

WEST DUNBARTONSHIRE COUNCIL

Report by Director of Housing, Regeneration and Environmental Services

Planning Committee : 4 October 2006

Re-Submitted to Planning Committee : 1 November 2006

Subject: Planning Application DC06-077:Bobath Scotland at Auchentoshan Estate

1. Purpose

- 1.1** This outline Planning Application was considered by the Committee last month and continued for further clarification on a number of planning issues. The purpose of this covering report is to provide further explanation with respect to the points raised. The report submitted last month is attached.

2. Background

- 2.1** There are three main elements to this outline proposal: new accommodation for Bobath; a replacement for the existing Adult Occupational Centre; and housing. The first two elements would be built on land at the western end of the Auchentoshan Estate. The housing would be built on the site of the existing Adult Occupational Centre and the terraced gardens attached to it.

3. Main Issues

- 3.1** The Committee raised concerns about the potential impact of new housing on the estate and sought further comment on traffic impact. There is no indicative housing layout but any detailed consideration would have to take account of the changes in level across the area proposed for housing and the mature trees around and within the site. It should be possible to create a pleasant residential environment within the defined area without adversely affecting the amenity of the remainder of the Auchentoshan Estate.
- 3.2** The construction of housing and development of the Bobath and new Adult Occupational Centre buildings will require upgrading of the present estate road to adoptable standard, along with improvements to the complex junction at Mountblow Road. Again no detailed indicative drawings have been prepared. The Roads section has indicated that notwithstanding the junction difficulties it is likely that an acceptable junction could be formed. Within the Estate it may be necessary to separate the footway from the carriageway in places to avoid tree removal; again this would be considered at the detailed stage.

- 3.3** There has been consultation with the Community Council and others both over this outline planning application (parties were heard at last month's meeting) and in terms of the Auchentoshan Estate on the Clydebank Local Plan and more recently the West Dunbartonshire Local Plan. Observations on Development Plan Policies and Scottish Executive Policy Guidance are included in the previous report. Service users concerns are beyond planning considerations and can best be addressed through consultation with the Director of Social Work.
- 3.4** Should the Committee be minded to follow the recommendation to grant Outline Planning Permission with conditions then the application would have to be referred to the Scottish Ministers on account of the Council's interest in the site and the fact that it would involve a departure from the statutory development plan within a defined Greenbelt.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial implications.

6. Conclusion

- 6.1** The recommendation is contained in the attached report.

7. Recommendation

- 7.1** It is recommended that the Outline Planning Application be granted subject to the conditions contained within the attached Report.

David McMillan
Director of Housing, Regeneration and Environmental Services
Date: 14 September 2006

Ward Affected: 4

Appendix: None

Background Papers: as on attached report

Person to Contact:

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