable for these uses. Applicants for non-business and industrial uses within Clydebank Business Park should always demonstrate that they have considered available premises within the town centre and retail parks, and justify why they are not suitable. There will be no requirement to consider premises in other locations.

In some circumstances it is accepted that premises within Clydebank town centre and its commercial centres may not be suitable for alternative uses. When considering the suitability of alternative premises cognisance will be given to the operational requirements of the proposed use with regard to physical requirements and hours of operation.

f) What positive contribution would the proposed use make to the area?

There is a strong preference for vacant units to be occupied as they detract from the character of the Business Park, present a negative image to customers and clients and attract anti-social behaviour and vandalism. Therefore the occupation of a vacant unit by a non-industrial/business use will be viewed positively except under the circumstances set out under criterion c.

Alternative uses can also be complementary to existing Business Park businesses and employees providing convenient services.

8. Conclusion

This guidance offers the following key points in respect of non-industrial and business uses within Clydebank Business Park:

- Scottish Planning Policy supports a wider range of alternative uses where existing business sites have become underused
- The majority of Business Park businesses that responded to the survey are not concerned about non-industrial/business uses locating there, and certain uses are seen as complementary to the Business Park.
- There are vacant units available to accommodate non-industrial/business uses without impacting on the supply of units for industrial/business uses, and a strong preference within the businesses surveyed for vacant units to be occupied.
- The Council will direct non-industrial/business uses to the east of Symington Drive and require dedicated parking for non-industrial/business uses, and particularly for child-focused uses.

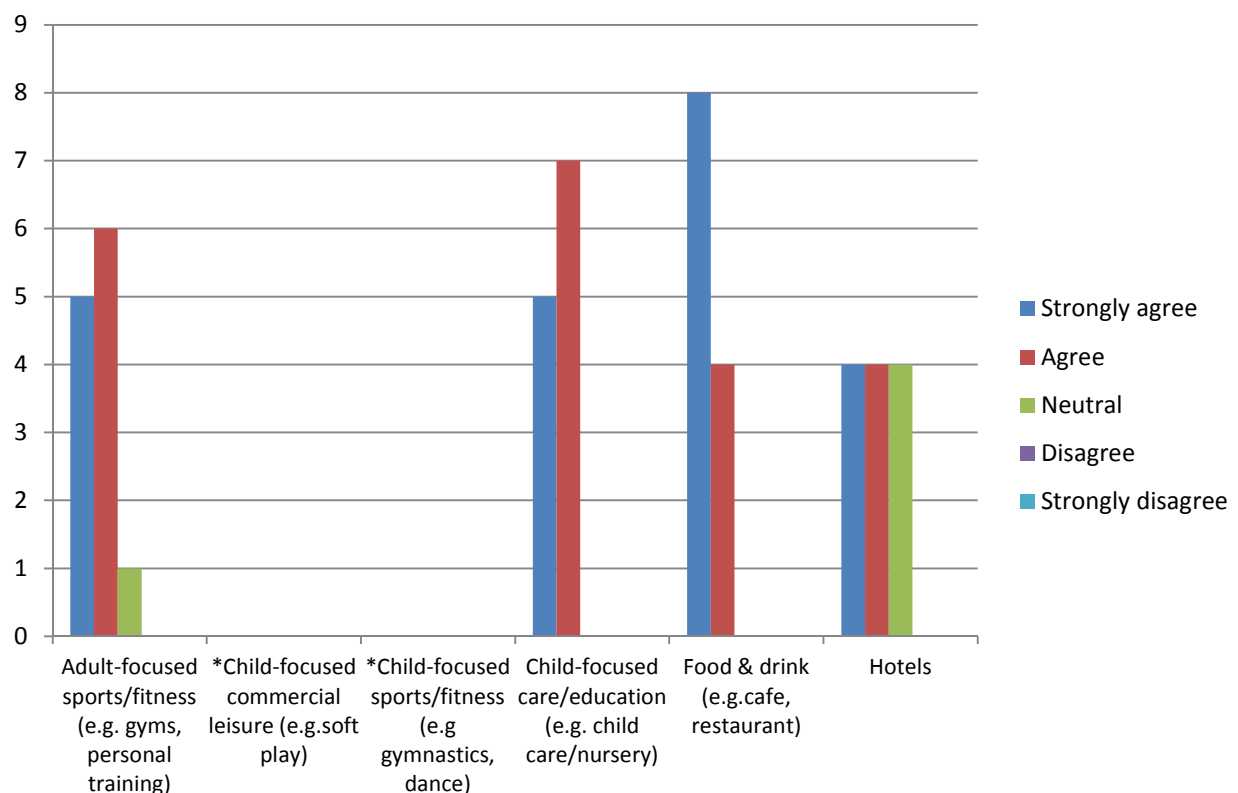
Appendix 1 – Online Questionnaire for Clydebank Business Park

In preparing the planning guidance for non-industrial/business uses in Clydebank Business Park, existing businesses were invited to complete an online questionnaire via Survey Monkey. The purpose of the survey was to ascertain the opinions of existing businesses towards non-industrial/business uses and vacant units within the Business Park. Letters were hand delivered to all occupied units within the Business Park providing the link to the survey and inviting businesses to complete it.

18% of the businesses who were invited to take the survey responded. Responses came from a range of different business types (business/industrial and alternative uses) and sizes (independents and multi-nationals).

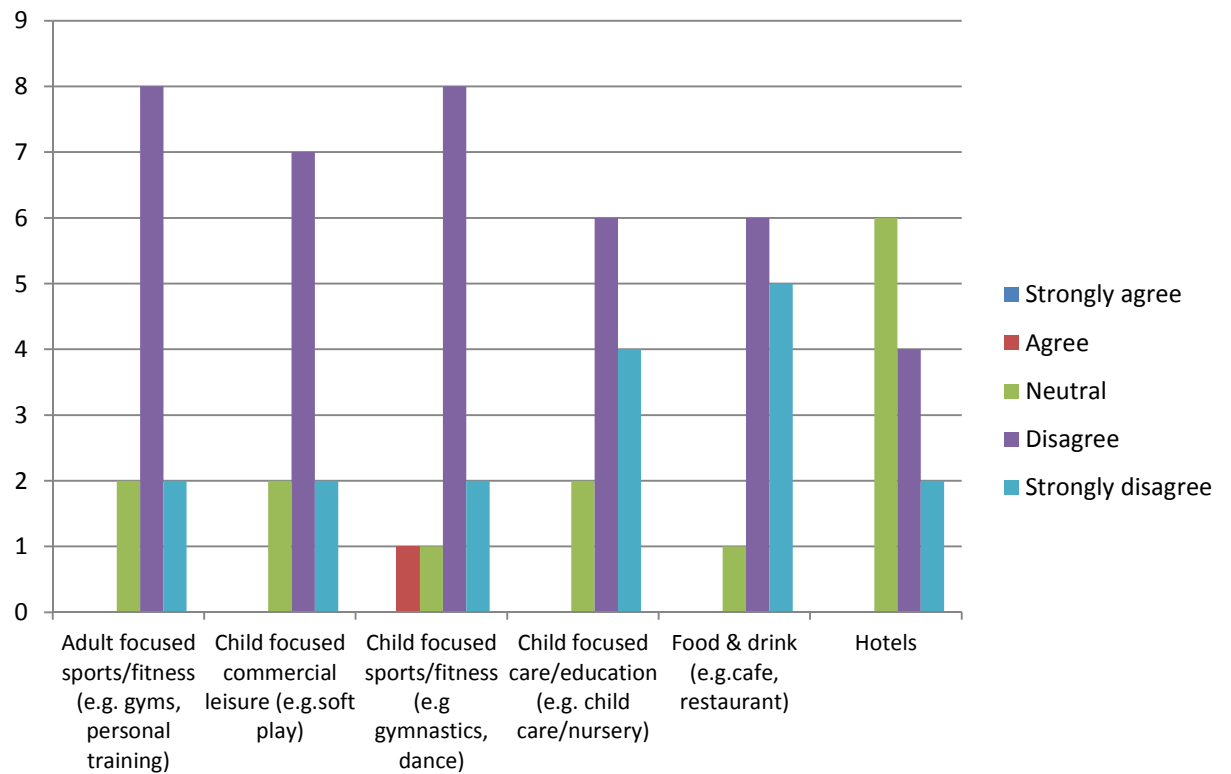
Businesses were asked to agree/disagree with a number of statements relating to different alternative uses and vacant units. The results of survey are set out below.

1. They provide convenient services for business park businesses/employees.

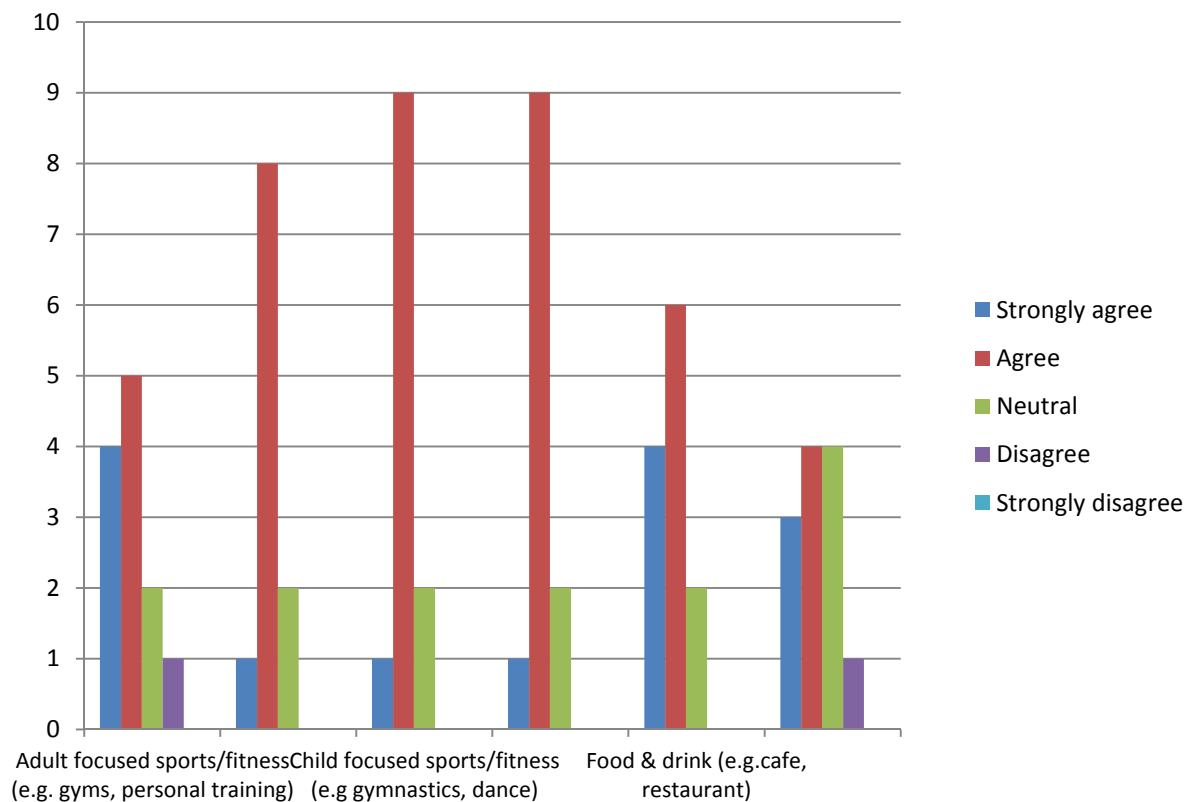


*Statement not applicable to child-focused commercial leisure and child-focused sports/fitness uses.

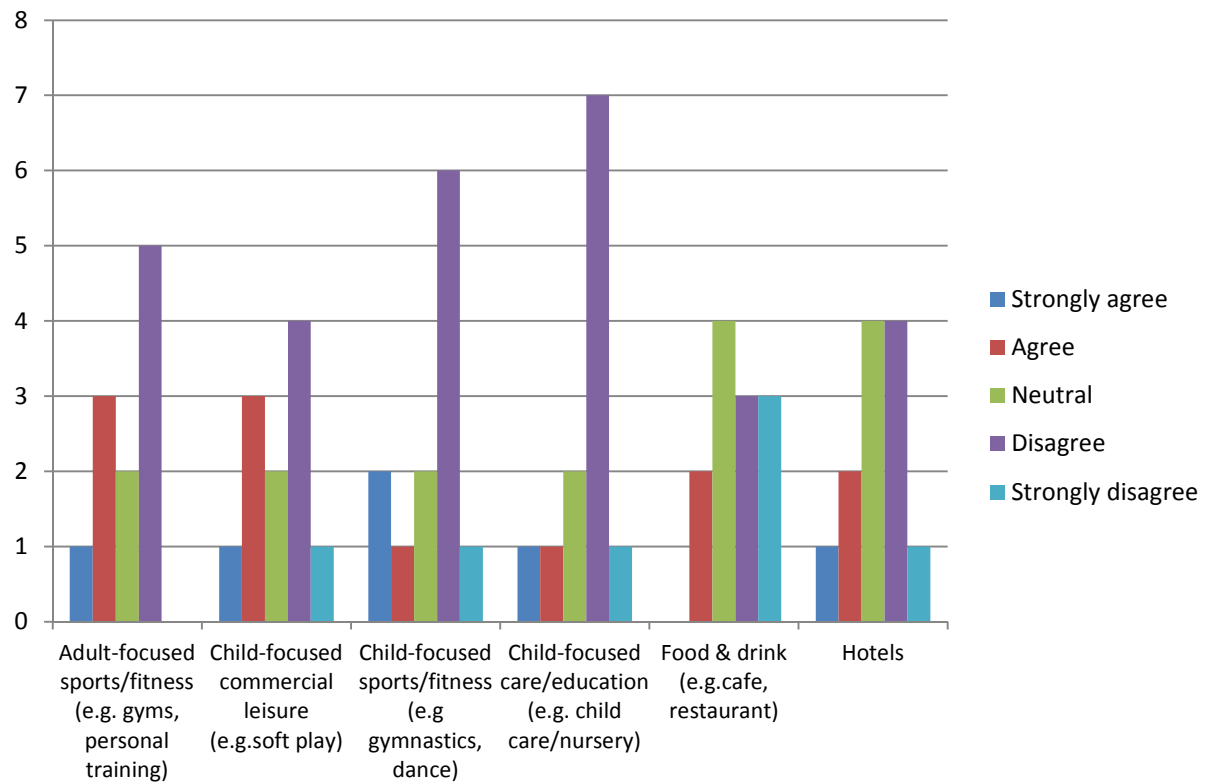
2. They detract from the character of the business park.



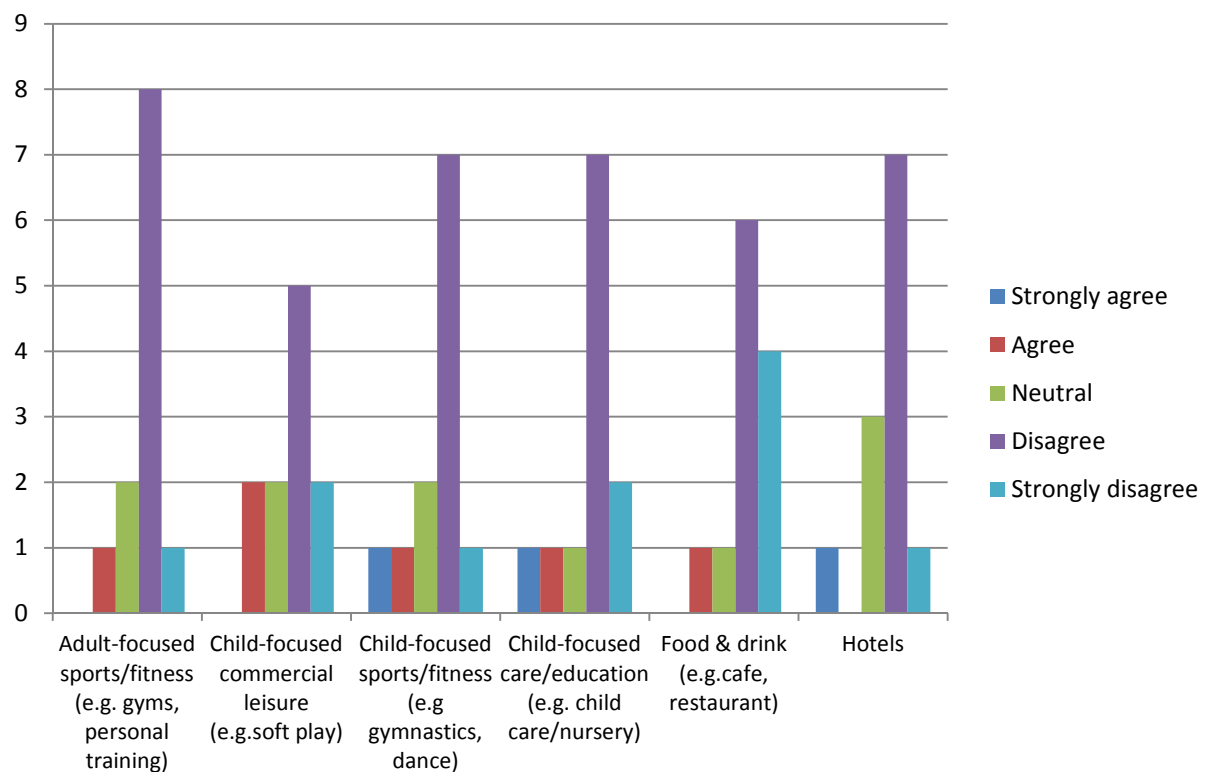
3. They help to fill vacancies.



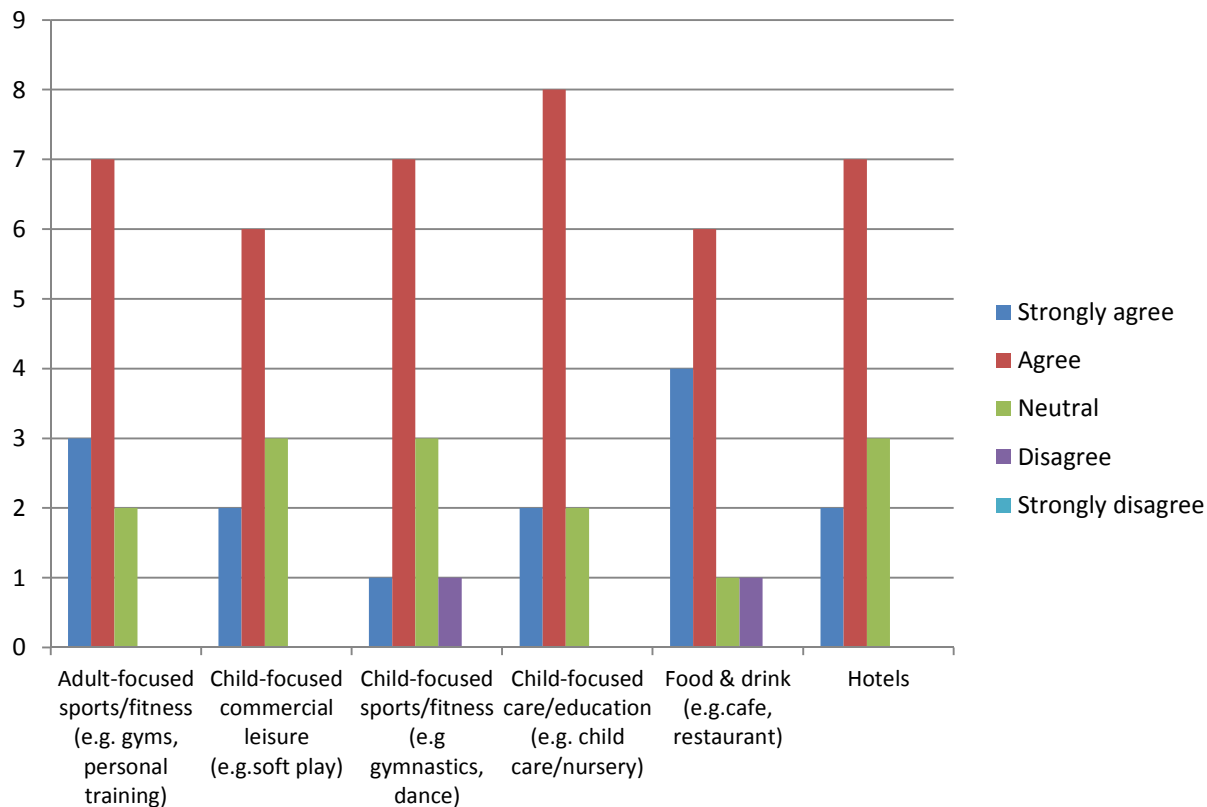
4. They introduce conflict with the operations of existing businesses – traffic related.



