

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 2 August 2011**

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**DC11/128/COU:     Operation of open air market on Fridays at Three  
Queens Square, Clydebank by Heather Young.**

#### **1.     REASON FOR REPORT**

- 1.1**     This application relates to land over which the Council has an ownership interest. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

#### **2.     DEVELOPMENT DETAILS**

- 2.1**     The application site is the public square located within Clydebank town centre which is located on the south side of the Forth and Clyde Canal adjacent to Sylvania Way South. The site covers an area of approximately 1200m<sup>2</sup> which has recently undergone public realm improvement works, including the installation of new hard and soft landscaping. Directly to the south and west of the site is the Clyde Shopping Centre, to the east public space and a church. Vehicular access to the site is taken from Abbotsford car park.
- 2.2**     An open air market is already operated on the site on Wednesdays and Saturdays, and this was granted permission until 2017. Planning permission is now sought for the operation of an open air market on Fridays from 10am to 4pm. It is anticipated that when the market operates, it would provide accommodation for up to 62 stalls, which would be removed from site when the market is not operating.

#### **3.     CONSULTATIONS**

- 3.1**     The Environmental Health Service has no objection subject to a condition being attached which requires the submission of details of the measures that will be taken to deal with refuse.

#### **4.     REPRESENTATIONS**

- 4.1**     There have been no representations submitted in relation to this application.



## **5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 5.1** Three Queens Square is identified as being within the town centre and Policy RET1 seeks to ensure that the town centre remains the focus for retailing by ensuring that retail development is directed towards the town centre. The existing market operated on Wednesday and Saturday does not raise any issues and it is considered to complement the existing retail provision in the town centre and contribute to the vitality and viability of the town centre. The provision of a further market on a Friday would extend the appeal of the town centre as a shopping destination and attract additional visitors to the town centre to its overall benefit. This central location is an appropriate location for a market, and it is considered that the additional operation of a Friday market would accord with the local plan retail policies.

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### Scottish Planning Policy

- 6.1** The SPP supports the provision of a mixture of uses and activities within town centres, to be achieved by encouraging retail and other commercial uses in town centre locations. Town centre locations should be the focus for a mix of uses including retail, leisure, entertainment, recreation, cultural and community facilities, as well as homes and businesses. Such uses will add to the vitality and viability of the centre. The provision of a market within a town centre can add to the long term sustainability of an area, create additional footfall and contribute to improving the local economy. The addition of a Friday market can contribute to a successful and vibrant location and the proposed use is therefore considered to be consistent with the principles of the SPP.

### Duration of Consent

- 6.2** It has been the Council's normal practice to grant permission for non-permanent uses such as markets for a temporary period only. This allows the operation to be reviewed periodically and affords some flexibility (by making it easier to control changes such as altering the days of the week when the markets operate). A market has been in operation at this location since a temporary consent for the operation of a Wednesday market was granted in 1997. Whilst the consent initially related solely to the operation of a market on Wednesdays, a further consent was granted for the operation of a market on Saturdays. The relevant planning consents have been renewed periodically, with the most recent planning consents (DC06/339 and DC08/046) both due to expire on 7<sup>th</sup> February 2017. It would be logical to grant permission for the Friday market until the same date so that all of the market permissions can be reconsidered by way of a single application at that time.



## **7. CONCLUSION**

- 7.1** The existing open air market has taken place on the site for some years and is considered to enhance the attractiveness of the town centre as a retail destination without having generated any significant adverse effects. The proposed market would be a welcome addition to the town centre and would provide an increase in the quantity and range of retailers which would help to draw more shoppers to the town centre. It is therefore considered that the proposed additional Friday market would enhance the vitality and viability of the town centre and is therefore supported by local planning policies.

## **8. RECOMMENDATION**

- 8.1** **Grant** full planning permission subject to conditions set out in Section 9 below.

## **9. CONDITIONS**

- 01.** The planning permission hereby granted shall be for a temporary period until 7<sup>th</sup> February 2017 unless a further permission is granted.
- 02.** The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a)** A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b)** A Notice of Completion of Development as soon as practicable once the development has been completed.
- 03.** The market shall trade only on Fridays within the area outlined in red on Drawing No. 1 and is not permitted to operate on any other day of the week without the prior written approval of the Planning Authority, with the exception of a Wednesday and Saturday previously granted under permission nos. (DC06/339 and DC 08/046).
- 04.** Within one month of the date of this permission, a management scheme showing servicing arrangements (including arrangements to ensure the safety of pedestrians when service vehicles are using the square), litter and refuse disposal and parking shall be submitted for the written approval of the Planning Authority. The approved management scheme shall be complied with at all times.



05. No stalls, goods, refuse or parked vehicles shall be positioned such as to prevent or otherwise impede pedestrian access through the site.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 19 July 2011**

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**Appendix:** None.

**Background Papers:**

1. Application forms and plans;
2. Consultation responses;
3. Scottish Planning Policy ;and
4. West Dunbartonshire Local Plan 2010.

**Wards affected:** 6 (Clydebank Waterfront)