

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 3 October 2012**

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**Subject: Appeal decision in relation to change of use of an industrial unit to pre-school nursery at Unit 6, The Alpha Centre, 10 South Douglas Street, Clydebank (DC11/260)**

#### **1. Purpose**

- 1.1** To advise the Committee of the outcome of a recent planning appeal.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee note the outcome of this appeal.

#### **3. Background**

- 3.1** The application site is a vacant unit within a small industrial estate off South Douglas Street, Clydebank. An application to change its use to a pre-school nursery was refused by the Planning Committee on 6 March 2012 on the grounds that the proposed use would be contrary to Policies LE1 and GD1 of the West Dunbartonshire Local Plan 2010, as it was considered to have an adverse impact on both existing and future industrial uses in the vicinity. Additionally, the proposed use failed to provide adequate parking for the safe parking of vehicles whilst dropping off/picking up children from a private industrial access road outwith the applicant's ownership, where on street parking is already at capacity at certain times. The applicant appealed to the Scottish Ministers against this decision. The appeal was dealt with by way of written representation.

#### **4. Main Issues**

- 4.1** The Reporter accepted the appellant's case that the proposal would provide employment in the area and positively extend the permanent employment potential of the site. However he considered that the key policy issue was the retention of the building specifically for industrial or business use. Although there was no purchaser or tenant at present, that may change in the future. The Reporter considered that a pre-school nursery was not a use which would normally be associated with an industrial estate, and the introduction of such a use raised concerns about its potential impact upon potential future users of the estate. No locational need for a site within the industrial estate had been presented. The Reporter considered that the introduction of a nursery use would create a precedent for non-industrial uses and would have a negative impact upon the employment potential of the industrial area.

**4.2** In terms of access arrangements, the Reporter was concerned that although the staff parking and access arrangements were satisfactory, those for people dropping off and collecting children was not. It was likely to be difficult to prevent people from taking access through the industrial estate, which would not be an appropriate route for children. The proposed public access from Cart Street had no dedicated parking and relied on parking on land which was outwith the applicant's ownership and not within the application boundary. Whilst the area was quiet at the time of the Reporter's site visit he noted that at times there was significant parking arising from Clydebank College. Overall the Reporter felt that the proposal would have an adverse impact on the road safety.

**4.3** The Reporter considered that the proposed nursery use was likely to have a negative effect on the industrial estate as a location for employment uses, and that the proposed parking and access arrangements for picking up and dropping off children were unsatisfactory. He accordingly dismissed the appeal and refused planning permission.

## **5. People Implications**

**5.1** There are no personnel issues.

## **6. Financial Implications**

**6.1** There are no financial implications.

## **7. Risk Analysis**

**7.1** None.

## **8. Equalities Impact Assessment (EIA)**

**8.1** None.

## **9. Consultation**

**9.1** None.

## **10. Strategic Assessment**

**10.1** There are no strategic issues.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 17 September 2012**

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**Appendices:** None

**Background Papers:** 1. Appeal decision dated 30 August 2012

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