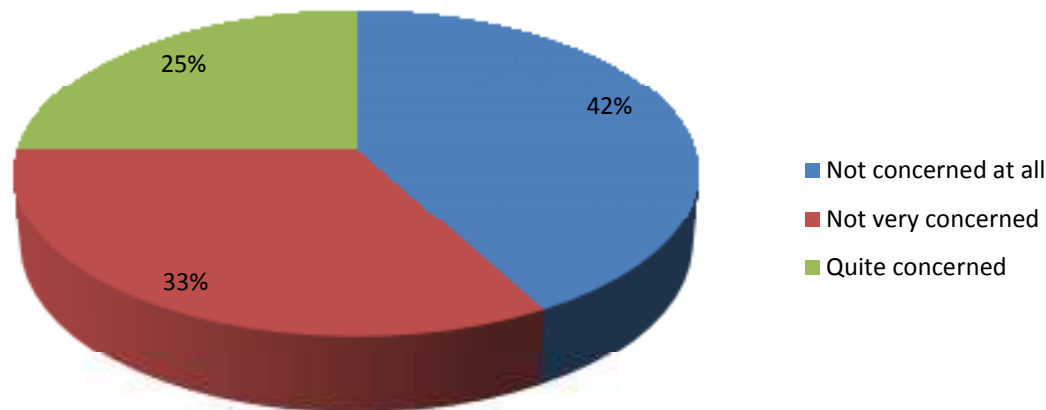
5. They introduce conflict with the operations of existing businesses – other



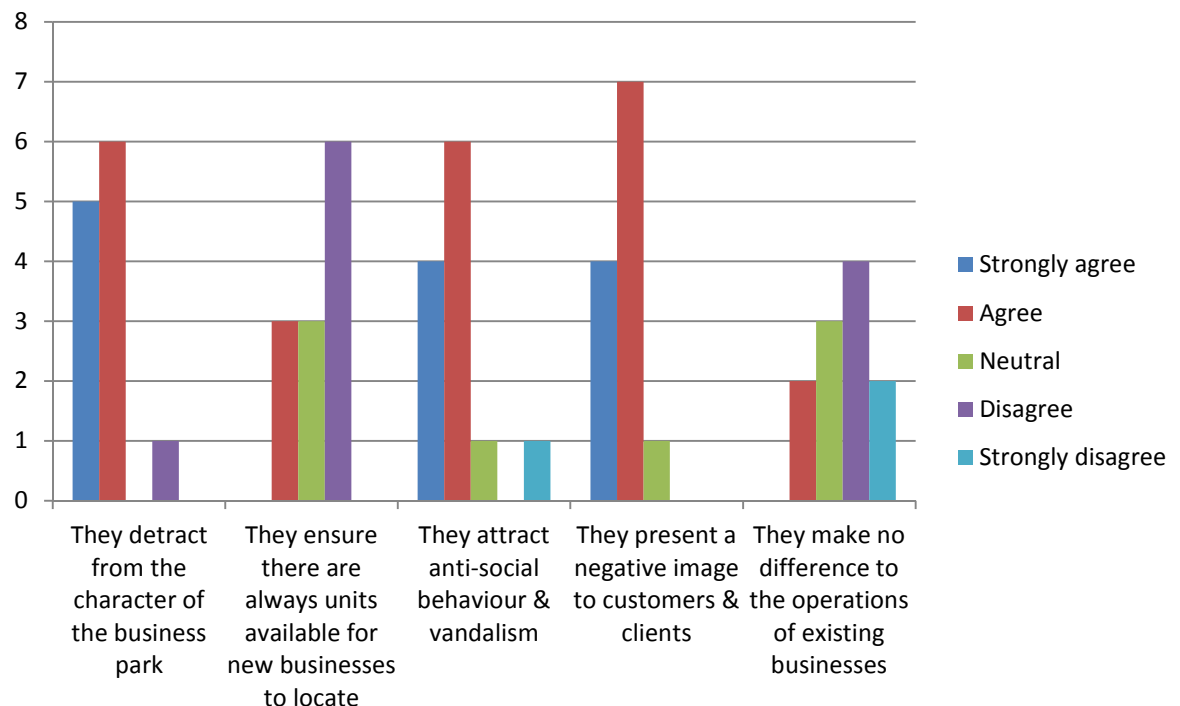
6. They contribute to an active and lively business park.



7. To what extent are you concerned about the existing level of non-industrial business uses in Clydebank Business Park?



8. Do you agree or disagree with the following statements about vacant units within Clydebank Business Park?



9. Are there any other uses you would welcome/like to see in Clydebank Business Park?

- Dry cleaning/ car wash/dedicated community police wardens
- Soft Play areas, Rock Climbing, Child minding, Florist
- Have public transport service the whole of the estate rather than buses having a terminus at the entrance - they could go round North / South Avenue
- Snack van or more eating places. Small convenience store would be handy. Beautician/hairdressers where workers might use in their lunch break.
- Improved access and exit to park
- Anything that will help the local economy. Times are changing and the market place needs to adapt to change.

10. Do you have any further comments to in relation to non-industrial/business uses within Clydebank Business Park?

1. Additional entry/exit route
2. Potential for overprovision of certain alternative uses.
3. Sort out the parking. Many parked cars on North and South Avenues with spaces available in adjacent car parks. Stop buses parking in front of business park directory board and post boxes.

4. 1. Anything involving children beside industrial business is always going to provide a possible conflict. Not against per say, just an observation. 2. Car parking facilities are inadequate. The parking on the road on North Avenue is a real problem and seems crazy given there is an ambulance response unit based just off of it, accidents waiting to happen.
5. Inconsiderate Parking is becoming a real issue for our operations from the business park
6. I welcome the forward thinking in this exercise in trying to attract a broad spectrum of users to the business park and avoid the boom or bust scenario that I have witnessed over the past 5 years
7. Parking is the main concern - when heavy goods vehicles are having to navigate past parked cars especially at call centre in South Avenue
8. Lighting could be made better and more CCTV cameras should be in place
9. Where else would you want businesses to go that don't fit into a certain criteria. As a new business in the park we have been made very welcome by our neighbours. There is very good infrastructure in place to allow safe access and egress from the estate on foot and by car so there should be no reason not to allow businesses to move here.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 23 November 2016

DC16/221

Extension and modification to raised decks (part retrospective) at 7 Milton Hill, Milton by Miss F. McInnes.

1. REASON FOR REPORT

- 1.1** The application is subject to an objection from Bowling and Milton Community Council and recommended for refusal. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Committee.

2. RECOMMENDATION

- 2.1** **Refuse** planning permission and serve an enforcement notice to ensure that the unauthorised decking structure is removed.

3. DEVELOPMENT DETAILS

- 3.1** This is a detached two storey house located within the 'Auchintorlie' housing estate. There are 9 houses, known locally as the 'stilt' houses, many of which have a raised deck which provides external access directly from the outside ground area to the first floor. There are no formal boundaries such as fences, hedges or walls to delineate boundaries between the houses as they have been situated within an open-plan estate.
- 3.2** The proposal is for an extension (part retrospective) to an existing raised deck (L7.16m x W3.69m x H2.6m) at the east side of the house. The deck extension would be a continuation of the existing deck and measures 3.51m in length and 4.29m in width and sits 2.6m above ground level. The deck would be enclosed by a 1.1m high balustrade. The frame, joists and one vertical support for the deck have already been erected. The design of the 3 no. glass panels at the front of the deck would replicate the original form of the three windows on the first floor and extend along the entire length of the extended deck. The deck would be slightly wider (0.59m) than the existing deck in order to allow the area below to be used as a car port.

4. CONSULTATIONS

- 4.1** None.

5. REPRESENTATIONS

- 5.1** Two objections have been received including one from Bowling and Milton Community Council and an adjacent resident. The grounds for objection are summarised as follows:
- Loss of privacy of neighbours;
 - It is contrary to the Policies of the Local Plan;
 - It does not comply with Scottish Government Guidelines;
 - It is contrary to Protocol 1 Articles 1 and 8 of the Human Rights Act;
 - The ground is common property.
 - The location plan is incorrect

These issues are discussed in Section 7.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is located within an Existing Residential Area, where Policy H5 seeks to protect and enhance the local character and residential amenity. In particular, proposals for development within existing residential areas should be of a scale and character appropriate to the neighbourhood. Policy GD1 requires new development to be of high quality design and respect the character and amenity of the area. Whilst the design and materials proposed are sympathetic to the house design, the proposal would create adverse residential amenity issues for the adjacent house, whereby there would be an unacceptable level of overlooking. These issues are fully considered and discussed in Section 7 below, whereby it is concluded that the proposal would be contrary to policies H5 and GD1 of the Local Plan.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within an Existing Neighbourhood where Policy BC4 seeks to prevent any development that would significantly harm the residential amenity, character or appearance of the area. In the supporting information for the policy, particular reference is made to decking, which would generally

be acceptable except in circumstances where there is a significant adverse impact on neighbours. It is considered that there would be an adverse impact to the residential amenity for the neighbouring house by way of significant overlooking and privacy issues. The proposal has been considered below, whereby it is concluded that it would be contrary to policy BC4 of the Proposed Plan.

Appearance

- 7.3** The design and materials of the proposed decking balustrade sympathetically replicates the character of the house by way of a three panelled glass design at the front. The proposal has been revised to move the decking back from the front building line which would give a more subservient appearance at the front of the house, thus not detracting from the distinctive and original design of the house.

Impact on residential amenity

- 7.4** The houses in the immediate area are sited on a hillside with no formalised boundaries or private gardens in an unconventional setting. There is a separation distance of approximately 13.8 metres between the existing decking and the windows of the neighbouring house. The distance between the proposed deck and neighbouring house would be 9.3 metres. The platform of the proposed raised deck would be at a height of 2.6 metres from the ground and would allow further overlooking resulting in a loss of privacy to the adjacent house. One of these windows, a bedroom would be directly overlooked and the privacy of this room would be severely compromised. The two further windows, including that of a bedroom whilst presently overlooked by the existing decking would also be more acutely overlooked by the proposed decking.
- 7.5** The applicant has proposed landscaping to provide some form of screening however this would be difficult to achieve given that the deck is elevated at height of 2.6 metres from ground level.

Other Issues Raised by Representations

- 7.6** The Scottish Government Circular 1/2012 – ‘Guidance on Householder Permitted Development Rights’ this relates to what requires an application for planning permission and is not relevant to this application. In relation to the First Protocol, Articles 1 and 8 of the Human Rights Act 1988, this is an application for planning permission under the planning legislation. The ownership entitlements are a private legal matter, and for this reason this cannot be considered to be a material consideration. The accuracy of the location plan has been raised by both objectors, although this plan has been checked and is correct.

8. CONCLUSION

- 8.1** The proposed decking would give rise to a significant loss of privacy by way of greater overlooking of neighbouring windows and would therefore have an adverse impact on the residential amenity of the neighbouring house. In

addition, no adequate screening proposals have been put forward for the proposed raised deck.

9. REASONS

- 1. The proposed decking would have an adverse impact on the residential amenity of the adjacent house by way of overlooking and loss of privacy and is therefore contrary to Policies GD1, H5 of the adopted West Dunbartonshire Local Plan 2010 and Policy BC4 of the proposed West Dunbartonshire Local Development Plan.**

Peter Hessett
Strategic Lead - Regulatory
Date: 10 November 2016

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager email: Pamela.Clifford@west-dunbarton.gov.uk
Appendix:	None
Background Papers:	<ol style="list-style-type: none">1. Application documents and plans2. West Dunbartonshire Local Plan 20103. West Dunbartonshire Local Development Plan - Proposed Plan4. Letters of representation
Wards affected:	Ward (3)

DC16/221

Extension and
modifications to raised
decks (part retrospective)

7 Milton Hill
Dumbarton
G82 2TS



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 23 November 2016

DC16/155 Change of use of industrial unit (Class 5) to indoor trampoline park (Class 11) including formation of additional car parking at Unit 9, Bleasdale Court, Clydebank Business Park by RMS Leisure Ltd

1. REASON FOR REPORT

- 1.1** This application raises policy issues and is recommended for approval under the terms of the approved Scheme of Delegation. It therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** Grant planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to premises at the north end of a row of industrial units, located close to the entrance of the Clydebank Business Park and Kilbowie Road. The unit extends to 1581m² and comprises a large open area with offices and toilets on the ground floor and a narrow mezzanine floor containing offices/rooms above. There are car parking and landscaped areas both to the front and rear of the building, and a line of mature trees within a wide strip of grass along the side elevation at North Avenue. Within the adjoining row of eight units there are two vacant units, and the remainder units are occupied by business/industrial uses with the exception of Unit 2 (near the south end of the row) which has recently opened as a soft play centre.
- 3.2** The proposal is to use the unit as an indoor trampoline park which would cater for all ages and abilities from children, teenagers and adults. The main space within the unit would have four trampoline zones of varying sizes and setups. The proposal also includes play facilities for toddlers, an open-plan cafeteria/waiting area and two events rooms for private functions. It would be capable of accommodating up to 100 clients at any one time. The business would operate 7 days a week although the busiest times are most likely to be evenings and weekends.
- 3.3** The applicant has indicated that trampoline centres are a new form of leisure activity which is rapidly expanding and within the west central belt there are currently only two centres, in Glasgow and East Kilbride. They are therefore keen to bring this type of use to Clydebank. It is anticipated that 20-30 jobs

will be created in the first year of which 10 will be full-time posts and the remainder part-time posts.

- 3.4** Customers would enter the premises via Symington Drive at the rear which will be the main entrance. It is proposed to modify and expand the car park to provide 29 spaces (an increase of 20 spaces). The car park expansion would involve the loss of part of a grassed area and two semi-mature trees at the corner of North Avenue/Symington Drive but the line of mature trees and grass strip at the side would be retained. The smaller car park to the front of the building would be left unaltered and provide 7 parking spaces for staff only.
- 3.5** The applicant has provided a supporting letter from the letting agents who act on behalf of the property landlord Zurich Assurance Ltd. The letting agents advise that the property has been lying vacant for 8 years. The last tenant vacated the site prematurely in 2008. They were subsequently unable to secure a sub-tenant and on expiry of the lease in 2012 the unit was refurbished and offered to the market in late 2012. Although the letting agents have experienced a slight improvement in enquiry levels in recent months, and two other units within the row are now under offer, neither transaction has concluded and neither of these prospective occupiers were for a traditional industrial use.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health, Regeneration and Roads Services all have no objections to the proposed development.

5. REPRESENTATIONS

- 5.1** No representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The Clydebank Business Park is designated as an Industrial and Business Use Site, where Policy LE1 applies. There is a presumption in favour of uses which positively extend the permanent employment potential of such sites, although the policy does allow for the reuse of existing industrial or business class sites for suitable alternative uses where this can be justified against criteria such as specific locational need, there being no adverse impact on the industrial land supply, lack of suitable alternative locations, economic and environmental benefits, and the impact on the attractiveness of the location to industrial and business investment. These criteria are considered in more detail in section 7 below.
- 6.2** The Business Park is also designated as a Strategic Industrial and Business Location, and is within the central Clydebank Core Economic Development Area. Policy LE6 indicates that the Business Park is strategically important as a location for industrial, business and warehousing uses. Sites within the

Business Park shall be safeguarded for economic development uses and there shall be a strong presumption against uses other than for business and industry. This policy designation is derived from a previous structure plan and does not feature in the more recent Strategic Development Plan. As such it is of less significance.

- 6.3** Policy RET1 indicates that new commercial leisure developments should adopt a sequential approach to site selection, giving first preference to town centre sites, then edge of centre, then commercial centres (unless edge of centre also) and finally out of centre locations. The application site is considered to fall within the “edge of centre” category. The applicant has provided a supporting statement which sets out the approach to site selection and this is discussed in sections 7.6 – 7.11 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Scottish Planning Policy (SPP)

- 7.1** Scottish Planning Policy states that where existing business sites are underused, for example where there has been an increase in vacancy rates, reallocation to enable a wider range of viable business or alternative uses should be considered, taking careful account of the potential impacts on existing businesses on the site. Scottish Planning Policy advocates a “town centre first” policy, whereby uses which attract significant numbers of people, including commercial leisure uses, should follow the sequential approach to site selection. This is addressed in sections 7.6-7.10 below.

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.2** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers’ Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.3** The site is located within an area identified as an Existing Business and Industrial Area, where Policy GE2 states that development of Use Class 4, 5 and 6 uses will be supported. Proposals for alternative uses will be assessed with regard to impact on the operations of existing uses in the area, impact on the suitability of the area for future industrial and business investment, impact of availability of land and buildings for business, industry or storage and distribution uses, the availability of other locations for the proposed use and positive contribution the proposed use can make. The Council has produced draft planning guidance in respect of non-industrial/business uses in Clydebank Business Park, which sets out in greater detail the matters the Council should be considering when applying policy GE2. Assessment

against these criteria and the planning guidance is set out in the sections below. The proposal is considered to comply with Policy GE2.

- 7.4** Policy SC3 indicates that Town Centres are the preferred location for new leisure uses, unless these are serving a specific neighbourhood, community or catchment which would be better served more locally and a sequential assessment is provided in section 7.6-7.11 below.
- 7.5** Policy DS1 has regard to all development and indicates that proposals are expected to contribute towards creating successful places by having regard to the six qualities of a successful place, which include being adaptable, resource efficient, accessible and safe and pleasant. The proposal does not conflict with Policy DS1.

Sequential Assessment of Proposal

- 7.6** The Clydebank Business Park draft planning guidance states that with regard to the sequential approach Clydebank town centre and the Clyde and Kilbowie retail parks are sequentially preferred for new leisure uses. Applicants for non-business and industrial uses within Clydebank Business Park should demonstrate that they have considered available premises within the town centre and retail parks, and justify why they are not suitable. There will be no requirement to consider premises in other locations. The applicant has provided a supporting statement to assess the sequential approach which includes an assessment of potential town centre and edge of centre sites against the site selection criteria the applicant has identified for a trampoline centre type of use. These criteria are: size (10 -15,000 sq ft); roof height (greater than 5m); parking facilities and distance to public transport; rent and business rates to be within economic viability limits; layout ratio of arena to spectator space (80% open warehouse preferred); and low modification costs to provide toilets, café and spectator facilities.
- 7.7** The applicant has highlighted that the physical space requirements required for a trampoline centre i.e. large units with considerable height clearance are required in terms of town centre units excludes any of the vacant units within the Clyde Shopping Centre which makes up a large part of the town centre area. Much of the rest of the town centre area consists of smaller units along Sylvania Way South and ground floor shops along Alexander Street and Hume Street which are all physically unsuitable for this type of use. With regards to the Playdrome site, the applicant has assessed that whilst this site would comply with some of the criteria (size, internal height, parking and transport), it is prohibitive in terms of the business rates and the building layout would require significant modification. In addition, the Council is presently assessing bids for the development of the site on a comprehensive basis. It is accepted that whilst this site satisfies the location criteria it is not considered to be practically suitable for the intended scale of business or available within required timescales.
- 7.8** The second preferred site is edge of town centre and there are units which would provide suitable space requirements within the Kilbowie Retail Park and the Clyde Retail Park as an alternative to an industrial edge-of-centre. The

applicant considered a retail unit in Clydebank Retail Park which was vacated by Next Clearance (Unit 6) as this provided the desired locational requirements (parking, transport) and roof height. However, the size of the unit was at the low end of the threshold (10,000 sq.ft) and the rental cost was twice that of a larger unit in the Business Park. In addition, the existing layout requires costly modification as there is a mezzanine floor which requires removal to ensure height clearance. The preferred use for this unit is retail and planning permission has been granted for a frozen food operator to occupy the unit.

- 7.9** The application site within Clydebank Business Park is located within an area identified as preferred for non-industrial/business uses by the Clydebank Business Park draft planning guidance, owing to its proximity to public transport services. The Clydebank Business Park benefits from being close to the town centre and readily accessible by public transport. The site is within 250m walking distance to Kilbowie Road for buses and Singer train station. There is also a direct route through the Business Park to the train station (150m) and Clydebank train station and transport interchange are 750m away. This unit also meets all of the applicant's selection criteria. The applicant has indicated that Unit 9 was the only property available at the time of the search that is viable in all their site selection criteria, that is, it is the right size with good roof height clearance, it has available parking and is well-served by public transport, the layout has the required arena to spectator ratio, and modification requirements still make the project economically viable.
- 7.10** Therefore, in applying the sequential approach, it is held that the proposed site would be the next sequentially preferable location, after the town centre and edge-of-centre retail parks, has close proximity to the town centre, good transport links and physical provision of a suitable unit size, height clearance and viable fit-out/running costs. The proposal therefore complies with Policy RET1 of the adopted plan and Policy SC3 of the proposed plan.

