

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 12 June 2012**

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**DC12/083:                   Erection of Replacement Pigeon Club Clubhouse, Agamemnon Street, Clydebank by Douglas Spittal.**

#### **1.       REASON FOR REPORT**

- 1.1**     This application relates to land which is under the ownership of the Council. 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 pigeon club occupies a plot of land on Agamemnon Street, at the south-western corner of the allotment gardens. There is a disused railway embankment to the south, and modern housing beyond a landscaped area on the opposite side of Agamemnon Street. The club's premises comprise a collection of small sheds and huts, of which the largest hut is located next to the old railway embankment and is used as a clubhouse.
- 2.2**     The existing clubhouse is in need of replacing, and it is therefore proposed to erect a new clubhouse building of broadly similar dimensions in the same location as the old hut. It would measure 5.8 metres by 9.4 metres with the ridge of the pitched roof being 2.4m high. It would be constructed in buttermilk coloured composite wall cladding, with the roof being finished in similar terracotta coloured material.
- 2.3**     The applicant has submitted a supporting letter which explains that Clydebank Pigeon Club has operated from the site since 1975. It has approximately 15-20 members of a broad range of ages, and works locally to promote pigeon keeping as a hobby, for example by sponsoring pigeons in races on behalf of local schools. The site provides a place for members who do not have pigeon lofts at home to keep their pigeons, and to prepare them for and receive them from races. The clubhouse is used as the club's meeting place and also to undertake preparation for racing events. The pigeons are kept in the other sheds on the site which are not being altered, and there would be no intensification of the use of the premises.

#### **3.       CONSULTATIONS**

- 3.1**     West Dunbartonshire Council Environmental Health, Roads and Estates Services all have no objection to the proposed development

#### **4.       REPRESENTATIONS**

- 4.1**     None.

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

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

The application site and the adjacent allotments are covered by Policy H5 which states that the character and amenity of existing residential areas identified will be safeguarded and where possible enhanced. Non-residential uses should be ancillary or complementary to the residential area and not result in a significant loss of amenity to the surrounding properties. There is a long tradition of keeping pigeons in residential areas, and in this case the club has operated from the site for many years and this proposal merely relates to the replacement of the clubhouse building with a new building of very similar size and character. It is considered that the use is ancillary to the residential area and would not result in any loss of amenity. The proposal therefore complies with Policy H5.

- 5.2** Policy GD1 has regard to all new development which is expected to be of a high quality design and to also respect the character and amenity of the area in which it is located. It is considered that the proposal is of appropriate design for the location and that it would not impact upon local amenity. Accordingly, the proposal complies with Policy GD1.

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

### Compatibility of the development

- 6.1** The development would provide a new building with improved facilities to allow the continuation of a local club, and is therefore to be welcomed. The proposed building itself would be of a plain, functional appearance which is appropriate for the proposed use and location. It would be situated within the existing long-established collection of sheds which are associated with the pigeon club, and the pigeon club itself is located at a corner of the large allotment site which also contains a large number of small sheds and greenhouses used by the allotment users. In this context, the new clubhouse would be in keeping with the character of its surroundings and its appearance is considered acceptable. The building would not be significantly larger than the existing clubhouse, and use of the building would not change, so there would be no greater impact upon the local area in terms of parking or other impacts.

## **7. CONCLUSION**

- 7.1** The proposal would replace an existing small clubhouse with a new building of similar size and character. Use of the building would not change and there would be no adverse impact upon local amenity. The pigeon club on this site is longstanding and is considered to be in compliance with all relevant policies and is acceptable.

## **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. 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)