

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 12 June 2012**

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**DC12/097: Change of Use from Open Land to Dog Exercise Yard and Erection of a 2 Metre High Fence at 233 Dumbarton Road, Clydebank by Ms Forey**

#### **1. REASON FOR REPORT**

- 1.1** This application relates to land in 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 relates to an 870m<sup>2</sup> area of grass to the rear (south west) of 233/235 Dumbarton Road, Clydebank. Adjacent to the grassed area are offices and commercial property and this includes a large office occupied by the Dunbartonshire and Argyll and Bute Valuation Joint Board and a small building formerly used as a Red Cross training centre but now used by the applicants' dog training/kennels business.
- 2.2** The dog training and boarding facility and has been in operation for around a year, and was the subject to a change of use application in 2010 (DC10/298). The business involves the site being used as a drop off/collection point for the dogs which then are taken to kennels at Cochno Holdings. No dogs are kept at the site overnight. The site also offers dog training classes in the evenings between 6pm and 10pm.
- 2.3** The proposal would provide a secure outdoor exercise area for dogs awaiting collection or transport to the kennels, and would also allow outdoor obedience training to take place. The area would remain grassed, but would be enclosed by a 2 metre high slatted wooden fence.

#### **3. CONSULTATIONS**

- 3.1** West Dunbartonshire Council Estates and Environmental Health Services have no objections, subject to a condition about disposal of dog mess.

#### **4. REPRESENTATIONS**

- 4.1** None

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

### **5.1 West Dunbartonshire Local Plan 2010**

The application site is designated as a Public Service site, as it forms part of the curtilage of the office used by Valuation Joint Board. Policy PS1 seeks to protect established public utility, social and community facilities, and where such facility is no longer needed, the policy indicates that proposals for re-use should be assessed with regard to the character and amenity of the area. In this instance the site is part of a grass area behind the office and is of no practical use to the public service therein. The landscaping is barely visible from the main road and is not important to the setting of the office. The impact of the proposed use would be minimal and would not prevent the land being re-used for some public service function in the future. The proposal is therefore consistent with policy PS1.

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

### **Compatibility of the Use**

- 6.1** The proposed dog exercise yard would be enclosed by a 2 metre high wooden panelled fence. It is located at the rear of the site and would not be prominent from Dumbarton Road, with only a small section visible from the main road. The rest of the site is largely screened by trees and buildings. The appearance of the fence is considered to be acceptable and it would not give rise to any adverse visual impact on the area. There would be no impact upon traffic or parking as the proposal would not result in any intensification of the use or result in any loss of parking spaces.
- 6.2** The site is situated within a predominantly business environment with office buildings located to the west and east. Whilst there are no residential properties nearby it is nevertheless necessary to consider the potential impact on the offices in terms of noise. The dogs are currently kept within the building except when arriving and departing, and the planning permission for change of use of the building included a condition requiring insulation and soundproofing for the kennel/holding room. The dogs will mainly use the exercise yard for short periods to stretch their legs whilst waiting to be collected and it is not expected that any dog would be left outdoors for more than about 15 minutes. There would also be some evening use for obedience training but this is outwith the time when the nearby offices are likely to be used. It is therefore possible that there will be some noise from dogs barking, but this would only be for limited periods. The exercise yard would be managed and maintained by the business, in whose interest it would be to remove dog faeces efficiently.

## **7. CONCLUSION**

- 7.1** The proposal will enable an existing business to provide an area to exercise the dogs in a safe and secure manner. It will not have any significant impact in terms of visual impact given the location and height of the fencing. There would be no traffic or parking issues, and it is not considered that significant noise or other amenity problems would arise.

## **8. RECOMMENDATION**

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

below.

## **9. CONDITIONS**

- 01. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02. Exact details and specifications of the proposed fence including proposed finishes shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 03. The land shall be used only for the supervised exercising of dogs for short periods and for the training of dogs. It shall not be used as a 'run' in which dogs are kept for long periods or without immediate supervision.**
- 04. No development shall take place until such time as details of the means of disposing of dog faeces have been submitted to and approved in writing by the planning authority. Thereafter the site shall be maintained in a tidy condition with any dog waste being removed and disposed of promptly in accordance with the approved arrangements.**
- 05. 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.**

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 29 May 2012**

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**Appendix:** None

**Background Papers:**

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010

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