Impact on Business Park

- 7.11** The site is located within an area identified as being suitable for non-industrial/business uses by the Clydebank Business Park draft planning guidance. This states that only in exceptional circumstances where there is clear evidence that there would be an adverse impact on an existing industrial/business use would a non-industrial/business use be refused. There have been no objections to the proposed use and there is no clear evidence that it would have an impact on existing industrial/business uses. There is also no evidence that the presence of the trampoline park at the proposed location would have an adverse impact on future industrial/business investment in the Business Park.
- 7.12** The business park does contain a number of non-industrial uses already, although some of these uses (e.g. the children's nursery and gyms) are considered as ancillary uses which cater for those who work in the business park. However, as the recent study in connection with the planning guidance on uses within the business park has demonstrated, the actual extent of non-industrial/business uses is small and would not dilute the business character

of the area. In addition, although the premises would be open 7 days a week, the busiest periods would be at weekends and evenings when other business and industrial premises are closed, thus reducing the potential for conflicts. This is particularly important given that the access to the rear is shared with units 6-8 which are all occupied with business/industrial uses. It should be noted that the proposed parking provision is not shared with any of these units but is for sole use of unit 9.

- 7.13** In order to ensure that non-industrial/business uses do not introduce traffic safety issues, particularly when it is a child-focussed use, the guidance requires such uses to have dedicated parking in close proximity to the proposed use, and to avoid traffic conflict with other uses. Dedicated parking is available for the proposed trampoline centre, and the Council's Roads Service has no objections to the proposal. This matter is covered in greater detail in paragraph 7.16.
- 7.14** In respect of the loss of industrial floor space, this would be relatively small scale in the context of the Business Park. There are a number of vacant units of various sizes which are currently being marketed and it is estimated that vacancy levels are around 26% of total number of units. This unit has been marketed since 2008 and despite a refurbishment in 2012 remains vacant. The planning guidance states that only where a non-industrial use would take up the last opportunity in defined size bands would a proposal not be supported. In this instance, the proposal is for a 1,581 square metre unit, and as at September 2016 there were 6 vacant units available in the >1,000 square metre size band.
- 7.15** In respect of cumulative impact, it is considered that the proposal is within the area identified as suitable for alternative uses, would co-exist beside existing industrial uses and would not erode the business/industrial nature of the Business Park. With regard to the positive contribution the proposed use would make to the Business Park, the guidance states that the occupation of a vacant unit by a non-industrial/business use will be viewed positively. The business survey suggested there was a preference for vacant units to be occupied as they detract from the character of the Business Park, present a negative image and attract anti-social behaviour. The proposal will bring back into use a unit which has been vacant for a number of years and which is in a visible location near the access road into and around the site.

Parking & Road Safety

- 7.16** The application site has a total of 36 allocated parking spaces of which 7 would be located to the front of the property for staff use only. The original proposal showed a large parking area to the side of the unit which would have resulted in the removal of 12 mature trees which was deemed unacceptable as they contribute to the wider landscape value of the business park at North Avenue. In consultation with Road Services it was agreed that the parking provision would be limited to the corner of Symington Drive/North Avenue to allow the trees and landscaped setting to be retained whilst still providing the required number of parking spaces to meet the Council's car parking standards for this type of use. Pedestrian access into the business park is

good with adequate footpaths and in close proximity to the train station and bus provision on Kilbowie Road.

8. CONCLUSION

- 8.1** Although the preferred location for the proposed use would be the town centre, the site is an edge of centre business park and benefits from good accessibility to excellent public transport services and close connections with the Clydebank Shopping Centre. The applicant has demonstrated why the preferred locations in the town centre and retail edge-of-centres do not offer suitable accommodation for a trampoline park. The introduction of this use to the business park would not lead to an adverse impact on industrial land supply or erode its attractiveness for business/industrial investment. The proposal would comply with the draft planning guidance for alternative uses in the Business Park. Parking and road safety issues have been addressed satisfactorily and the proposal will bring economic benefit to the area through new job creation and the introduction of a new type of leisure use into West Dunbartonshire. Accordingly, the proposal is considered to be acceptable in terms of the policies of the adopted local plan and proposed local development plan.

9. CONDITIONS

- 01. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Scotland) Order 1992 and the Town and Country Planning (Use Classes) (Scotland) Order 1997, and any subsequent orders amending, revoking or re-enacting these orders, the premises shall be used as a trampoline centre only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.**
- 02. A landscaping scheme for the amenity open space and boundary of the site, including replacement tree planting shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the unit.**
- 03. No development shall commence until the trees marked for retention on the approved plans have been protected by suitable fencing around the extremities of their crowns. Details of the fencing shall be submitted for the further written approval of the Planning Authority prior to the commencement of development and shall be implemented as approved.**
- 04. Any excavation works through the root areas of the trees shall only be undertaken by hand.**

05. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings no. 01 Rev C shall be constructed, surfaced and delineated on the site.
06. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
07. Prior to the commencement of development on site details of an adequate sized grease trap shall be submitted to and approved by the Planning Authority in consultation with Environmental Health and thereafter it shall be installed prior to the use being operational and maintained thereafter.
08. Prior to the commencement of development on site details of the flue system/extraction system shall be submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to being brought into use and shall be maintained thereafter.

Peter Hessett
Strategic Lead - Regulatory
Date: 7th November 2016

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Clydebank, G81 1BF.

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Appendix: None

Background Papers:

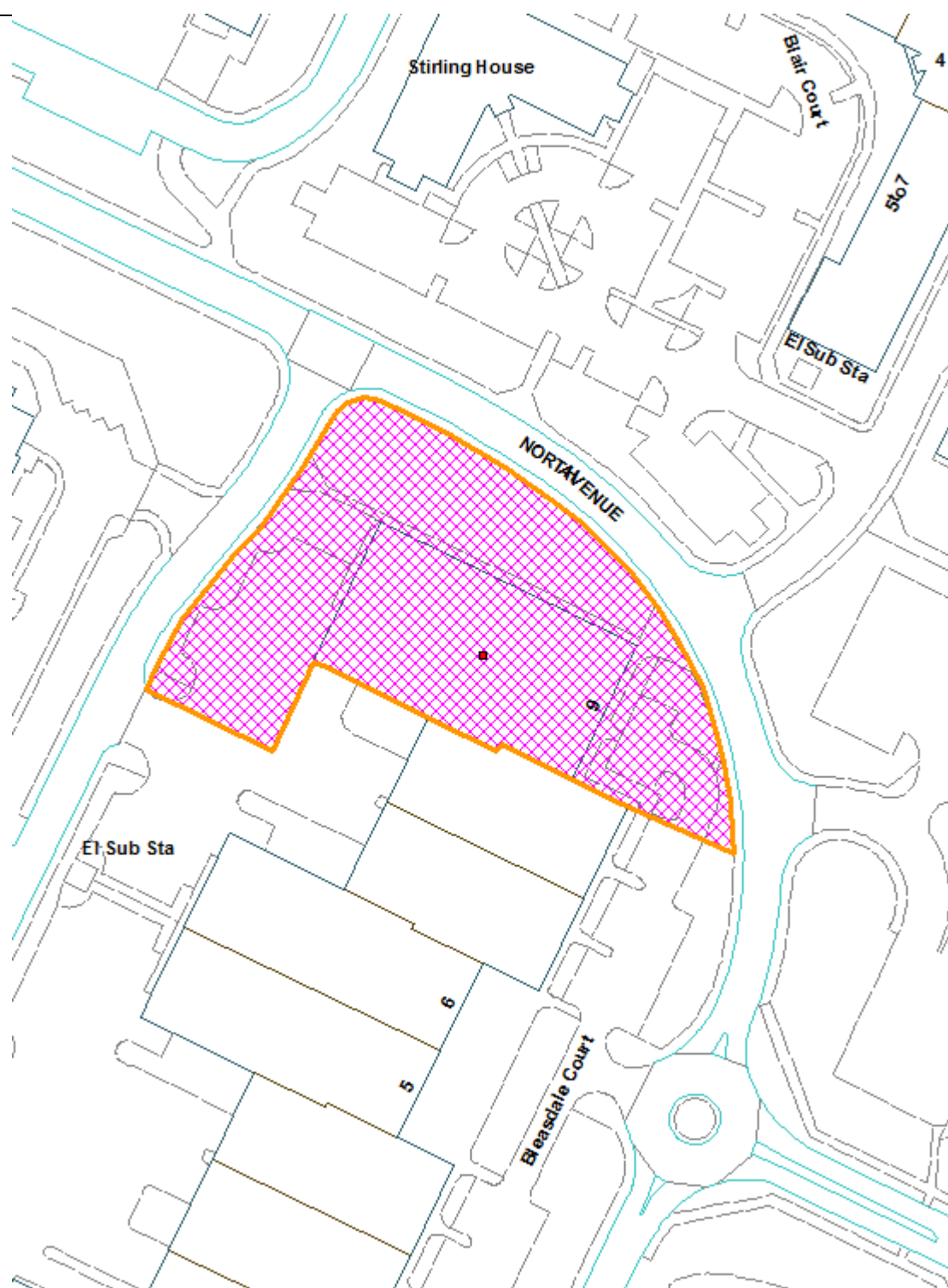
1. Application Forms and Plans
2. Consultation Responses
3. Glasgow and Clyde Valley Strategic Development Plan 2010
4. West Dunbartonshire Local Plan 2010
5. West Dunbartonshire Local Development Plan 2015
6. Clydebank Business Park draft planning guidance for alternative uses

Wards affected: Ward 6 (Clydebank Waterfront)

DC16/155

Change of use of industrial
unit (Class 5) to indoor
trampolining park (Class
11) including formation of
additional car parking

Unit 9
Bleasdale Court
2 South Avenue
Clydebank Business Park
Clydebank
G81 2LE



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 23 November 2016

DC16/193 Use of units 62-65 and 70-73 as amusement centre, including associated change of use of units 62-65 from retail to amusement centre and change of use of units 66-69 back to retail at Indoor Market, Clyde Shopping Centre, 36 Sylvania Way South, Clydebank by H&H Entertainments

1. REASON FOR REPORT

- 1.1** This report relates to an application which is of local interest and under the terms of the approved Scheme of Delegation it requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is minded to grant full planning permission, and to delegate authority to the Planning & Building Standards Manager to issue the decision subject to the condition set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism that units 66-69 are operated as a Class1 retail use only.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a unit within Shopping Hall 1 ("Market Village"), of the indoor market situated on the east side of Sylvania Way South. The indoor market contains a variety of uses including retail units selling a range of goods, a café/take-away, and beauty treatments. Units 66-73 have an area of around 131m² and have planning consent to operate as an amusement centre (DC10/194) which was approved on appeal on 13th January 2011. However the unit ceased to operate as an amusement centre within the last year and is presently vacant. The units at 62-65 are presently occupied by a Class 1 retail use which is a clothing shop. The applicant presently operates from units 57-61 in the indoor market which was refused retrospective planning permission(DC15/041) for an

amusement centre. An enforcement notice requires removal of the amusement centre.

- 3.2** Planning permission is sought by the applicant to change the use of units 62-65 from a retail use to an amusement centre. In return the applicant would surrender the planning permission for the amusement centre for units 66-69, reverting the planning permission extant for these units to Class 1 retail. As a result the footprint of the existing amusement centre would change from its current 'L-shape' to a rectangular shape. There would still be 8 consented units and the same floor space area for both the amusement centre use and the retail use.
- 3.3** The applicant has indicated that the reconfigured "rectangular shape" provides a better working model as this allows a clearer view of patrons entering the site so they can maintain site security and ensure that minors are not entering the unauthorised areas of the unit so that appropriate management of the operating floor area is maintained. It is intended that the unit is operated very similar to their existing operation with amusement machines with low stakes and nominal jackpots, which was classified as an "unlicensed family entertainment centre" under licensing legislation together with gaming machines with higher stakes and jackpots, classed as a "licensed family entertainment centre" for over-18s only. These two areas would be separated by a partition and accessed through double doors.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Licensing has no objection subject to gaining the appropriate premises license and permit for the licensed and unlicensed sections respectively.
- 4.2** West Dunbartonshire Council Estates Service has no objections to the proposed development.

5. REPRESENTATIONS

- 5.1** No representations have been received which object to the proposal.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site lies within the defined Clydebank Town Centre, which Policy RET5 seeks to improve. The policy states that applications for non-retail

uses will be favourably considered where these contribute to the vitality and viability of the town centre and do not conflict with other Local Plan Policies. The site is also within the Clydebank Retail Core, where Policy RET6 seeks to protect and enhance the retail and commercial function by encouraging new and improved retail floorspace. In the case of ground floor units along the core retail frontages there is a presumption against changes of use of existing retail (Class 1) uses to non-retail uses. Applications for any change of use from a shop to a non-retail use will only be permitted where it can be satisfactorily demonstrated that such a change would reinforce and revitalise the centre and would not adversely affect the character and amenity of the area.

- 6.2** The proposal involves the change of ground floor floorspace within the Retail Core from retail to non-retail use. Whilst the application unit is small and does not have any frontage onto Sylvania Way South, the policy is intended to protect all ground floor retail units within the defined area. The impact of the proposal upon the vitality and viability of the town centre is considered in Section 7 below, and it is considered that the proposal is not contrary to Policy RET6.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 7.1** West Dunbartonshire Local Development Plan (LDP), Proposed Plan
On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is within the defined Town Centre and the Core Retail Area. Clydebank Town Centre is also designated as a "Changing Place", and the LDP indicates that changes of use within the retail core must be assessed against Policy SC2. This states that proposals for change of use of ground floor Class 1 uses within core retail areas will be assessed in terms of:
- a) whether the change would significantly reduce the retail offer of the retail core or part thereof;
 - b) whether it would lead to a concentration of a particular use to the detriment of the town centres vitality and viability;

- c) the contribution of the new use towards the vibrancy of the centre by increasing footfall;
- d) the availability and suitability of other locations in the town centre for the new use to locate; and
- e) whether the unit affected by the proposal has been vacant and suitably marketed for retail use.

Policy SC3 states that proposals for non-retail uses will be supported within town centres where these comply with Policy SC2, encourage visits to the town centre and are appropriate to the town centre's role and function.

- 7.3** The principle of the amusement centre in this location has already been established by the existing consent and as the proposal involves the "swapping" of part of the existing retail floorspace for an amusement centre and vice versa, there would be no actual loss of any retail floorspace or no further increase in floorspace of the amusement centre. In order to ensure this, a legal agreement will be required to surrender the permission for units 66-69, reverting the planning permission extant for these units to Class 1 retail. The alteration of the layout of the units does not impact upon the concentration of gambling-related uses in the town centre area. As a result it would not have an impact upon the overall retail offer of the retail core or make South Sylvania Way a less attractive area to visit. Therefore it is considered that the proposal would not be contrary to Policies SC2 and SC3 of the Local Development Plan.

8. CONCLUSION

- 8.1** The proposal involves "swapping" the retail floorspace to an amusement centre and vice versa within the indoor market shopping area. All affected units are in close proximity and as a result there would have no impact upon the retail offer or the vitality or viability of the town centre. Therefore the proposal is considered to comply with both the adopted plan and the proposed plan.

9. CONDITIONS

None.

Peter Hessett
Strategic Lead Regulatory
Date: 6th November 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

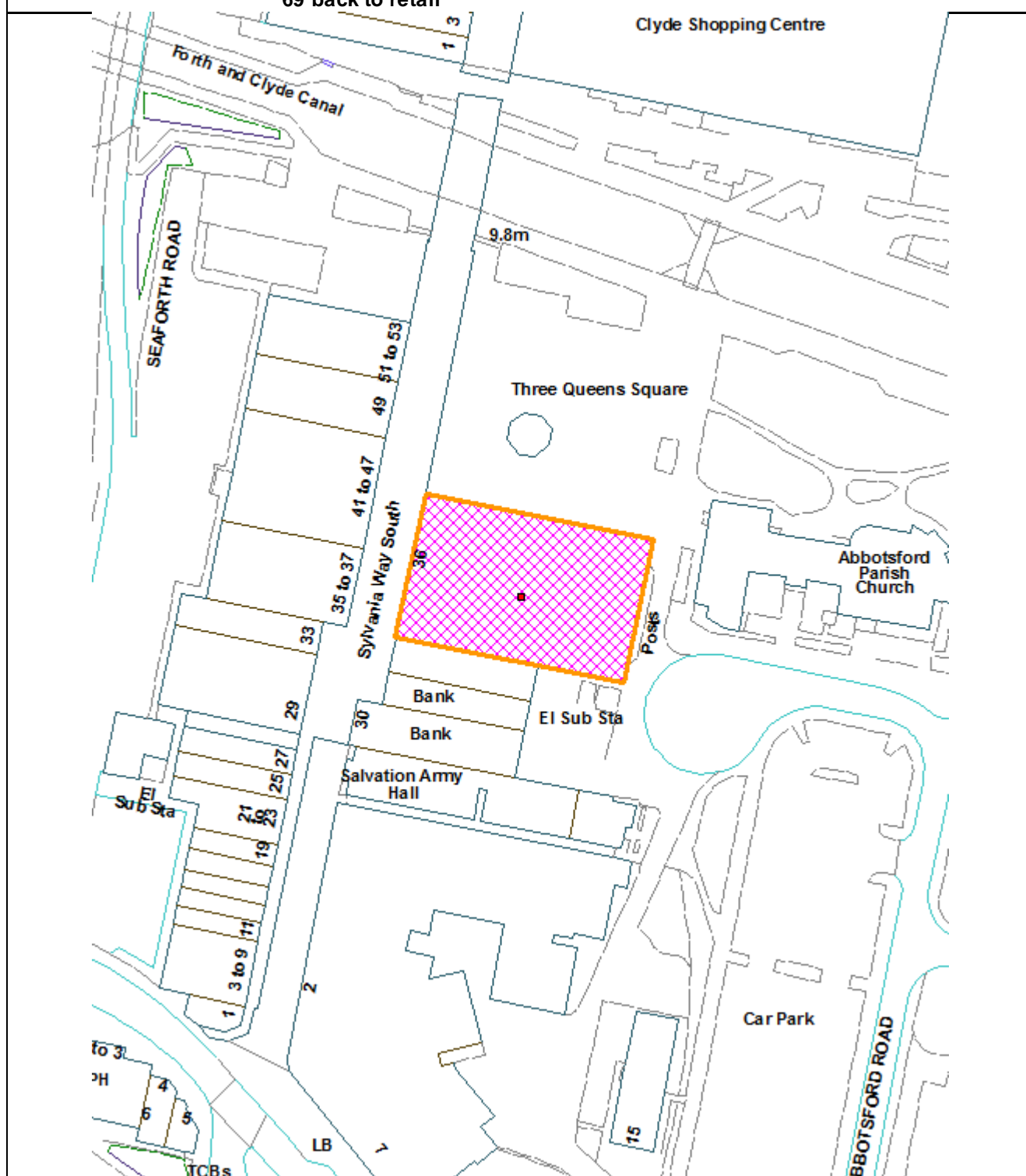
1. Application forms and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire Local Development Plan Proposed Plan
4. Planning consent DC10/194

Wards affected: Ward 6 (Clydebank Waterfront)

DC16/193

Use of units 62-65 and 70-73 as amusement centre, including associated change of use of units 62-65 from retail to amusement centre and change of use of units 66-69 back to retail

Units 62 - 73
36 Sylvania Way South
Clydebank
G81 1EA



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 23 November 2016

Subject: Consultation on Proposed Payphone Removals

1. Purpose

- 1.1** To agree the Council's response to a consultation from British Telecommunications (BT) on the proposed removal of various public telephone boxes.

2. Recommendation

- 2.1** That the Council respond to the consultation agreeing to the removal of 11 payphones, but request that BT reconsider proposals to remove 3 payphones at Argyll Street, Alexandria; Bellsmyre Avenue, Dumbarton and Maple Drive or Dickens Avenue, Clydebank.

