

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 11 January 2011**

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**DC10/331/FUL:      Erection of 2.4 metre fencing between units 12 - 13/14  
at Ash Road, Broadmeadow Industrial Estate,  
Dumbarton by Galt Transport.**

#### **1.      REASON FOR REPORT**

- 1.1**      This development would be on land owned by 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 application site consists of a large site (0.79ha) within Broadmeadow Industrial Estate which is occupied by Galt Transport, a haulage and storage company. The site is fronted by industrial units on Ash Road and occupies the site behind, which extend to the boundaries of Lime Road to the west, the railway line to the south and the nest of industrial units at Bankend Road to the east.
- 2.2**      The company has recently expanded and is to lease additional units which are separated by an 8.0m gap. The proposal is to erect a 2.4m palisade fencing between this gap and remove the existing fencing to the rear of the units. The new fence would be 400mm behind the front building line and painted dark green to complement the metal clad units. The existing access into the site from Ash Road will be retained and no other changes are proposed.
- 2.3**      The main function of the fence would be to minimise the risk of unauthorised entry down the gap between the units, whether pedestrian or vehicular. It is also to allow optimum use of the units by creating a secure and controlled access to/from the opposite side entrances of each unit, and allowing that access to be wholly within the enclosed compound of the business.

#### **3.      CONSULTATIONS**

- 3.1**      West Dunbartonshire Council Estates Section have no objection to the proposed development.

#### **4. REPRESENTATIONS**

- 4.1** No letters of representation have been received.

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

##### West Dunbartonshire Local Plan 2010

- 5.1** The site is identified as within an existing Industrial and Business Use site where Policy LE1 presumes in favour of uses which positively extend the permanent employment potential of the sites.
- 5.3** The proposal is linked to an existing industrial use on the site which seeks to improve security and operations on the premises as part of an expansion of an established business. The proposal is therefore acceptable in terms of the adopted local plan.

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

##### Design and Appearance

- 6.1** Palisade fencing is commonly found in this area and painting the fence a dark green colour will help it to blend in with the metal cladding of the industrial units it will be attached to which are also dark green. The fencing, at 2.4m, is higher than generally found elsewhere (2.0m). However the units have a 600mm high facing brick basecourse capable of being climbed and there is concern that a 2.0m fence next to this would be easily scaled. The fencing would be against units of at least 4.5m in height and would be in scale with the buildings with no detrimental visual impact.

##### Impact on Neighbours

- 6.2** No representations have been received and there are not considered to be any adverse impact on neighbours. The re-location of the fencing would not alter access for other users of the estate or have any adverse impact. In addition, visual continuity of the estate would be maintained.

##### Roads and Parking Issues

- 6.3** The existing road access is to be maintained and the introduction of fencing would not alter this or lead to any loss of parking provision within the site and/or Ash Road.

#### **7. CONCLUSION**

- 7.1** The erection of 2.4m fencing between a gap in two industrial units is considered acceptable. There are no adverse impact on adjacent site users and the proposal would comply with local plan policy.

## **8. RECOMMENDATION**

- 8.1 Grant** full planning permission subject to the 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: 21 December 2010**

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**Appendix:** None

**Background Papers:** 1. Application forms and plans;  
2. Consultation response;  
3. West Dunbartonshire Local Plan 2010.

**Wards affected:** Ward 3 (Dumbarton)