

WEST DUNBARTONSHIRE COUNCIL

Report by Director of Housing, Regeneration and Environmental Services

Planning Committee: 7 June 2006

Subject: Planning Appeals at:-
i) **former Allied Distillers site, Castle Street, Dumbarton (DC04/477)**
ii) **Clyde Shopping Centre, Kilbowie Road, Clydebank (DC05/387)**
iii) **67 Antonine Gardens, Clydebank (DC05/251)**

1. Purpose

- 1.1** To inform the Committee of the submission of two planning appeals and the determination of one appeal.

2. Background

2.1 Former Allied Distillers site, Castle Street, Dumbarton (DC04/477)

- 2.1.1** A full planning application for a major mixed use development incorporating 309 dwellings plus commercial floorspace and associated roads, parking etc. was refused by the Planning Committee on 1 March 2006. The reasons for refusal related to concerns about the design and layout of the development, inadequate levels of car parking, and technical issues relating to traffic impact and emergency access.

- 2.1.2** Carvill Group (Scotland) Limited have submitted an appeal against this decision. This appeal will be determined by way of a Public Local Inquiry. The Committee will be notified of the outcome of this appeal in due course.

2.2 Clyde Shopping Centre, Kilbowie Road, Clydebank (DC05/387)

- 2.2.1** Advertisement consent for the display of 10 illuminated pole mounted/lamp-post mounted advertisement panels was refused under delegated powers on 28 February 2006. The reason for refusal related to the over proliferation of advertisements which would result in advertisement clutter.
- 2.2.2** Streetbroadcast Ltd have submitted an appeal against the refusal of this application, and have indicated that they wish the appeal to be determined by way of a public hearing. The Committee will be notified of the outcome of this appeal in due course.

2.3 67 Antonine Gardens, Clydebank (DC05/251)

2.3.1 Consent for a single storey rear extension to dwellinghouse at 67 Antonine Gardens, Clydebank was refused under delegated powers on 28 November 2005. The reason for refusal related to concerns that the extension would be overdevelopment of the remaining garden ground and be over bearing in relation to neighbouring properties.

2.3.2 The Scottish Executive Development Department Inquiry Reporters Unit concluded in their decision letter dated 25 April 2006 that the proposal was unacceptable because it would be inconsistent with the provisions of the development plan, and there are no material considerations that are of a sufficient weight to justify approval. The appeal was therefore dismissed and planning permission refused.

3. Financial Implications

3.1 There are no Financial Implications

4. Personnel Issues

4.1 There are no Personnel Issues.

5. Conclusion

5.1 The Committee will be advised of the outcome of the two outstanding appeals in due course.

6. Recommendation

6.1 **That the Committee note the submission of the two new appeals and the outcome of the third appeal.**

David McMillan

Director of Housing, Regeneration and Environmental Services

Date: 16 May 2006

Wards Affected: 15 (DC04/477); 5 (DC05/387); 10 (DC05/251)

Background Papers:

- i) Letter from SEIRU giving notice of appeal in respect of decision DC04/477;
- ii) Letter from SEIRU giving notice of appeal in respect of decision DC05/387;
- iii) Letter from SEIRU giving decision of appeal in respect of decision DC05/251

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