3. Background

- 3.1** The use of payphones has declined by over 90% over the last decade as a result of the rise in mobile phone ownership, and as a result many payphones have become uneconomic and have low usage. Although the number of BT payphones in Scotland has already been reduced significantly (from 6,962 in 2003 to around 4,800 today). Some 1,280 of the payphones in Scotland had fewer than 5 calls made over the last year, and 700 of these had no calls made at all. In response to this, BT is currently proposing to remove over 1,500 further payphones across Scotland.
- 3.2** There are currently 61 BT payphones within the West Dunbartonshire area (a figure which does not include other public telephones such as those within supermarkets, garages etc.). Fourteen existing payphones within West Dunbartonshire have been proposed for removal. The locations of payphones are shown on the maps in Appendix 1. The following payphones are proposed for removal, with the number of telephone calls made over the last 12 months provided for information:

• Rosshead (Colquhoun Dr.)	Alexandria	551
• Argyll St./North Main St.	Alexandria	137
• Tullichewan (Craig Av.)	Alexandria	15
• Thomas St.	Alexandria	11
• Haldane (Cook Rd./Brown St.)	Balloch	0
• Ladyton	Bonhill	0
• Redburn/Pappert	Bonhill	0
• Bellsmyre (Whiteford Av./Whiteford Gdns.)	Dumbarton	93

• Bellsmyre (Bellsmyre Av./Valeview Ter.)	Dumbarton	15
• Dumbarton Rd./Whyte Corner	Milton	0
• Boquhanran (Dickens Av.)	Clydebank	4
• Parkhall (Rowan Dr./Poplar Dr.)	Clydebank	3
• Parkhall (Maple Dr.)	Clydebank	0
• Faifley (Faifley Rd./Langfaulds Cres.)	Clydebank	0

Usage figures should be used with caution, because low usage may be in part due to the payphone having been inoperative due to vandalism, whereas some of the calls made may have been nuisance or hoax calls. The payphone at Rowan Drive/Poplar Drive, Parkhall was not included in the original consultation, but has been suggested for removal under BT's "business as usual" process following complaints by local residents.

- 3.3** Following discussions, BT have withdrawn proposals to remove two further payphones which had originally been included in the consultation. These had been proposed for removal due to excessive vandalism costs rather than lack of use but the problems at these locations have apparently declined recently:

• Brucehill (Brucehill Rd. shops)	Dumbarton	1165
• Duntocher (Dumbarton Rd./Duntiglennan Rd.)	Clydebank	401

- 3.4** BT has provided guidance on their rationale for selecting payphones for removal. In general this is due to either lack of use of the payphone or to excessive vandalism costs, or some combination thereof. However, BT recognise that even where payphones are not well used they may still fulfil an important social function, and for this reason they do not normally remove payphones where all of the following criteria are met:

- No other payphone within 800m;
- At least 12 calls of any type made in the preceding year; and
- At least 500 households within 1km of the payphone

Additionally, to cater for emergencies BT do not propose to remove any payphones which are:

- In accident or suicide blackspots;
- In areas without any mobile phone coverage; or
- Within 400m of the coast

- 3.5** The consultation gives the Council and the local community the opportunity to comment or object to the removal of individual payphones if a case for retention can be demonstrated. Additionally, it gives opportunities for community groups to apply to 'adopt' a telephone box for community purposes should they so wish.

4. Main Issues

Consultation & Representations

- 4.1** The consultation arrangements involved the posting of notices in the payphones concerned and the notification of the local community councils and local elected members. In the case of the payphone at Rowan Drive/Maple Drive the local tenants association was also notified. Persons wishing to make representations were advised to make these to the Councils Planning Service. The Council also separately notified all local elected members and the respective Community Councils through the weekly list.
- 4.2** Four representations have been received including one from an elected member. Councillor Bollan considers that none of the payphones should be removed as they are a public service. Some of the usage figures demonstrate that not everyone has access to a mobile phone or other communication tools and the retention of the local payphones is therefore important. Two representations relate to specific payphones and are discussed in paragraphs 4.5 and 4.12 below.
- 4.3** Faifley Community Council has no objection to the removal of the payphone in their area (Faifley Road/Langfaulds Crescent), as it has been damaged and unused for some years. At the time of writing the report no other representations have been received.

Alexandria

- 4.4** Three payphones are proposed for removal at the north end of Alexandria (at Colquhoun Drive, Craig Avenue and Argyll Street). This would leave the Tullichewan/Levenvale/Rosshead area without any payphone, with the nearest alternative payphones being at Balloch railway station and Alexandria town centre. Collectively these three payphones had 703 made in the past year which suggests a reasonable level of demand. The busiest of these payphones was that at Colquhoun Drive but this is understood to be the subject of excessive vandalism. The payphone at the corner of Argyll Street is located relatively centrally, next to a main road and some commercial premises, and would seem to be the most logical of the three payphones to retain. Given the level of use and the distance to other payphones, it is recommended that BT be asked to retain that payphone at that location.
- 4.5** The only representation received as a result of the removal notices placed in the payphones was from a resident living near the payphone at Craig Avenue. She did not object to the loss of the payphone itself but noted that its kiosk structure is used by some people as an ad hoc bus shelter, and requested that if the payphone is removed a proper bus shelter be provided for the benefit of elderly passengers. It would not be reasonable to ask BT to retain the payphone for a non-telephone purpose, but the request for a bus shelter at this location has been passed to SPT.
- 4.6** The payphone at Thomas Street is understood to be the last traditional red telephone box within West Dunbartonshire, but it is in very poor physical

condition. It has a low level of use and is relatively close to the town centre, so its removal is considered reasonable.

Jamestown/Haldane

- 4.7** It is proposed to remove the payphone at Cook Road/Brown Street, which is the only payphone in Haldane. The nearest alternative is at Carrochan Road, Jamestown. The actual telephone box here was removed several years ago during the redevelopment of the adjacent land, and the current payphone comprises a temporary fixture without a shelter (which was not used during the last year). In view of the lack of use and the availability of another payphone within a reasonable distance, its removal is considered to be acceptable.

Bonhill

- 4.8** Both of the existing payphones in Bonhill (at Ladyburn and at Redburn / Pappert) are proposed for removal. The nearest alternative payphones are at Alexandria town centre and Napierston. The removal of both payphones would leave a relatively large populated area without a convenient payphone, however neither payphone was used at all during the past year and it is therefore difficult to justify the retention of either.

Dumbarton

- 4.9** It is proposed to remove both of the payphones in Bellsmyre (Whiteford Avenue and Bellsmyre Avenue). These two boxes had a total of 108 calls made last year, and the closest alternative payphones are at Bonhill Road and Garshake Road. Although the payphone at Bellsmyre Avenue is the lesser used of the two, it is furthest from other payphones and is also close to the new Our Lady and St. Patrick's High School site which might generate new use. It is recommended that BT be asked to retain that payphone in that location.

Milton

- 4.10** The payphone at Whyte's Corner is the only payphone in Milton, but it has not been used in the last year. There are no other payphones within convenient walking distance (the nearest being in Bowling and at Dumbarton East railway station), although there are two 24-hour garages nearby at which people could obtain assistance in emergencies. The loss of the only public payphone in the village would be undesirable, but again it is difficult to justify its retention when it is not being used.

Clydebank

- 4.11** BT's original consultation listed two payphones in Parkhall and Boquhanran (Maple Drive and Dickens Avenue), neither of which was used in the last year. The removal of these payphones would seem straightforward as other payphones are available nearby (at Rowan Drive, Granville Street and Dalmuir town centre). However, following the consultation complaints from local residents about the payphone at Rowan Drive were passed to BT, who have suggested that this payphone also be removed. The Rowan Drive

payphone also has very limited use (3 calls in the last year), but the removal of all three boxes would leave Parkhall without any payphone. In light of these comments, it is recommended that BT consider retaining the payphone at Maple Drive or Dickens Avenue.

Faifley

- 4.12** The payphone at Faifley Road / Langfaulds Crescent is at the eastern extremity of Faifley and another payphone is available nearby at Orbiston Place. The payphone which is proposed for removal has not been used in the last year, and Faifley Community Council has indicated that it has no objection to its removal. It is therefore considered that its removal would be acceptable.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** There are no financial issues associated with this report.

7. Risk Analysis

- 7.1** It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EqIA)

- 8.1** Though the Council does not have direct control over the removal of pay phones, equalities implications have been considered and have informed the suggested response as a matter of good practice. It is unlikely that there would be any significant positive or negative differential impact on any equality group.

9. Consultation

- 9.1** Consultation has been undertaken by both BT and the Council with elected members, Community Councils and one of the Tenants Associations.

10. Strategic Assessment

- 10.1** There are no strategic issues.

Peter Hessett
Strategic Lead - Regulatory
Date: 8th November 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
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0141 951 7938

Appendices: 1) Payphone location maps

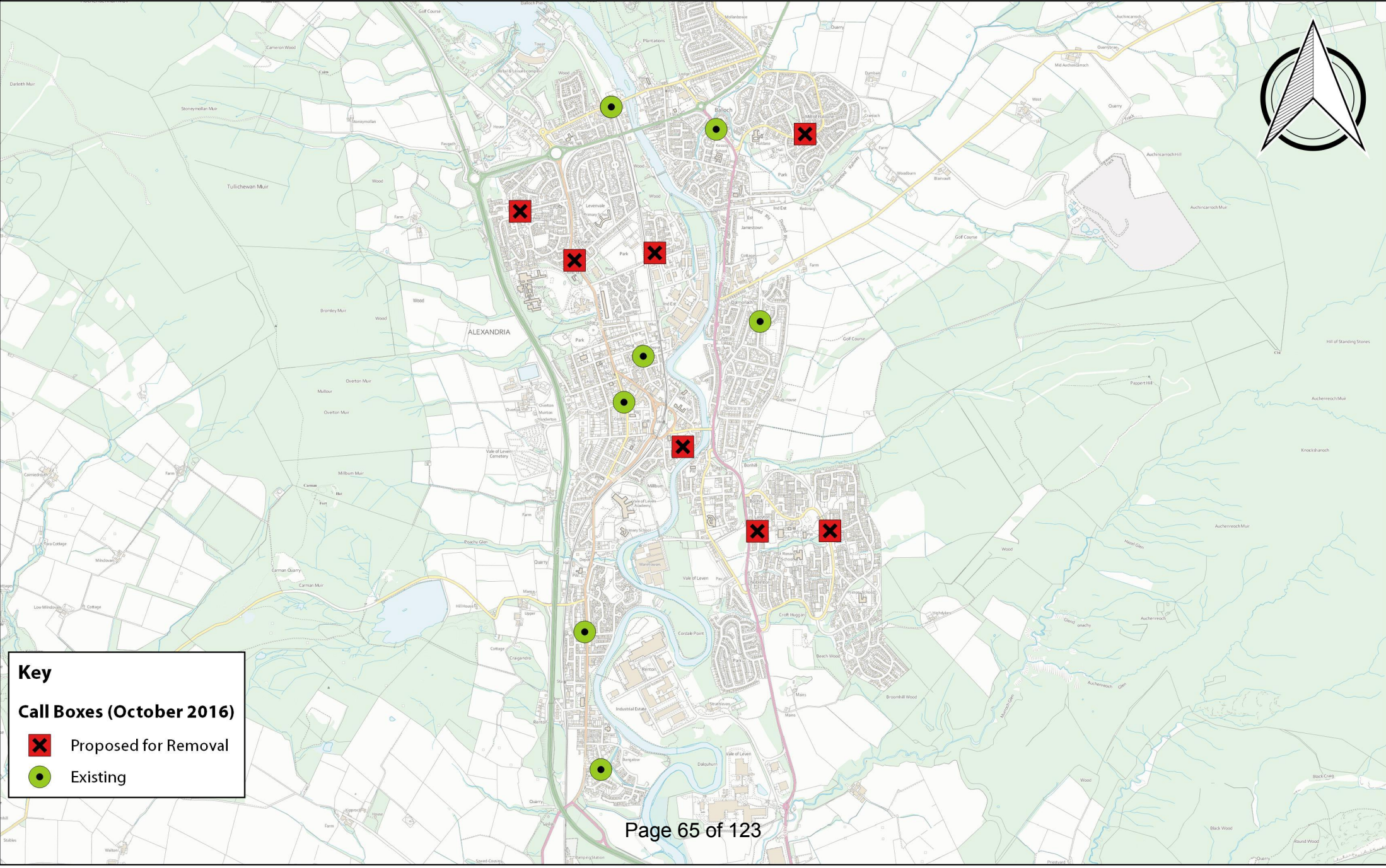
Background Papers: 1) Notification correspondence from BT
2) Equalities Impact Assessment

Wards Affected: All Wards

West Dunbartonshire Council - Alexandria Area

Location of call boxes highlighting those proposed for removal.

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West Dunbartonshire Council - Dumbarton Area

Location of call boxes highlighting those proposed for removal.

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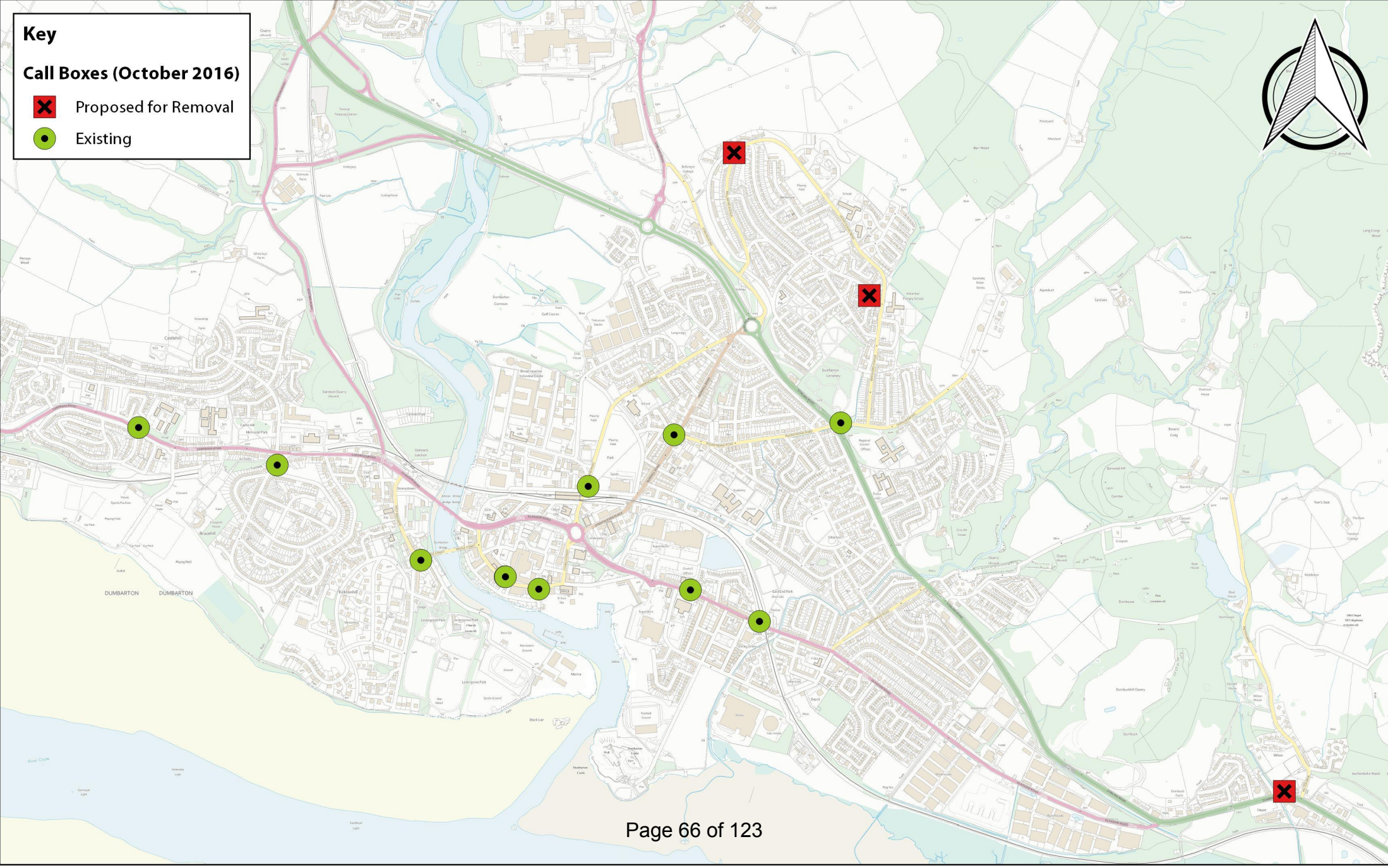


Key

Call Boxes (October 2016)

Proposed for Removal

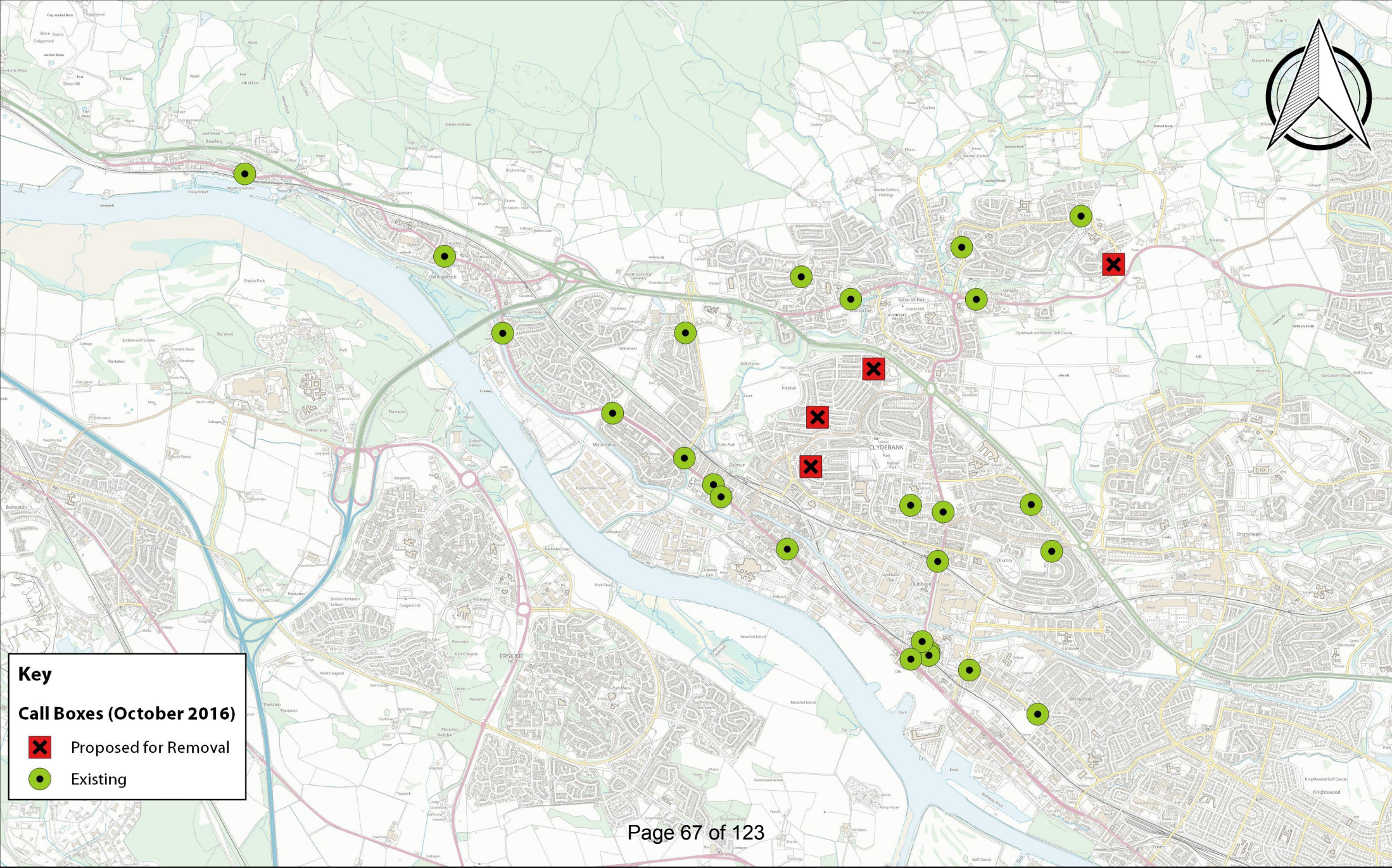
Existing



West Dunbartonshire Council - Clydebank Area

Location of call boxes highlighting those proposed for removal.

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WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 23 November 2016

Subject: Kirktonhill Conservation Area

1. Purpose

- 1.1** To seek approval of alterations to the boundary of the Kirktonhill Conservation Area.

2. Recommendation

- 2.1** It is recommended that the Committee:
- a) approves the following changes to the Kirktonhill Conservation Area boundary:
 - the inclusion of Levensgrove Park;
 - the removal of Helenslee Crescent; and
 - the removal of the garage at West Bridgend.
 - b) submits Appendix 1 to the Scottish Ministers as the new boundary of the Kirktonhill Conservation Area.
 - c) notes that the Kirktonhill Conservation Area Appraisal (March 2016) will be a material consideration in the determination of future planning applications affecting the conservation area.

3. Background

- 3.1** The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Local authorities have a statutory duty to identify and designate such areas. The Kirktonhill Conservation Area in Dumbarton was designated in 1984 and is one of five conservation areas in West Dunbartonshire, and one of two in Dumbarton, the other being Knoxland Square.
- 3.2** Kirktonhill is West Dunbartonshire's largest conservation area and is an area where significant development has occurred since its designation over 30 years ago. The Scottish Civic Trust was commissioned by the Council in January 2016 to undertake an appraisal of the Kirktonhill Conservation Area.

4. Main Issues

- 4.1** The June Planning Committee was advised that a Conservation Area Appraisal for Kirktonhill Conservation Area had been undertaken by the Scottish Civic Trust and approved its publication for consultation. On the

basis of the appraisal, the Civic Trust recommended the following changes to the boundary of the conservation area:

- The inclusion of Levensgrove Park within the conservation area - due to its historic development as part of, and current contribution to the setting of the Kirktonhill suburb, the park is considered worthy of conservation area status.
- The removal of Helenslee Crescent from the conservation area - this area in the northern part of the conservation area was formerly the grounds of Dunmore House, but has been redeveloped with late 20th Century housing, which is distinctively different in character and appearance to the rest of the conservation area.
- The removal of the area of modern housing on the southern stretch of Helenslee Road – the character and detailing of this modern housing development is different to the historic parts of the conservation area, in terms of materials, plot size, house positioning, density and boundary treatments.
- The removal of a commercial car garage on West Bridgend – the Black Bull Inn formerly occupied this site, but has been demolished and replaced by a modern building not in keeping with the conservation area.

The existing boundary and the new boundary suggested by the Scottish Civic Trust are shown on the map in Appendix 2.

Consultation approach and responses

- 4.2** The appraisal was published on 24 June 2016 with comments sought by 16 September 2016. The appraisal was made available on the Council's website and leaflets were sent to all of the properties within the conservation area. Residents were advised of the proposed changes and were invited to a drop-in information session at West Kirk Church Hall held on 23 August from 4pm to 8pm. The exhibition was attended by approximately 20 local residents, and employees of the Scottish Civic Trust who had been involved in the appraisal work, along with Council staff, were available to answer questions.
- 4.3** Twelve written responses to the consultation were received. Eight of the responses opposed the removal of the houses on Helenslee Road from the conservation area. Three comments were received in relation to the removal of Helenslee Crescent from the conservation area - one in support of its removal and two against. Six responses supported the inclusion of Levensgrove Park in the conservation area. One response opposed the removal of the garage on West Bridgend from the conservation area

Proposed change – Levensgrove Park

- 4.4** The appraisal recommends the inclusion of Levensgrove Park within the conservation area and this is supported by the Planning Service and most of the respondents. The park was laid out during the development of the

Kirktonhill suburb and makes a significant contribution to the character and appearance of the conservation area. The park is of historical significance as the site of the early chapel of Cardross, a scheduled ancient monument, and its grounds were part of the original Levensgrove Estate. It contributes to the setting of the conservation area and to the wider landscape providing a green buffer. Parks and other green spaces were often not included in earlier conservation area designations which were more focused on the built environment. However, the contribution of these green spaces to the character, appearance and atmosphere of a conservation area is now recognised. The Conservation Area designation would recognise the contribution the park makes to both the Kirktonhill Conservation Area and to Dumbarton as a whole. The designation of Levensgrove Park as part of the conservation area is also considered complementary to the Council's project to restore the historic character of the park through the Heritage Lottery Fund project.

Proposed change – Helenslee Crescent

- 4.5** The appraisal recommends the removal of Helenslee Crescent from the conservation area and this is supported by the Planning Service. The layout and design of this modern residential development is distinctly different in character from the majority of the conservation area. Only part of Helenslee Crescent is located within the conservation area and it is considered that the removal of the entire street from the conservation area is justified. One comment was received that specifically did not support the removal of Helenslee Crescent with the reason given that there would be no benefit to the residents of the street, and the only potential beneficiary could be the resident of the adjacent Levenford House where there is currently a planning application to develop the grounds. However, the residents of Helenslee Crescent would benefit by having increased rights to carry out minor work to their properties without the need to apply for planning permission. Levenford House would remain within the conservation area and as it is a listed building there would still be controls in place to ensure that any development within its grounds would be appropriate. There was another response that opposed all removals from the conservation area, including Helenslee Crescent. Another comment supported the removal of Helenslee Crescent. A Tree Preservation Order will remain in place over that part of Helenslee Crescent removed from the conservation area.

Proposed change – Helenslee Road

- 4.6** The appraisal recommends the removal of the area of modern housing at the southern end of Helenslee Road. The appraisal identifies this as an area of significant new development and describes the housing as not in-keeping with the character of the area in terms of materials, plot size, house positioning and density. The lack of boundary walls and appropriate planted screening further emphasises the different character of this development. All of the comments received from Helenslee Road residents oppose this change as they believe there is no reason why these houses should be treated differently from similar modern properties within the conservation area. Residents also argue that the conservation area status protects this part of the street from inappropriate development and helps to maintain the architectural and

historical character of the area. Conservation area status was regarded by some as a positive attribute that implied a better quality of area and some concern was raised that removal from the conservation area could impact on house prices. The view of the Planning Service is that the properties are within an area that forms an important part of the setting of the conservation area and that whilst the houses are of a more modern design and layout, the area does have a role to play in contributing to the character of the conservation area giving grounds to maintain stricter management of the type of development that can happen there. There has also been strong opposition to the removal of the area from the conservation area and no support. For these reasons it is considered that the southern part of Helenslee Road should remain within the conservation area.

Proposed change – West Bridgend

- 4.7** The appraisal recommends the removal of a relatively modern car workshop on West Bridgend. There was one comment received that objected to all removals from the conservation area including this West Bridgend site. The Planning Service supports the removal of this site from the conservation area as the building is not in keeping with the character of the conservation area.

Other comments

- 4.8** A response was received drawing attention to various matters that were considered to contribute to the untidy and derelict appearance of the conservation area e.g. Levenford Lodge, neglected footpaths and roads (in private ownership), parking on footpaths, lack of bins. This information will be shared with the relevant Council services. Another response stated the respondent was not happy with the whole conservation area appraisal but gave no further detail.

Conclusion and next steps

- 4.9** Taking into account the findings and recommendations contained within the conservation area appraisal, and the responses received from members of the local community it is considered that the proposed boundary changes with regard to Helenslee Crescent, Leven Grove Park and West Bridgend should be accepted, while the houses at the southern end of Helenslee Road should remain within the Conservation Area.
- 4.10** If agreed, notification of the new conservation area boundary (Appendix 1) will be advertised in a local newspaper and the Edinburgh Gazette and submitted to the Scottish Ministers.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** There are no financial issues associated with this report.

7. Risk Analysis

7.1 It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

8.1 A screening has been undertaken and no equalities issues have been identified.

9 Strategic Environmental Assessment

9.1 A pre-screening notification has been sent to the SEA Gateway. However, the boundary changes are not considered to have any significant environmental impacts, so it is not anticipated that an SEA will be required.

10. Consultation

10.1 Details of the consultation undertaken are set out in paragraph 4.2.

11. Strategic Assessment

11.1 The guidance is considered to support the Council's strategic priority of improving local housing and environmentally sustainable infrastructure.

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Appendices: Appendix 1 - Proposed Kirktonhill Conservation Area boundary.

Appendix 2 – Scottish Civic Trust recommended changes to Kirktonhill Conservation Area boundary.

Background Papers: Kirktonhill Conservation Area Appraisal, March 2016, The Scottish Civic Trust.

Report to Planning Committee on 22 June 2016 – Kirktonhill Conservation Area Appraisal.

Wards Affected: Ward 3 – Dumbarton

Appendix 1: Proposed new conservation area boundary



Appendix 2: Existing conservation area boundary and boundary proposed by the Scottish Civic Trust Conservation Area Appraisal



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 23 November 2016

Subject: Renewable Energy Supplementary Guidance

1. Purpose

- 1.1** To seek approval of Supplementary Guidance on Renewable Energy.

2. Recommendation

- 2.1** It is recommended that the Committee approves Appendix 1 as the Council's Supplementary Guidance on Renewable Energy.

3. Background

- 3.1** The Scottish Government encourages Development Plans to be concise user-friendly documents, which should be supported by supplementary guidance, setting out matters of detail. The Proposed West Dunbartonshire Local Development Plan refers to a number of areas for which supplementary guidance will be prepared, including renewable energy. Policy DS5 of the Proposed Plan states that *'Proposals will be considered in relation to further information and detail to be provided through supplementary guidance. This will include a spatial framework for wind farms.'* This requirement was specifically recommended within the Local Development Plan Examination Report.

- 3.2** On the basis of the Committee decision on 27 April 2016, the Local Development Plan will not be adopted and will retain Proposed Plan status. The Renewable Energy Supplementary Guidance will therefore not become a statutory part of the development plan. It will be referred to as Supplementary Guidance (Proposed Plan) and will be a material consideration in the determination of planning applications.

4. Main Issues

- 4.1** Draft supplementary guidance on Renewable Energy was approved by the June 2016 Planning Committee. The guidance was published on 27 June 2016, with comments sought by 16 September 2016. The guidance was made available on the Council's website and was sent directly to relevant organisations, including Key Agencies and Community Councils.
- 4.2** A total of 12 responses were received, details of which are set out in Appendix 2. Most of the responses welcome the guidance and recommend minor amendments to wording. The guidance has been updated to reflect the

suggested minor amendments and to offer further clarity on matters relating to:

- Impact on European protected nature sites and bats;
- Woodland removal and management of woodland waste;
- Impact on the water environment and water-based sports and recreation;
- Impact on soils;
- Tourism benefits.

Lomond Energy

- 4.3** Comments have been received from Lomond Energy which raises concerns that the guidance effectively eliminates any opportunity to develop a commercial scale wind farm in West Dunbartonshire, including some single turbine projects.
- 4.4** The issue primarily relates to the spatial framework for wind energy as set out in the guidance. Scottish Planning Policy requires development plans/supplementary guidance to include a spatial framework for wind farms. Based on criteria set out in Scottish Planning Policy, the spatial framework is to identify the following categories of land:
- Group 1 – areas where wind farms will not be acceptable, comprised of national parks and national scenic areas.
 - Group 2 – areas of significant protection, comprised of national and international heritage designations, other nationally important environmental interests (wild land and protected soils), and an area within 2km of settlements identified in local development plans.
 - Group 3 – areas with potential for wind farm development.
- 4.5** Scottish Planning Policy states that development plans should state the minimum scale of wind development that the spatial framework is to apply to. The Renewable Energy Supplementary Guidance defines wind farms as:
- Any development containing a turbine of 50 metres and above to tip height; or
 - Any development of 3 or more turbines, containing a turbine of 30 metres and above to tip height.
- The spatial framework does not apply to wind energy developments smaller than this scale, but does put constraints on development larger than this.
- 4.6** Lomond Energy is seeking to have the definition of what constitutes a wind farm amended to schemes which have an installed capacity of 20MW. This would mean that schemes with an installed capacity of 20MW or greater would be steered to Group 3 areas, whilst smaller proposals could be considered on their merits elsewhere. A key issue raised by Lomond Energy is that there is considerable evidence that projects with installed capacity of less than 20MW do not need the 2km set back from communities that applies in Group 2 areas. However, the requirement in Scottish Planning Policy for spatial frameworks to only be applicable to schemes with an installed capacity of 20MW or greater has been removed and it is considered by the Council that it is appropriate to set a low threshold for what constitutes a wind farm, and that the 2km buffer around communities should be applied as required by

Scottish Planning Policy. This gives the Council better control over the impact of wind farms on communities, with the guidance clearly setting out the matters that will be considered e.g. noise, shadow flicker and visual intrusion.

- 4.7** Lomond Energy also raises concerns with the guidance on what height of turbine will be acceptable in West Dunbartonshire's landscape. The guidance indicates that the landscapes of West Dunbartonshire are sensitive to medium (51-80 metres), large (81-120 metres) and very large (120 metre+) wind turbines. Lomond Energy indicates that perhaps only very large turbines will be viable in West Dunbartonshire under the current economics of wind power. The Council's guidance is based on a Landscape Capacity for Wind Turbine Development study undertaken in 2014, and it is considered that the current economics of wind energy production should not outweigh the findings of the landscape capacity study and the landscape value of the Kilpatrick Hills which has long been recognised.
- 4.8** Lomond Energy also raise concerns about the impact of renewable energy development on the National Park being set out as a consideration in the guidance. However, it is considered that West Dunbartonshire serves as an important gateway to the National Park and that the impact of wind farm development on views to and from the national park should be a consideration.

Community benefits

- 4.9** The guidance has also been updated to reflect comments received from the Scottish Government in relation to community benefits. Previously the guidance had stated that community benefits in the form of financial contributions cannot be taken into account in the determination of planning applications. However, where such contributions result in net economic benefit e.g. job creation support of the local supply chain etc this could be material and the guidance has been amended to clarify this point.

5. People Implications

- 5.1** There are no personnel issues associated with this report.

6. Financial Implications

- 6.1** The advice in relation to community benefits will help to ensure that the communities of West Dunbartonshire that may be affected by renewable energy developments receive appropriate benefits. Whilst any financial contributions will be for the sole use of local communities, there may be a role for the Council in holding and managing such contributions.

7. Risk Analysis

- 7.1** It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

- 8.1** A screening has been undertaken and no equalities issues have been identified.

9 Strategic Environmental Assessment

- 9.1** As per legislation, a Strategic Environmental Assessment has been undertaken, the outcome of which has helped shape the draft guidance. SNH, SEPA and Historic Environment Scotland have been consulted through the SEA Gateway and are satisfied with the environmental assessment. A Habitats Regulation Appraisal screening has also been undertaken, which identified no significant effect on European protected sites.

10. Consultation

- 10.1** Details of the consultation undertaken are set out in paragraph 4.1 above. Responses to the consultation are set out in Appendix 2. Discussions have also been held with the Council's Asset management and Capital Investment teams.

11. Strategic Assessment

- 11.1** The guidance is considered to support the Council's strategic priority of improving the well-being of communities.

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Appendices: Appendix 1 – Renewable Energy Supplementary Guidance

Appendix 2 – Responses to consultation on the draft Supplementary Guidance on Renewable Energy

Background Papers: Strategic Environmental Assessment – Environmental Report, May 2016.

Habitats Regulations Appraisal – Screening Record, May 2016

Report to Planning Committee on 22 June 2016 –
Renewable Energy Supplementary Guidance.

Wards Affected:

All



Proposed Local Development Plan

Draft Supplementary Guidance –
Renewable Energy

November 2016

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Introduction

Purpose of the Supplementary Guidance

A key role of the planning system is to respond to the challenges of climate change and to help Scotland move towards a low carbon future. Renewable energy technologies play an important role in this agenda, by helping us to reduce our reliance on fossil fuels and to tackle the rise in global temperatures. The challenge for the planning system is to support and encourage renewable energy developments in locations where they can be comfortably accommodated. This supplementary guidance has been produced to underpin Policy DS5 of the Proposed Local Development Plan, giving greater guidance on where renewable energy developments are likely to be supported and how proposals will be assessed. Whilst the Adopted Local Plan (2010) will continue to be used in decision-making, the supplementary guidance relates only to the Proposed Local Development Plan.

The key elements of this guidance comprise:

- Planning for wind energy - including a Spatial Framework and guidance on the factors that will be considered in assessing wind energy proposals;
- Other forms of renewable energy - setting out guidance on matters and considerations that are of particular importance to other forms of renewable energy;
- Community benefits and ownership - providing guidance on how the Council would like the wider community to benefit from renewable energy developments within their local area.





National context for renewable energy

The Scottish Government is committed to increasing Scotland's renewable energy output and has set ambitious targets for the generation of renewable energy. The Renewable Energy Routemap for 2020 sets the following headline targets to achieve by 2020:

- The equivalent of 100% of Scotland's electricity demand should be generated from renewables;
- 11% of heat demand should come from renewables;
- At least 30% of overall energy demand should be generated from renewables.

These targets are the most ambitious in the EU. Achieving these targets would see Scotland become an international leader in renewable energy production.

The above targets cover all forms of renewable energy sources. No targets are given for individual technologies and no spatial targets are given.

Local context for renewable energy

Demand for renewable energy developments within West Dunbartonshire has so far been limited.

The Council wants to see greater investment in renewable energy in its area, in order that West Dunbartonshire can play its part in reducing carbon emissions and tackling climate change. There are also clear advantages to local residents and businesses, in terms of reducing energy costs. The Council encourages all forms of renewable energy generation and will support applications in appropriate locations where any potential negative impacts can be overcome.

Planning for wind energy

The Spatial Framework for wind energy

Across Scotland, demand for onshore wind energy development has become a significant development pressure. A clear and robust policy approach to wind energy is essential in ensuring the proper planning of the area's rural landscape and urban fringe.

Scottish Planning Policy sets a clear requirement for development plans to include a spatial framework for wind energy, identifying those areas that are likely to be the most appropriate for onshore wind energy proposals. It is intended by the Scottish Government that this approach gives greater certainty to communities and developers. The requirement for a spatial framework is carried forward into Policy DS5 of the West Dunbartonshire Proposed Local Development Plan which states that a spatial framework for wind energy will be prepared as supplementary guidance.

Scottish Planning Policy sets out a clear methodology to be followed in developing a spatial framework. As shown in table 1 below, Scottish Planning Policy defines the constraints and groupings that must be included. Map 1 illustrates West Dunbartonshire's spatial framework.

- Any development containing a turbine of 50 metres and above to tip height; OR
- Any development of 3 or more turbines, containing a turbine of 30 metres and above to tip height.

This definition of a wind farm is intended to reflect the importance of turbine height in assessing proposals. Large scale commercial wind turbines and wind farms, in excess of 50 metres, tend to be proposed in simple upland landscapes with limited landscape features and of fairly homogenous character. In contrast, applications for wind turbines less than 50 metres tend to be associated with individual dwellings or farms, in settled lowland or urban fringe areas. These landscapes are often intricate and complex with a range of feature such as dwellings, field boundaries, shelter belts and minor roads. It is difficult to provide strategic guidance in a spatial format for these types of complex landscapes. However, in order to ensure any cluster of turbines is appropriately assessed, the spatial framework will also apply to groupings of 3 or more turbines in excess of 30 metres to tip height.

Scale of development the spatial framework should be applied to

Scottish Planning Policy requires that development plans indicate the minimum scale of onshore wind development that their spatial framework is intended to apply to. In West Dunbartonshire the spatial framework will apply to 'wind farms' which are defined by the Council as:

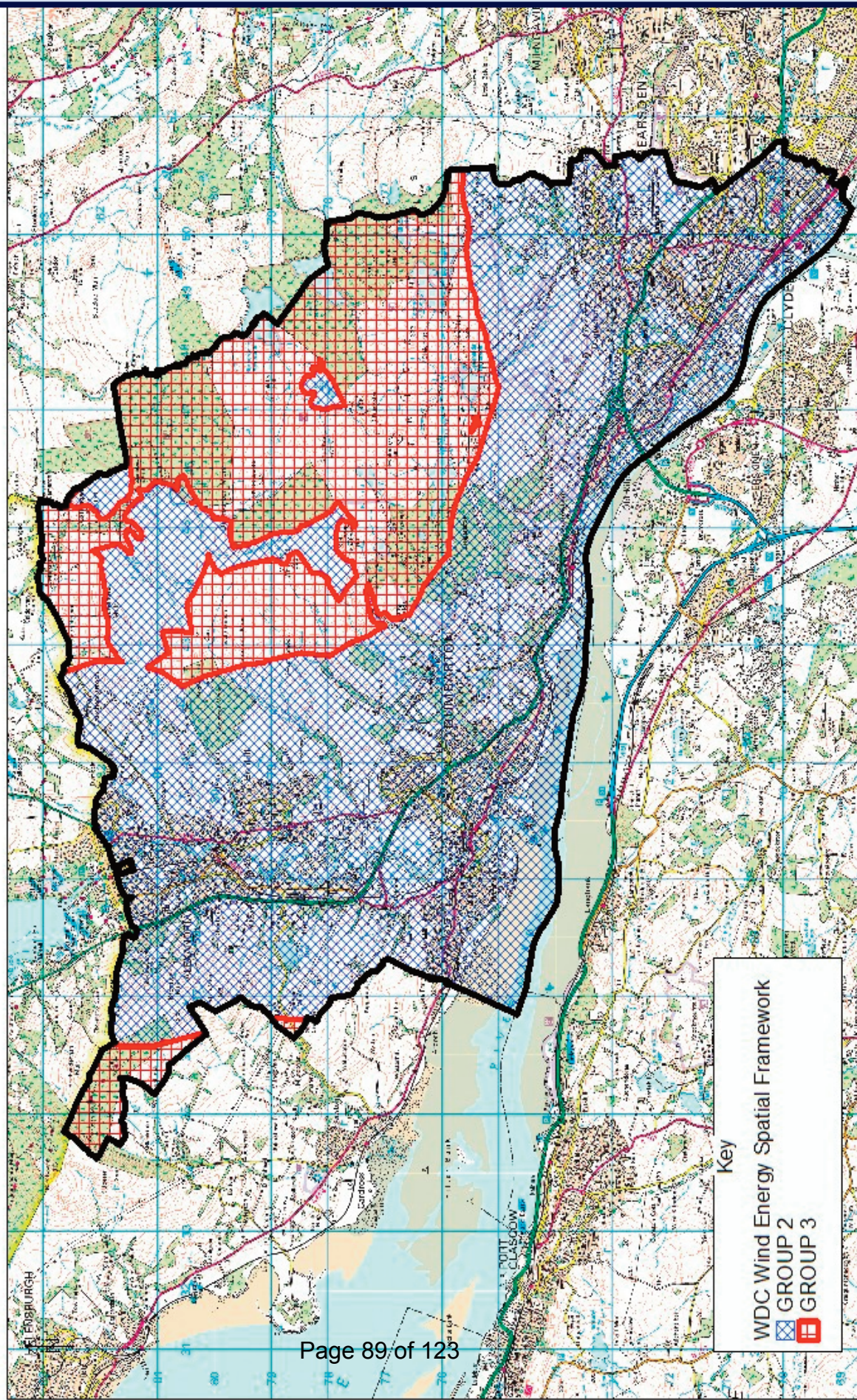
Group	Description	Constraints defined by Scottish Planning Policy	Constraints that apply to the West Dunbartonshire Proposed Local Development Plan area
Group 1	Areas where wind farms will not be acceptable	<ul style="list-style-type: none"> ● National parks ● National scenic areas 	There are no Group 1 areas in the West Dunbartonshire Proposed Local Development Plan area.
Group 2	Areas of significant protection	<ul style="list-style-type: none"> ● World heritage sites ● Natura 2000 and Ramsar sites ● Sites of Special Scientific Interest ● National Nature Reserves ● Sites identified in the Inventory of Gardens and Designed Landscapes ● Sites identified in the Inventory of Historic Battlefields ● Areas of Wild Land (as shown on the 2014 Scottish Natural Heritage maps) ● Carbon rich soils, deep peat and priority peatland habitats ● An area not exceeding 2km around cities, towns and villages identified on the Local Development Plan with an identified settlement envelope 	<ul style="list-style-type: none"> ● The Antonine Wall World Heritage Site ● Inner Clyde Special Protection Area and Ramsar site ● 7 SSSIs ● Overtoun House garden and designed landscape ● Areas of carbon and peatland classes 1 and 2, as defined on the National Carbon and Peatland map produced by Scottish Natural Heritage (http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/) ● An area of 2km has been drawn around the urban area of West Dunbartonshire
Group 3	Areas with potential for wind farm development	No constraints defined by Scottish Planning Policy. Wind farms are likely to be acceptable, subject to detailed consideration against all relevant policies of the Proposed Local Development Plan, and the guidance outlined below.	

Table 1: Scottish Planning Policy requirements for the spatial framework

West Dunbartonshire Council Title : Wind Energy Spatial Framework

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Map Ref : NS4276 Map No :
Date : 16/06/2016 Scale : 1:35000



Map 1: Wind Energy Spatial Framework¹

¹ The spatial framework will apply to (i) any development containing a turbine of 50 metres and above to tip height; OR (ii) any development of 3 or more turbines, containing a turbine of 30 metres and above to tip height.

The assessment of wind energy proposals

The spatial framework gives an indication of where proposals are likely to be considered more favourably i.e. within the group 3 areas, defined as having potential for wind farm development. As per Scottish Planning Policy, whilst Group 2 areas are to be given significant protection, there may be limited opportunities for sensitively sited and designed wind energy proposals, where it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome. Only in these instances, will the Council support development within Group 2 areas.

In addition to consideration against the spatial framework, all proposals for wind energy will require to be assessed against all relevant policies of the Adopted Local Plan and Proposed Local Development Plan. Policy DS5 of the Proposed Local Development Plan sets out key criteria against which applications will be assessed. This means that whilst at a strategic level, the spatial framework indicates that a large part of West Dunbartonshire's rural area has potential for wind farm development, the detail of any proposal will continue to be rigorously assessed against the criteria set out in the Proposed Local Development Plan. Policy DS1 will also be relevant, ensuring that no development results in unacceptable impact on adjoining uses including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing.

The Council will support developments that are in accordance with the criteria set out below. The Council particularly encourages businesses within industrial areas to consider the development of wind turbines as a means of providing clean energy for their business. Such development will be supported by the

Council where they avoid adverse impacts on the criteria. Similarly, rural wind energy developments to support established agricultural businesses will be supported when they are of an appropriate scale and are sited to reduce adverse impacts on the assessment criteria.

Proposed Local Development Plan policy requirements:

(a) *'renewable energy development will be supported where it avoids significant impact on the green network, particularly:*

- ***the habitat network and geo-diversity.'***

All applications for wind energy are required to take into account the impact on existing habitats, biodiversity and geo-diversity. Internationally and nationally recognised nature conservation interests are given special protection within the spatial framework and any developments within these areas will only be acceptable when any negative impacts can be substantially overcome by siting, design or mitigation, to the satisfaction of both the Council and Scottish Natural Heritage. Development must not have an adverse effect on the integrity of any European site. Any development proposal with a potential impact on a Natura 2000 site will require an expert appraisal to inform a project level Habitat Regulations Appraisal. Similarly, developers will be expected to demonstrate that the protected areas in adjacent authority areas will not be affected by any proposal in West Dunbartonshire.

Outwith areas that are nationally or internationally recognised, and particularly within locally designated areas (Local Nature Reserves and Local Nature Conservation Sites) developers will be expected to fully explore the natural attributes of the site and to assess the impact of their development. Mitigation measure should be brought forward

when any negative impacts are predicted.

Wind energy developments present particular risks to birds, through displacement, collision with turbine blades and direct loss of habitat. When developing wind energy proposals, developers should consider the bird sensitivity map produced by the Royal Society for the Protection of Birds and Scottish Natural Heritage, giving locational guidance for wind energy developments. An assessment of the potential impacts that a wind energy development, pre and post operation, may have on birds should be included as part of the application submission, in line with guidance published by Scottish Natural Heritage. The potential effects of wind turbines on bats should also be considered. The following links provide additional information in relation to birds and bats:

<http://www.rspb.org.uk/forprofessionals/policy/windfarms/locationalguidance/scottish.aspx>

<http://www.snh.gov.uk/planning-and-development/renewable-energy/onshore-windfarm-impacts-on-birds-guidance/>

<http://www.snh.gov.uk/about-scotlands-nature/wildlife-and-you/bats/advice/>

- **landscape character**

The impact of any wind energy proposal on landscape character will be a key factor in the consideration of development proposals.

A landscape Capacity Study for Wind Turbine Development has been undertaken for Glasgow and the Clyde Valley in 2014 (http://www.clydeplan-sdpa.gov.uk/files/GCV_Report_v3_20140911.pdf). The study has been carried out at a strategic, regional scale and provides guidance on the areas that are likely to be more suitable for wind energy development.

The landscape capacity study assesses the capacity of defined landscape character areas to absorb different levels of wind energy development. A series of maps have been prepared that illustrate the sensitivity of the landscape character areas to the different scales of wind turbine development. These maps are included as Appendix 1 and should be used when exploring opportunities for wind farm development. For clarity, the capacity study defines scales of wind energy development as:

Scale	Height to tip
Small	15 - 30 metres
Small - medium	31 - 50 metres
Medium	51 - 80 metres
Large	81 - 120 metres
Very large	Over 120 metres

Table 2: Scale of wind energy developments

The study highlights a number of key findings comprising:

- ▶ The landscapes of West Dunbartonshire are of relatively high sensitivity to wind turbines of medium (51 - 80 metres) large (81 - 120 metres) and very large (over 120 metres) scales.
- ▶ The Kilpatrick Hills form an important recreational landscape with high levels of relative wildness and with a significant presence in views from across the Clyde basin.
- ▶ The capacity of West Dunbartonshire's landscape to absorb large scale wind turbines is limited due to (i) the proximity of a large number of visual receptors; (ii) the prominence of key landforms and (iii) the location of the Vale of Leven as gateway to the National Park.



- ▶ The Kilpatrick Hills are contained within the Rugged Moorland Hills Landscape Character area. This area has limited capacity for medium scale turbines and little or no capacity for large or very large turbines.
- ▶ The Muirs to the west of the Vale of Leven are contained within the Moorland Hills and Ridges Landscape Character Area. This area has no capacity for medium, large or large scale turbines.
- ▶ Future development should focus on (i) single turbines in urban fringe or industrial contexts; and (ii) medium scale development within less visually prominent parts of the Kilpatrick Hills.

The Council expects all applicants to take account of the findings of the landscape capacity study in preparing development proposals. Applicants should demonstrate an understanding of the sensitivities of the landscape and be able to show how their proposal responds to and overcomes those sensitivities, in terms of their site selection and design process. The Council will use the findings of the landscape capacity study to help assess all applications for wind energy development.

The Proposed Local Development Plan designates the Kilpatrick Hills as a Local Landscape Area, recognising the high landscape value of the hills. A Statement of Importance has been produced by the Council (see link below) which describes the landscape and visual characteristics of the hills and explains their special qualities. Any proposals for wind energy within the Local Landscape Area should pay reference to the Statement of Importance and demonstrate to the Council that the proposal will not have unacceptable impacts on the special qualities of the area.

A Landscape and Visual Impact Assessment will be required for all wind energy proposals. The detail required will be dependent on the scale of the proposal and this can be discussed at pre-application stage. The Landscape and Visual Impact Assessment must follow best practice in the selection of viewpoint locations and in the preparation photomontage/panoramic images and should follow the guidance set out by Scottish Natural Heritage, 'Visual representation of wind farms'



<http://www.snh.org.uk/pdfs/publications/heritagemanagement/Visual%20representation%20of%20wind%20farms%20-%20version%202.1%20-%20December%202014.pdf>

A Zone of Theoretical Visibility Map (ZTV) should be used as a starting point to identify appropriate locations of viewpoints, selecting points where the development is likely to be most visible and where there are appropriate receptors. The list of viewpoints must be agreed with the Council and, dependent on scale and location, in consultation with Scottish Natural Heritage and neighbouring planning authorities. Viewpoints should comprise a variety of local and long range views and should include, but not be restricted to:

- ▶ settlements from where the development will be visible;
- ▶ important heritage designations, including prominent listed buildings and scheduled monuments;
- ▶ strategic walking routes, including the John Muir Way and West Highland Way;
- ▶ appropriate high points within the upland

area, where long range views in more than one direction can be obtained;

- ▶ appropriate points on the A82, an important tourist route through and beyond West Dunbartonshire;
- ▶ areas with long range views into West Dunbartonshire, including the Loch Lomond and Trossachs National Park, Renfrewshire and Inverclyde.

The evaluation of impact on landscape character cannot look only at the proposal in question, but must also assess the impact of the proposal when considered in conjunction with any other similar developments i.e. the cumulative impact of more than one development. The assessment of cumulative impact should form a key part of the Landscape and Visual Impact Assessment. Whilst there are few consented or proposed wind energy developments in or adjacent to West Dunbartonshire, potential applicants should continue to monitor the development and progress of nearby proposals. The Council expects the following issues to be considered:

- ▶ the cumulative impact assessment should



take account of all wind energy developments and proposals in West Dunbartonshire and surrounding authorities. The Zone of Theoretical Visibility should consider all such developments/proposals within a 35km buffer of the proposed site.

- ▶ Within the 35km buffer all operational and consented wind energy developments should be considered, as well as those with a valid, but undetermined planning or Section 36 application. The Council also considers it good practice for applicants to consider developments at scoping stage, as these may get to application stage quicker or at the same time as the applicants own submission.
- ▶ The assessment of cumulative impacts should follow the guidance and methodology set out in the Scottish Natural Heritage guidance 'Assessing the cumulative impact of onshore wind energy developments'. See link below.

<http://www.snh.gov.uk/docs/A675503.pdf>

Applications for single or small scale proposals are more likely to be suited to the urban fringe and the lower slopes of the Kilpatrick Hills and

Muir. Such proposals will be required to pay particular attention to the setting and character of the urban area, and should avoid unacceptable impacts on key vistas out of and into the urban area.

● **Forestry and woodland**

Woodland cover characterises a significant proportion of West Dunbartonshire's upland landscape. The retention of woodland helps in the drive to address climate change and can contribute to the character and amenity of the upland area. Development proposals should seek to minimise the removal of woodland as far as possible.

The Scottish Government Policy on 'The Control of Woodland Removal' includes a presumption in favour of protecting woodland resources and woodland removal should only be allowed where it would achieve significant and clearly defined additional public benefits. Compensatory planting is generally expected where woodland is removed and will be taken into account when assessing proposals.



The effects that the proposed development will have on woodlands and the consequences that woodland removal will have on the ecology and landscape of the area and environs requires to be fully assessed. The information submitted with the application requires to adequately address the impact that the felling associated with the development will have on the environment, and how the felling proposals adhere to the UK Forestry Standard Guidelines and the Scottish Government's Control of Woodland Removal Policy. Design options to minimise the necessity for tree removal should be considered. Any wind energy proposal that involves woodland removal should be discussed at an early stage with Forestry Commission Scotland, which will advise on information that will be required to support the application. Where forestry occurs on peatland, additional guidance should be sought regarding habitat restoration proposals and early engagement with Forestry Commission Scotland and Scottish natural Heritage will be vital in ensuring a sympathetic and deliverable land management plan is achieved.

The Glasgow and Clyde Valley Forestry and Woodland Strategy recognises the impact that

wind energy development could have on the areas woodland and requires that where woodland is removed, compensatory planting should take place. The identification of appropriate locations and the type, siting and design of compensatory woodlands should be in line with the Strategy.

Where it is proposed to fell significant quantities of trees in order to accommodate a proposal, then consideration of how any tree material cleared to facilitate development will be utilised must be undertaken. Where this includes felling to waste, where the waste generated by the process will be managed by techniques such as chipping, mulching or spreading, this approach must comply with SEPA's Management of Forestry Waste guidance.

http://www.sepa.org.uk/media/28957/forestry_waste_guidance_note.pdf

- ***The water environment***

In line with the requirements of policy GN6 of the



Proposed Local Development Plan, wind energy developments require to be carefully considered and monitored to avoid any pollution of the water environment (which includes wetlands, rivers, lochs, transitional waters (estuaries), coastal waters and ground water), especially at the construction stage. Developers should demonstrate that every effort has been made to avoid any adverse impact on the water environment. An assessment of the risk to water quality as well as the identification of any mitigation measure should be carried out through the EIA process and will be subject to detailed consultation with Scottish Environment Protection Agency and Scottish Natural Heritage. Developers should also consider whether a proposed scheme is likely to have an impact on flood risk and groundwater abstractions (including private water supplies).

The infrastructure associated with wind energy developments, including foundations, borrow pits and access roads, can disrupt groundwater flow and impact upon Groundwater Dependent Terrestrial Ecosystems. In consultation with Scottish Environment Protection Agency, the Council will expect developers to follow the

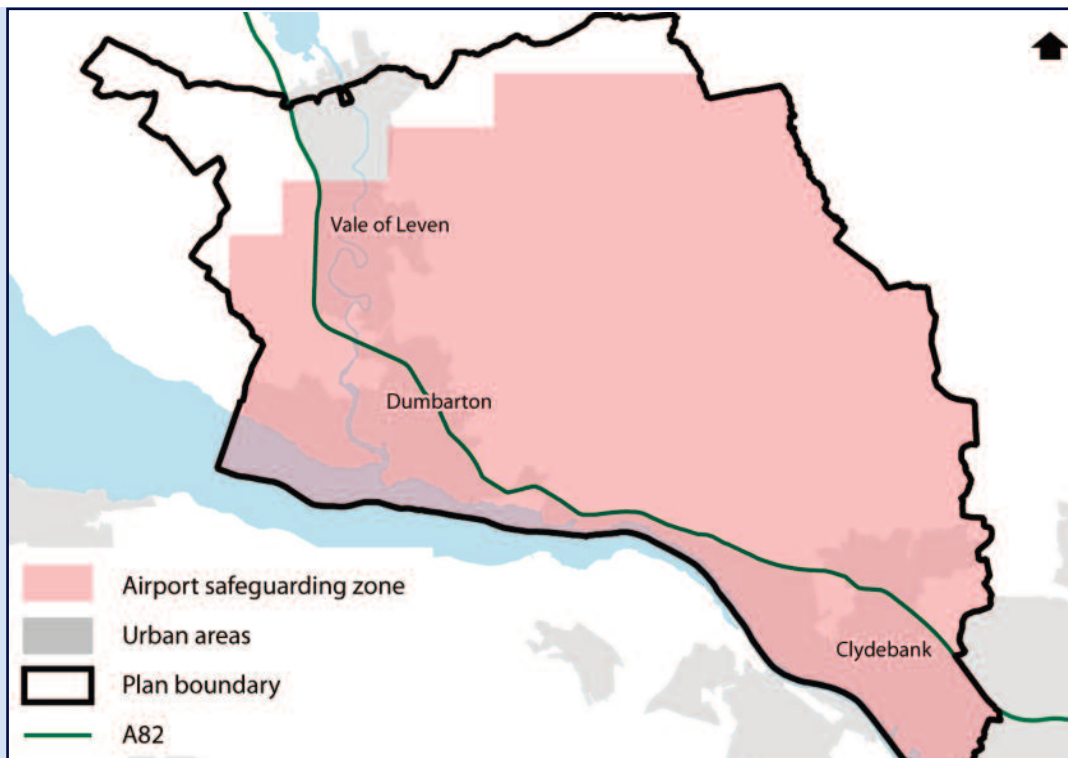
advice set out in the guidance document below.

<http://www.sepa.org.uk/media/144266/lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf>

- ***The path network and sport and recreation interests***

As per policy GN8, any proposal should avoid disruption to the network of paths within West Dunbartonshire or to any established sporting or recreational resources.

The Council recognises that wind farms can contribute positively to recreation and access provision, by promoting public access to their site and incorporating new paths linked in to existing paths and road networks. The Council expects all applications to include such provisions, unless it can be demonstrated that site specific reasons make this unfeasible.



Map 2: Glasgow airport safeguarding zone

(b) Renewable energy development will be supported where it avoids significant adverse impact on built heritage, particularly:

- ▶ the Antonine Wall;
- ▶ scheduled monuments and other archaeology;
- ▶ listed buildings;
- ▶ conservation areas and;
- ▶ gardens and designed landscapes

Built heritage plays an important role in giving West Dunbartonshire its sense of place and local distinctiveness. The Proposed Local Development Plan seeks to protect and enhance important historic features and their settings.

All wind energy proposals are required to assess the impact of the development on the features listed above, including the impact on their setting. Where there is a significant adverse impact on the areas built heritage, especially where this of a national interest, the Council will be unlikely to support the proposal. Applicants are expected to give particular attention to the Antonine Wall,

a scheduled monument and one of only 6 World Heritage Sites in Scotland, by fully demonstrating the scale of any impact on the Wall and its setting.

(c) Renewable energy development will be supported where it avoids adverse impact on aviation and defence interests

The safe operation of air travel is of prime importance in the assessment of applications or wind energy development.

A large proportion of West Dunbartonshire falls within the safeguarding zone of Glasgow Airport (See map 3 below). Developers are expected to engage directly with the airport, as well as the other relevant aviation authorities (NATS EN Route (the UK air traffic control service) and the Civil Aviation Authority) at the early stages of project development i.e. prior to the submission of a planning application. NATS offers a free self-assessment service on its website (www.nats.co.uk) and also provides a



chargeable pre-planning assessment service, which provides developers with the opportunity to find out if a proposed installation is likely to be objected to.

The Council will routinely consult with the aviation authorities on all wind energy developments. Any proposal that receives an objection from any of the organisations will not be supported by the Council, until such a time that the objection can be lifted. This is in line with policy GE5 of the Proposed Local Development Plan. Similarly, the Ministry of Defence will be consulted on relevant applications and should be satisfied that no material impact will occur or that a technical solution will be put in place to mitigate any issue raised. In some instances the MOD will require lighting to be installed on turbines. This should be clarified with the MOD early in the process, so can be considered as part of the application as a whole.

(d) Renewable energy development will be supported where it avoids adverse impact on telecommunications and broadcasting;

Wind energy developments can impact upon broadcasting installations, by way of the electro-magnetic radiation associated with electricity generation. Applicants should consult with network operators to confirm the existence of any infrastructure and to assess whether the proposals would be likely to result in any interference. Where interference is likely, the applicant should put forward a technical solution to resolve the issue.

The Council may require a planning condition or Section 75 Obligation to be attached to a planning consent, to ensure any impact on telecommunications and broadcasting that do occur during construction or operation will be resolved.

(e) Renewable energy development will be supported where it avoids adverse impact on communities and residential amenity;

The Council will assess the impact on communities and residential amenity in respect of three key criteria; (i) noise; (ii) shadow flicker and; (iii) visual intrusion.



(i) Noise

Wind turbines create two distinct types of noise; mechanical noise, associated with the gearbox and generator and aerodynamic noise, produced by blades moving through the air.

The Council will not support development where the quality of life of local residents will be affected by noise generated by the turbine(s). Such affects are best avoided by ensuring turbines are sufficiently remote from communities and residential properties.

As per Scottish Government guidance, applicants for wind energy developments should provide a Noise Impact Assessment, with evidence that the likely noise impact of the proposal has been measured in line with the guidance 'The Assessment and Rating of Noise from Wind Farms' (ETSU-R-97). This framework gives indicative noise levels that are thought to offer a reasonable degree of protection to wind farm neighbours. The Council will require these levels to be met by all applications.

(ii) Shadow flicker

Shadow flicker occurs at certain times of the year and at certain times of the day when low sun passes behind the blades of a turbine. As the blades rotate, the shadow flicks on and off, known as shadow flicker. Shadow flicker is only apparent from within buildings where there is a narrow window opening. The degree to which shadow flicker will be an issue is dependent on the location and directional positioning of the turbine.

Similar to noise impact, shadow flicker can generally be avoided where there is adequate separation distance between turbines and properties. As a general rule, the separation distance should be at least 10 x the blade diameter. The Council will require developers to demonstrate that the elimination of shadow flicker has been full considered in the preparation of wind energy proposals. The Council may require planning conditions or a Section 75 Obligation to be put in place to ensure that remedial measures are undertaken should periods of shadow flicker occur.

(iii) visual intrusion

As per the spatial strategy for wind farms, proposals should generally be 2km apart from any settlement. Where proposals are within the 2km buffer, clear evidence will be required through the Landscape and Visual Impact Assessment, to demonstrate that because of the particular geography and topography of the area, the proposal will be appropriate.

In terms of stand alone residential properties or small groups of houses, the Landscape and Visual Impact Assessment should fully assess the visual effects of the proposed development on all residential properties within 2km of the site boundary. The Council recognises that due to the height of turbines, it is almost inevitable that they will become visible from certain nearby properties and that a certain level of visibility will normally be acceptable. The Council will, however, not support development where it considers that the affected residential properties will experience an over-bearing impact, where their visual amenity is detrimentally affected to such an extent that the properties become far less pleasant places to live.

(f) Renewable energy development will be supported where it avoids significant adverse impact on the setting of and views to and from the Loch Lomond and the Trossachs National Park and Loch Lomond National Scenic Area;

West Dunbartonshire provides the southern and most well used gateway to the Loch Lomond and the Trossachs National Park. The A82, which runs through West Dunbartonshire and links the Park to Glasgow and beyond, is a hugely important route for visitors to the Park, providing first glimpses and views of the scenic qualities of the National Park. Travelling through West Dunbartonshire to the Park, the urban landscape gives way to the natural beauty of the Park. It is important to the integrity of the Park that the important viewpoints and experiences

from the southern gateway are maintained.

Scottish Planning Policy identifies the National Park as an area where wind farms will not be acceptable. Whilst the Council has no requirement to provide any buffer around the park, it is important that the impact on the landscape and scenic qualities of the Park and its setting are fully considered.

The Council will require applicants to ensure the Landscape and Visual Impact Assessment fully explores the impact of the proposal on the National Park, assessing the proposals from appropriate viewpoints within the Park, in consultation with the Park Authority. Likewise, the impact on the proposal on views from West Dunbartonshire to the Park should be included and assessed. The Council will not support proposals where there is a significant adverse impact on the National Park and its setting.

Other considerations

In addition to the criteria contained within policy DS5, proposals will be considered against the development management considerations set out in Scottish Planning Policy. Those that are not included within DS5 are described in table 3 on the following page:

Consideration	Requirements
Net economic benefit	<p>The applicant should provide a socio-economic statement indicating how the development will benefit the local economy. As a minimum this should demonstrate:</p> <ul style="list-style-type: none"> ● Direct job creation associated with construction and operation; ● Indirect job creation and supply chain opportunities for local businesses; ● Wider benefits to the local economy relating to any recreational/ public access features the proposal may include.
Contribution towards renewable energy generation targets	<p>All proposals should provide details of the extent to which the turbines will help to meet Government targets for renewable energy generation. This should be based on realistic output level and should not rely on the maximum generating capacity.</p>
Effect on greenhouse gas emissions	<p>Applications should be accompanied by an estimate of the total annual co2 savings that would be derived from the proposal. This should be weighed against the carbon footprint associated with the developments construction in order to confirm the 'co2 payback period'.</p>
Effect on carbon rich soils	<p>The location and layout of proposals should seek to minimise impacts on carbon-rich soils, using the carbon calculator.</p> <p>Where the proposal will affect established peatlands, the Council will expect the co2 payback period to take into account the carbon losses resulting from the loss of peat. Development on and re-use/ disposal of excavated peat must be in line with the 'Guidance on the Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste' and SEPA's Regulatory Position Statement - Developments on Peat.</p>
Impact on tourism	<p>Developers are encouraged to incorporate measures to promote access to and recreational use of their sites.</p> <p>The visual impact of developments on important tourist route and locations should be fully assessed through the LVIA.</p>
Impact on adjacent trunk roads and road traffic	<p>All proposals are required to fully consider the impact of the development on West Dunbartonshire's road network, with consideration given to:</p> <ul style="list-style-type: none"> ● The structural and physical ability of roads and bridges to accommodate the additional traffic generated, including abnormal loads; ● The need to minimise disturbance to local communities and businesses. <p>Early contact should be made with the Councils Roads Department to agree the scope and extent of a Transport Assessment and Construction Traffic Management Plan.</p>
Decommissioning, restoration and aftercare	<p>Applications should include full details of the proposals for decommissioning, site restoration and aftercare, to ensure that when the development comes to the end of its operational lifespan, the site is restored to an acceptable standard. This should include the removal of both the turbines and all ancillary infrastructure.</p> <p>The Council requires applications to be supported by a financial guarantee to ensure that all decommissioning, restoration and aftercare costs can be met in full. The financial guarantee mechanism and the amount covered will be reviewed at regular intervals throughout the lifetime of the development, to ensure it continues to be of a sufficient level.</p>

Table 3: Other development management considerations

Required information checklist

All applications for wind energy developments will be required to be accompanied by clear and robust supporting information to allow the Council to make an informed assessment of the application against this supplementary guidance and all other relevant policies. The level of detail required will be dependent on the scale of development proposed and the particular sensitivities of the proposed location. The checklist below is included to help applicants ensure they have all the required information.

	Included? (YES/NO). If NO, please demonstrate why it is not required
Information to meet the statutory requirements for planning applications, including location plan, site plan and scaled plans and elevations of turbines and associated infrastructure	
Environmental Statement as required by the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 - Dependent on outcome of screening request	
Landscape and Visual Assessment, including cumulative assessment and residential amenity assessment in accordance with Scottish Natural Heritage guidance*	
Assessment of impact on natural heritage and biodiversity, including bats and birds*	
Assessment of impact on soils and demonstration of carbon calculation. This should include an assessment on the impact of peatlands and a calculation of the CO2 payback period*	
Assessment of impact on waterbodies and ground water*	
Assessment of impact on cultural heritage and archaeology*	
Deforestation phasing plan, details of compensatory planting proposals and proposed treatment of forest waste, if the development will remove existing woodlands	
Borrow pit scheme and details of import of construction materials	
Noise Impact Assessment*	
Shadow flicker Assessment and any proposed mitigation measures*	
Assessment of impacts on broadcasting installations	



	Included? (YES/NO). If NO, please demonstrate why it is not required
Analysis of any implications for existing tourist facilities and the wider tourist market	
Evidence of dialogue with the relevant aviation bodies and confirmation of any agreements reached	
Transport Assessment, Construction Traffic Management Plan and Turbine Transportation Plan	
Design statement	
Details of decommissioning, restoration and aftercare arrangements and confirmation of proposed financial bond	
Details of anticipated economic impact of the proposal	
Analysis of how the proposed development will contribute to national renewable energy targets	
Indication of community benefit to be provided	

*In many cases, these issues will be explored through the Environmental Impact Assessment process

West Dunbartonshire Council encourages and promotes pre-application dialogue as an effective means of securing quality development on the ground. With particular reference to major developments, the Council has an approved protocol (see link below) for pre-application discussion which applicants are encouraged to take on board.

http://www.west-dunbarton.gov.uk/media/2115391/facilitating_appropriate_development_inc_protocols_34.pdf

Other forms of renewable energy

Similar to wind, proposals for all other renewable energy technologies will be assessed against the criteria set out in DS5. West Dunbartonshire Council positively encourages applications for a range of renewable energy technologies. Applications will be supported, where they are appropriate in terms of policy DS5 and all other relevant policies, including DS1. The guidance below outlines the main types of renewable energy development other than wind and identifies particular considerations that will apply to the specific types of energy generation.

Hydro

Hydro energy generation involves the extraction of energy from moving water. The amount of energy generated depends on the amount of water, the flow rate and the height the water falls from.

Hydro schemes differ in scale from major schemes requiring the creation of dams to small scale micro generation. It is generally expected that applications for hydro schemes in West Dunbartonshire will be small scale 'run-of-the river' developments, where water is taken from a river, passed through a turbine and then flows back into the river. These are generally of a domestic scale with an output of under 100kw. Hydro energy is encouraged within West Dunbartonshire, as a generally reliable, clean and sensitive form of renewable energy. As per policy DS5, hydro schemes will be supported where they can be developed without resulting in significant adverse impacts. Key considerations specific to hydro schemes will be:

- The potential impact on the water environment, in relation to a reduction in water flow, flood risk and the disturbance of aquatic species. Development proposals will be expected to demonstrate that the water

environment will not be adversely affected and will be required to comply with policy GN6. The Scottish Environment Protection Agency will be routinely consulted on any hydro applications and all applications will be required to comply with all the Scottish Environment Protection Agency's standard regulatory requirements.

- Dependent on the gradient of the watercourse and the extent of surrounding land cover, proposed hydro schemes could have a significant landscape and visual impact. Proposals should be sensitively sited, designed and screened to avoid such impacts.
- Potential impact on water-based sporting and recreational uses such as angling and canoeing.

Biomass

Biomass energy produces electricity (and/or heat) from the burning of recently living natural materials. Wood is the most commonly used biomass fuel, but it can also comprise dried vegetation, crop residues and other organic materials. Biomass installations range in scale, from domestic biomass boilers to industrial scale biomass plants.

Domestic biomass boilers do not normally require planning permissions. The associated flues will only require permission if they are on the principle elevation of a property within a conservation area or the Antonine Wall World Heritage Site, or if the height of the flue would be more than one metre above the highest part of the roof. Applications for such developments will be assessed primarily against policy DS5, with key consideration given to:

- the potential to impact on communities and residential amenity;



- The potential for any adverse impact on local air quality, with reference to policy DS4.

Where commercial biomass boilers are proposed as part of wider development opportunities, proposals will generally be assessed by policy DS5, where the biomass plant is appropriately sited and designed so as to avoid any adverse impacts.

All proposals for biomass boilers will be subject to Environmental Health and Scottish Environment Protection Agency regulations in order to ensure that they do not have an adverse impact on air quality and public health. Biomass boilers that are appropriately operated and maintained and powered only with acceptable materials should not present problems in this respect.

Large scale biomass plants, which are not ancillary to wider development proposals, are primarily industrial in nature. Such developments are directed to existing industrial areas and their assessment will focus on ensuring that any potential negative impacts are minimised. Key considerations will be:

- the potential impact on the amenity of the area, with specific reference to noise, odour and air quality;
- The visual impact of the proposal and its sensitivity to its setting;
- The ability of the proposals to minimise the level of pollutants, through careful siting and the use of best available technology.

Solar energy

Domestic scale solar energy installations, both free standing and roof mounted, can normally be installed under permitted development rights. This excludes installations in conservation areas and associated with listed buildings.

Nationally, demand for commercial solar farms is growing as this emerging technology starts to contribute more to the country's energy mix. West Dunbartonshire has not yet received any proposals for solar farms, but this may change in the coming years.

Solar farms are made up of a series of free

standing solar photovoltaics (PVSs), which are normally mounted on frames or 'tables' that are anchored to the ground. The height and angle of the panels will be guided by the surrounding landform and orientation of the site, with the aim of optimising access to the sun's rays. The panels are normally arranged in rows, with adequate space between the rows to avoid them over-shading each other.

West Dunbartonshire has a significant amount of vacant and derelict land that presents an opportunity for the development of solar farms. The development of solar farms on vacant and derelict land and other brownfield sites is supported in principle by the Council and is preferred to the development of greenfield sites.

Proposals for solar farms will be assessed against policy DS5, as well as all other relevant policies. Key considerations specific to solar energy comprise:

- **Landscape and visual impact**

A landscape and visual impact assessment will be required. The landscape and visual impact of a solar farm will depend on its location, topography and orientation. The infrastructure will normally be relatively low level, therefore development of a good site, low-lying with natural screening, should be capable of being accommodated with little visual or landscape impact.

- **Glint and glare**

A 'glint and glare' assessment will be required to assess the impact on nearby residential properties, road traffic and aviation. This is likely to be a particularly important consideration for proposals that include tracking devices, where the orientation of the panels moves to reach the optimum level of rays.

- **Ecological impacts**

Particularly in relation to greenfield sites,

applicants will be required to consider the ecological impacts of their development.

The Council expects applicants to consider whether biodiversity could be improved by the development, with biodiversity improvements on the ground around the infrastructure.

Flood risk should also be considered.

Scottish Natural Heritage has produced its own guidance on the impacts of large scale solar photovoltaic installations:

<http://www.snh.gov.uk/docs/A1859348.pdf>

Geothermal

Geothermal energy utilises the energy stored as heat beneath the earth's surface. Geothermal energy is carbon free and can provide a reliable means of heating homes and commercial buildings.

There are two main types of geothermal; deep geothermal and heat pumps. Deep geothermal is defined as any geothermal source below 100 metres in depth. Accessing such depths makes this process a relatively large scale operation and one that, to date, there has been relatively limited use of across Scotland. Any proposal for deep geothermal energy in West Dunbartonshire will require an Environmental Impact Assessment and will be assessed against DS5 and all other relevant policies dependent on location and surrounding uses.

Ground source heat pumps utilise the warmth found in far shallower depth of ground, with installation involving a relatively shallow borehole or trench. Domestic scale ground source heat pumps installed within the curtilage of a house have permitted development rights, as do water source heat pumps which utilise existing surface water resources.



For developments that do not fall within permitted development rights, the Council will in principle support the installation of heat pumps, as a low carbon approach to energy generation. The criteria contained within Policy DS5 will be used to ensure the proposal does not create unacceptable impacts.

Key considerations will depend largely on the scale of proposal, but are likely to comprise;

- Impact on the water environment, specifically in relation to ground water;
- Impact on amenity of neighbouring uses and residents.

Anaerobic Digestion and Energy from Waste

Anaerobic digestion involves the breakdown of organic matter found in wet biomass waste, such as sewage sludge, animal manure and waste food, to produce methane-rich biogas. The biogas can be burned directly in a gas boiler to produce heat or it can be burned in a combined heat and power unit to produce heat and electricity. The plant associated with

anaerobic digestion is industrial in nature and is best directed to industrial sites. Any applications will be assessed against DS5, as well as the waste policy SD2.

Energy from Waste comprises of the controlled incineration of a range of waste streams including commercial, municipal and industrial. It uses material that would likely otherwise go to landfill, to produce heat that can be recovered to generate electricity, heat, steam or hot water. Similar to anaerobic digestion, such energy generation is a form of waste treatment and any developments would be assessed against policies DS5, SD1 and SD2, as well as the air quality policy DS4.

Key considerations in determining any planning application for anaerobic digestion and energy from waste will likely focus on;

- amenity impacts for local residents/businesses;
- design and visual impacts associated with a tall chimney structure;

- Pollution prevention, in close dialogue with SEPA and the Councils Environmental Health department.

Energy from Waste facilities and the use of biogas produced from anaerobic digestion plants require to comply with The Thermal Treatment of Waste Guidelines 2014. Further information on how SEPA consider thermal treatment facilities can be found within their 'Guidance on input to development management consultations in relation to Zero Waste Plan Issues, LUPS-GU6'.

Heat networks

Scottish Planning Policy gives direct support to heat mapping and heat networks. Heat mapping identifies sources of heat production and users of heat. A heat network can then be used to link the two locations together, putting in place a low carbon approach to heating.

The Proposed Local Development Plan indicates heat mapping and the potential for heat networks will be explored over the period of the Plan with supplementary guidance prepared if necessary. Whilst it is not the role of this guidance to address heat networks and mapping, the Council fully supports the use of heat networks within development proposals and will work with potential developers to explore the opportunities this approach to heating.

Community benefits and ownership



Scottish Planning Policy states that where a proposal is acceptable in land use terms and consent is being granted, local authorities may wish to engage in negotiations to secure community benefits in line with the Scottish Government's Good practice guidance.

Community benefits in the form of financial contributions cannot be taken into account in the determination of planning applications, unless as per Scottish Planning Policy, these can be demonstrated to contribute towards a net economic impact including community socio-economic benefits such as employment, associated business and supply chain opportunities. Where a development is acceptable in planning terms, the Council is of the view that it is entirely reasonable for developers to provide community benefits to help off-set any potential negative impacts of their development and to ensure the wider community benefits from the energy being generated from their area.

Community benefits should not be confused with other planning and infrastructure

requirements, which are an important part of the planning process. For example, a developer may reasonably be expected to provide access routes through their site or put in place biodiversity enhancements as part of their mitigations requirements. Such requirements do not form community benefits as described in this guidance.

Over recent years, there has been a clear willingness within the renewable sector to provide community benefits alongside their developments. With the support given by wind farm operators, communities across Scotland have benefited from a range of projects, such as new community halls, community cycle clubs, befriending programmes and outdoor access events programmes. Another example would be projects of benefits to natural heritage. In order to ensure such schemes are fair, transparent and provide tangible and lasting benefits for communities, the Council encourages all applicants to fully consider the advice contained in this guidance.



The level of community benefit

In line with Scottish Government guidance, the Council expects all wind energy applicants to provide a community benefit of a minimum £5,000 per MW of installed capacity. This would be payable annually and would increase relative to the Retail Price Index. The contribution is expected from all wind energy developments.

The form of community benefit

The Council supports a variety of approaches to ensuring that local communities benefit from renewable energy developments.

1. Community ownership

Community ownership has the potential to provide far greater returns for communities than more traditional community benefit payments. It allows communities to generate their own energy and to have control over how they spend the financial returns from the energy generated. The Scottish Government wants to see 500MW of renewable energy generation in community ownership by 2020.

The Council is supportive of communities taking a stake in the energy being generated in their local area, through shared ownership schemes. In wind energy schemes, this involves the commercial operator giving or selling the local community a turbine within their site, which provides an income stream for the community. By sharing a grid connection and associated infrastructure, a shared ownership scheme of this type has real advantages. The Council supports this approach to community benefits, and will provide support to communities where such a scheme would be a possibility.

Should an applicant wish to explore the community ownership option, the guidance within the Scottish Government's best practice guidance should be followed:

<http://www.localenergyscotland.org/media/79714/Shared-Ownership-Good-Practice-Principles.pdf>

2. Contribution to the Council's Renewable Energy Fund

The Council will set up a Renewable Energy Fund (REF) to collect and distribute funds associated with renewable energy developments. The option to contribute to the Council's Renewable Energy Fund, gives potential developers the opportunity to pass responsibility for the distribution, management and monitoring of community contributions to the Council. This in turn gives the Council the opportunity to ensure that contributions are distributed fairly and transparently and are targeted towards projects that will make a real difference to communities.

The key guiding principles of the Renewable Energy Fund will comprise:

- The fund will be held by the Council, but communities themselves will be responsible for spending the fund. Community groups will be encouraged to apply for funding from the Renewable Energy Fund to carry out a wide range of community, environmental and employability projects.
- The Renewable Energy Fund will not be used to substitute or replace services that are the responsibility of the Council to deliver.
- Priority will be given to projects that can demonstrate wide support within the community.
- The fund will be set up to ensure that those communities that are impacted by the development are the communities that benefit from the funding.

Further guidance will be issued in support of the Renewable Energy Fund, detailing: (i) who will be eligible to apply to the fund; (ii) what kind of projects will be supported; (iii) the information required to make an application to the fund; and (iv) how applications to the fund will be assessed and who will be responsible for assessing them.

For wind farm developments, a contribution to the Renewable Energy Fund should be secured by an appropriate legal agreement, with the intention that the first payment will be made when the first turbine is fully erect and annual payments made thereafter. For smaller scale wind energy proposals and other forms of renewable energy generation, a contribution to the Renewable Energy Fund is likely to be a simple and straightforward way of ensuring that the community benefits from the development.

3. Contribution directly to the community

The Council recognises that some developers may prefer to engage with and work directly with the community, to arrive at an appropriate community benefits package, rather than contribute to the Council's Renewable Energy Fund. Where this is the case, applicants should follow the Scottish Government guidance 'Good practice principles for community benefits from onshore renewable energy developments.'

<http://www.localenergyscotland.org/media/34682/Good-Practice-Principles.pdf>

In line with the good practice guidance, the Council expects that applicants pay particular care and attention when identifying the community they wish to work with. Community benefit schemes have the potential to be divisive locally, given that they will normally benefit a discrete geographic area. Such schemes therefore require to be carefully managed to ensure they are transparent and as inclusive as possible.

Significant time and energy will be required from both the applicant and the community. The applicant will need to be confident that there is the capacity and appetite within the community to manage the community benefit package. There will need to be a legally constituted

community body set up that can receive and spend funds, with proper governance arrangements in place. Through the Scottish Government, support is available for local communities, in terms of capacity building and advice on maximising the gain from commercial renewable development.

<http://www.localenergyscotland.org/>

4. Non financial contribution

In some cases, it is recognised that rather than commit a full financial contribution, there can be a strong case for providing a non-financial contribution or a mixture of both financial and non-financial. Such contributions could comprise local employability or apprenticeship schemes, whereby local people receive employment and/or training opportunities which would not otherwise have been created.

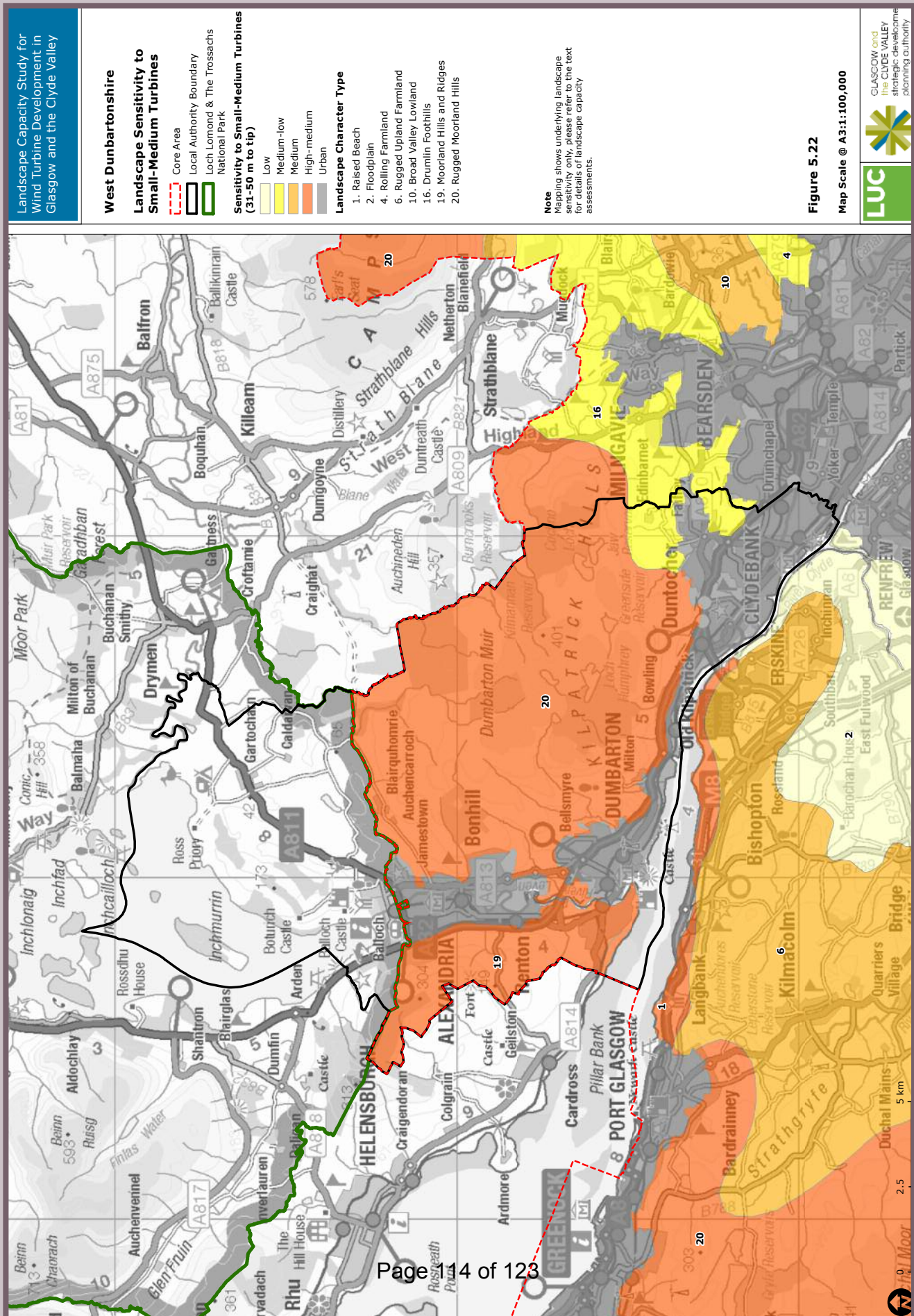
Securing the community benefit

Applicants are encouraged to consider community benefits at the outset of planning their development and any consultation with the local community should begin as soon as possible. The Council will be happy to discuss and advise on the community benefit proposals, as a separate process from the consideration of the planning application. Any such discussion should not be seen as pre-determining the outcome of the planning application. Details of the proposed community benefit should be submitted to the Council.

(Source: Landscape Capacity Study for Wind turbine development in Glasgow and the Clyde Valley, Land Use Consultants)

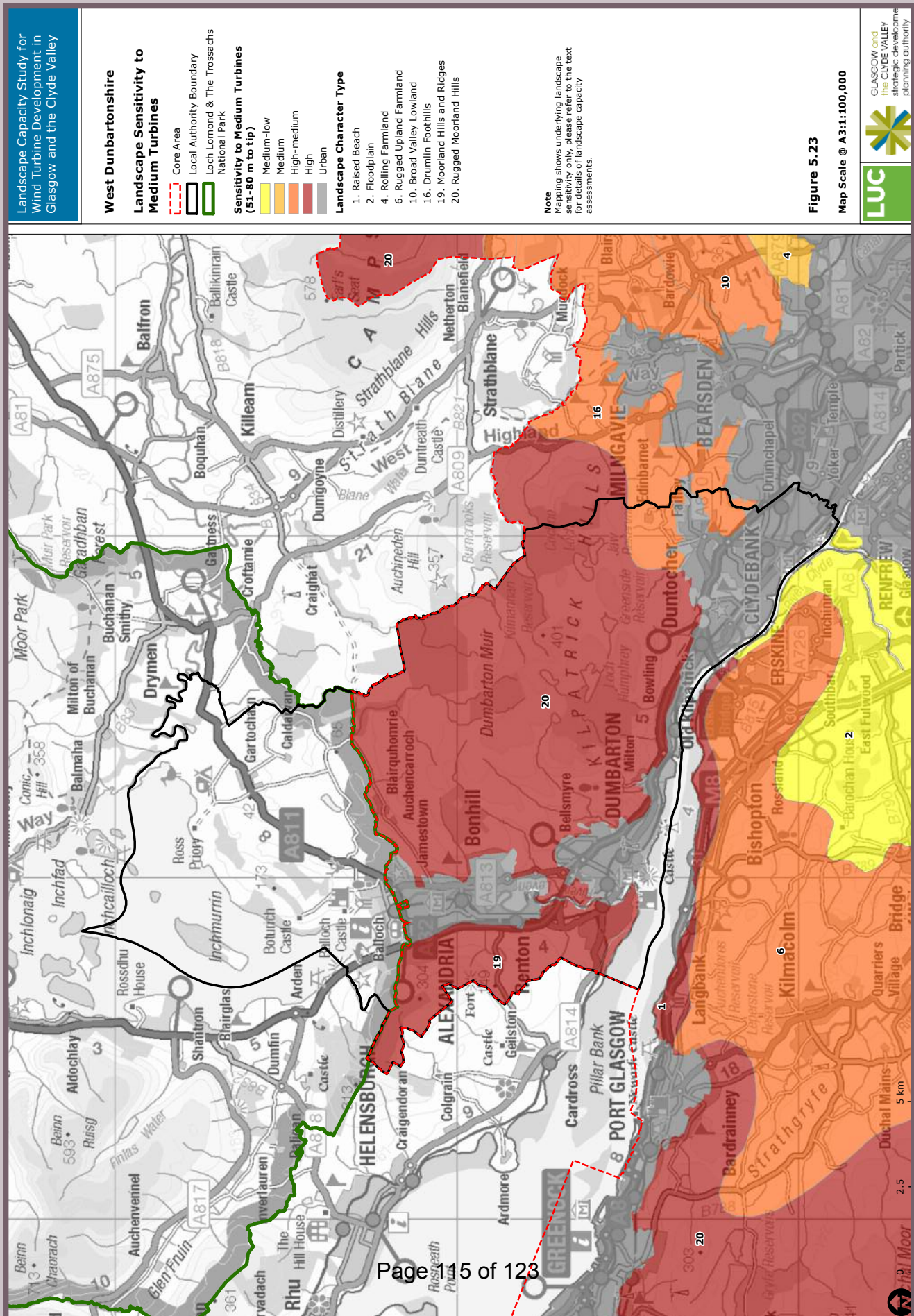
Appendix 1 Landscape sensitivity to wind energy development

(Source: Landscape Capacity Study for Wind turbine development in Glasgow and the Clyde Valley, Land Use Consultants)



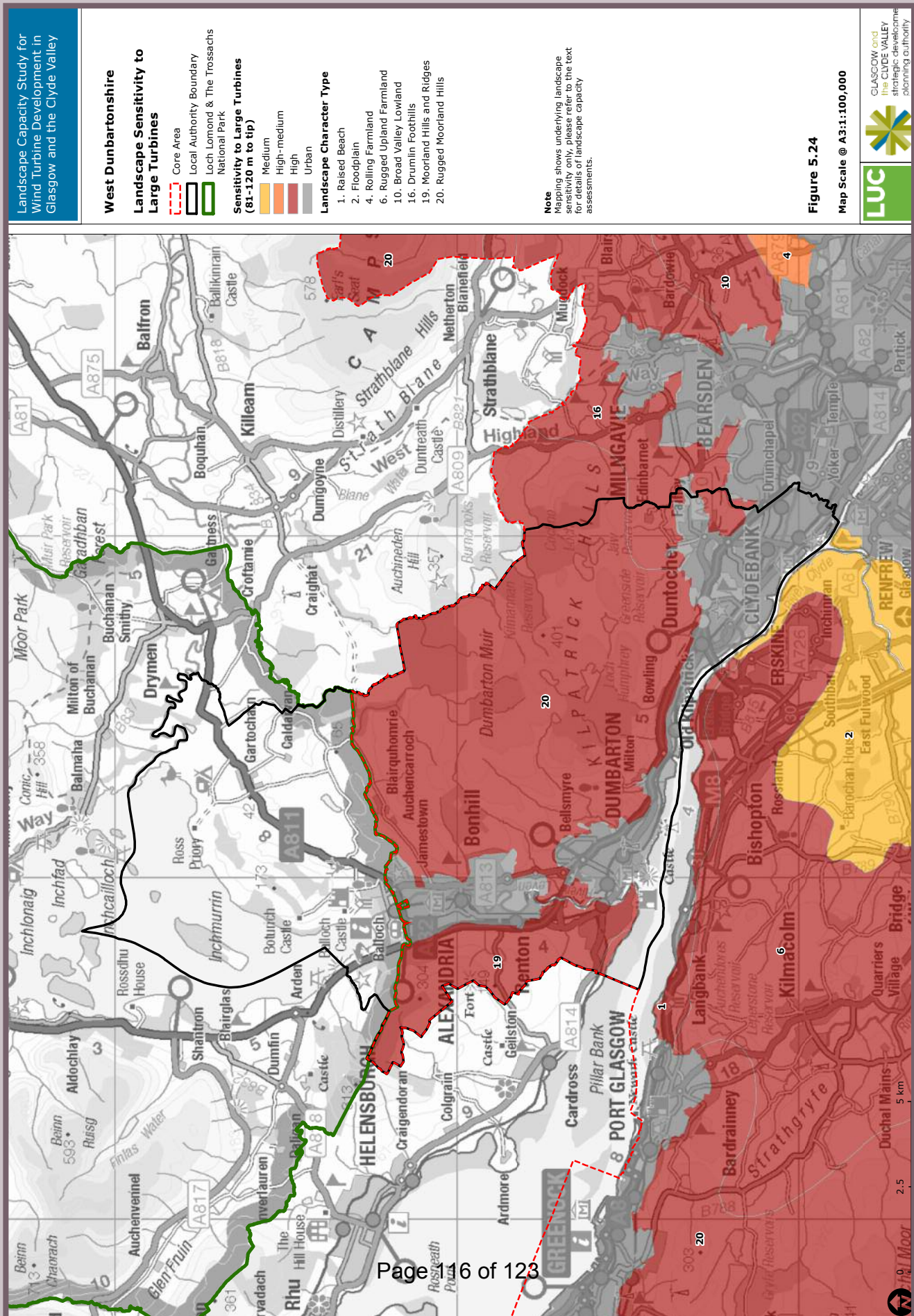
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Appendix 2: Responses to consultation on draft Planning Guidance on Renewable Energy

Respondent	Summary of Comment	Recommended Council response
NATS	Satisfied that aviation has been addressed in the guidance and has provided generic information that potential applicants can be directed to, to encourage early engagement with NATS.	Support noted. A link to the NATS website has been provided within the guidance to encourage developers to make contact with the organisation prior to submitting a planning application.
Sportscotland	Supports the proposed LDP policy reference to the need for renewable energy development to protect the path network and sporting and recreational interests. Highlights watercourses and waterbodies as providing important opportunities for sporting and recreational uses, which can be significantly impacted upon by, for example, hydro schemes. Recommends that the guidance refers to the need to protect sporting and recreational interests (material considerations) in relation to the water environment and hydro schemes.	Sport and recreation interests are protected by a specific criterion of policy DS5. This covers water-based sport and recreational activity. However, additional wording has been added to the guidance to highlight the importance of considering the potential impact of water-based renewable schemes on sporting and recreational interests.
Forestry Commission Scotland	Welcomes the inclusion of a section within the guidance on Forestry and Woodland and for the Council's strong lead on the Scottish Governments 'Control of Woodland Removal' Policy and 'The Glasgow and Clyde Valley Forestry and Woodland Strategy'. Suggests additional wording be added to the guidance to assist in the assessment of windfarm applications that could result in woodland	Additional wording relating to the removal of woodland has been added to the guidance to ensure that this aspect is fully considered in the assessment of planning applications for renewable energy schemes.

	removal.	
Mountaineering Council of Scotland	Generally supportive of the guidance. Disagree with statement that wind energy developments can make a contribution to the tourism offer as they do not believe it can be substantiated. Refer to evidence that indicates that mountaineers are discouraged by wind farms.	The statement that wind farms can make a contribution to the tourism offer has been removed, although reference to incorporating measures to promote access to and recreation use of sites is retained.
Scottish Natural Heritage	Welcomes the production of supplementary guidance on renewable energy. Recommends some minor alterations to the document including links to relevant guidance on the SNH website. Opportunity to contribute to projects of natural heritage benefit should be included within Community Benefits and Ownership section.	Additional wording and website links have been added to the guidance as recommended.
Stirling Council	Supports the approach taken in the guidance with regard to safeguarding the landscape character of the Kilpatrick Hills Local Landscape Area. Welcomes the assessment of proposals for all other renewable energy technologies against relevant identified criteria.	Support noted.
Scottish Government	Council should consider identifying areas capable of accommodating energy developments in addition to wind energy in accordance with SPP. If relevant, areas which are weakly connected /unconnected to the national electricity network should be identified	The guidance does not identify specific areas for other forms of renewable energy. Areas for hydro schemes have not been identified as it is generally expected that applications for such schemes in West Dunbartonshire will be small-scale. Large scale biomass plants,

	<p>and a policy approach to decentralised and mobile energy storage installations set out.</p> <p>The Guidance states that community benefits in the form of financial contributions cannot be taken into account in the determination of planning applications. However, where such contributions result in net economic benefit this could be material and should be clarified within the guidance.</p>	<p>which are not ancillary to wider development proposals, will be directed towards existing industrial areas.</p> <p>Development of solar farms on vacant/derelict land and other brownfield sites is supported in principle by the Council.</p> <p>No areas that have a weak or no connection to the national electricity network have been identified.</p> <p>Clarification on the weight to be given to financial contributions in the assessment of planning applications has been included in the guidance.</p>
Loch Lomond & The Trossachs National Park	<p>Supports aims of the guidance and the principle of development that helps meet Scottish Government targets while safeguarding the Special Landscape Qualities of the National Park. Welcomes the consultation of the National Park Authority on proposals that could affect the Park and its setting. Agrees that it would be inappropriate to have a 'buffer' around the National Park to demonstrate where wind farm development would and would not be supported.</p>	<p>Support noted.</p>
SEPA	<p>Welcomes the guidance, which will assist the delivery of renewable energy targets and ensure that potential environmental impacts are fully considered. Suggests some additional wording in relation to: management of forestry waste,</p>	<p>Additional wording and website links have been added to the guidance as recommended.</p>

	clarification on the water environment, flood risk, impact on ground water, developments involving peat soils, and applications for Energy From Waste facilities.	
Lomond Energy	<p>Guidance does not reflect the changes in the economics of wind power as the site constraints effectively impose size limits on projects which are not economically viable.</p> <p>The Council's definition of the scale of windfarms to which the spatial framework will apply eliminates any opportunity to develop a commercial scale wind farm in West Dunbartonshire, including some single turbine projects. Suggests it would be more appropriate to define wind farms as wind energy developments that are considered 'major' in scale under the hierarchy of development regulations i.e. greater than 20MW installed capacity, and that these should be steered to the Group 3 area i.e. areas with potential for wind farm development.</p> <p>The Council should not be over-influenced by neighbouring authorities. Who is to judge whether a proposal will have a significant adverse impact on the National park and its setting? No buffer zones should be applied to protected areas.</p>	<p>Whilst supportive of renewable energy it is considered that the current economics of wind energy production should outweigh the findings of the Landscape Capacity for Wind Turbine Development study that informs the guidance.</p> <p>The Council considers that it serves an important role as the gateway to the Loch Lomond and Trossachs National Park and as such the impact of wind energy development on views into and from the National Park is a valid consideration</p>
Clydebelt	Major windfarm development would contravene many of the elements of the	The renewable energy guidance sets out how the Council will assess proposal for

	<p>adopted West Dunbartonshire Local Plan and the Glasgow and Clyde Valley Structure Plan in relation to impact on the green network, the wider countryside, the regional scenic area, tourism, biodiversity, protected species, and landscape character. Concerned that developers use the promise of community benefits/ownership as an incentive to gaining planning permission. Recommends that small scale wind turbines in suitable locations such as industrial estates, and other forms of renewables should be looked at instead e.g. river turbines.</p>	<p>renewable energy in relation to all of these matters. It has been prepared to support the relevant policies within the proposed Local Development Plan to ensure that renewable developments, including windfarms, do not have an adverse effect on a number of considerations including: landscape character, habitats/biodiversity, woodland, residential amenity and sporting/recreation interests. Community benefits and ownership are only taken into account where a proposal is acceptable in land use terms, when all other considerations are taken into account.</p>
Historic Environment Scotland	<p>Welcome that the guidance makes specific provision for the avoidance of significant adverse impacts on the historic environment, and that it states that the relevant LDP historic environment policies will also be applied to renewable energy proposals.</p>	<p>Noted</p>