

WEST DUNBARTONSHIRE COUNCIL

**Report by the Acting Director of Housing, Regeneration and
Environmental Services**

Planning Committee: 7 February 2007

PLANNING APPLICATION REPORT

**APPLICATION
NUMBER** DC06/339/FUL

PROPOSAL: Operation of open air market on Wednesdays

SITE: Three Queens Square
Sylvania Way South
Clydebank
West Dunbartonshire

APPLICANT: Mr M I Choudry

AGENT: DSC Architects

WARD: Dalmuir/central

DATE REGISTERED: 08.11.2006

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	23/11/06	07/12/06	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The application site is a public square known as Three Queens Square in Clydebank Town Centre and it is located on the south side of the Forth and Clyde Canal adjacent to Sylvania Way South. The site covers an area of 1131sq. metres and there is a bandstand located within the site. Vehicular access is taken from Abbotsford car park. To the south and west of the site lies the Clyde Shopping Centre and there is open ground to the east of the site.

B. DEVELOPMENT DETAILS

Planning permission is sought for the renewal of the weekly open-air market from 10.00 AM to 4.00PM. The applicant had originally applied for the operation of the market on Wednesdays and Fridays of each week. However Fridays have been dropped from the proposal. When the market operates it will provide accommodation for up to 62 stalls that are removed from site when the market is not operating.

C. CONSULTATIONS

British Airports Authority	No objections
Historic Scotland	No objections
West of Scotland Archaeology Service	No objections

D. REPRESENTATIONS

There have been three letters of objection, one of which includes a 25 name petition. Their grounds of objection are as follows:

1. Lack of car parking.

Response - the market is located within the town centre where there are adjacent car parks.

2. Lack of toilet facilities.

Response - there are a number of toilet facilities in close proximity to the market.

3. Increase in litter and its collection.

Response - this is a management issue and adequate refuse measures should prevent this matter being an issue.

4. Some staff may lose their employment or their number of hours reduced due to loss of revenue to the indoor market.

Response - competition between one retail unit and another retail unit is not a material planning consideration.

5. Stallholders entering the mall to sell their goods.

Response - this is a management issue and is not a material planning consideration.

E. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydebank Local Plan 2004

Three Queens Square is identified in the Clydebank Local Plan as being within the town centre and Policy CD1 seeks to ensure that the town centre remains the focus for retailing by ensuring that significant retail development is directed towards the town centre. The market has been operating for a number of years and has been granted a number of temporary consents. The market is considered to complement the existing retail provision in the town centre and contributes to the vitality and viability of the town centre. As well as occupying a central location, the market enhances the surrounding area by attracting extra visitors on the days it operates. It is therefore considered that the continued operation of the market on Wednesdays accords with the local plan and is acceptable at this location. It is also considered that the long standing operation of the market no longer needs the approval of a temporary consent.

F. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

Planning History

The market has been in operation for a number of years and temporary consents have been granted since 1997. The consents have been limited to two or three years with the last consent approved in May 2004 being for two years (DC03-491). The operation of the market has not generated any adverse effects on the town centre throughout this period. Therefore the approval of a permanent permission is considered acceptable.

Consultations and Representations

The consultees have not raised any adverse comments. With regard to the concerns of the objectors these are either not material to the determination of this application or can be addressed by attaching a condition to any grant of planning permission for management issues such as litter.

G. CONCLUSION AND RECOMMENDATIONS

The proposed development accords with the adopted Clydebank Local Plan. Since the original planning application in 1997, the market has become well established and the principle of its operation has already been accepted through the granting of previous applications. Its operation contributes to the vitality and viability of the town centre of Clydebank by attracting people into the town on Wednesdays.

H. RECOMMENDATION

It is recommended that planning permission be approved subject to the conditions below.

I. CONDITIONS

- 1. The market shall trade only on Wednesdays within the area outlined in red on Drawing No. 89.2 and is not permitted to operate on any other day of the week without the prior written agreement of the Director of Housing, Regeneration & Environmental Services.**
- 2. Within one month of the date of this permission, a management scheme showing servicing arrangements (including arrangements to ensure the safety of pedestrians when service vehicles are using the square), litter disposal, parking, shall be submitted for the written approval of the Director of Housing, Regeneration & Environmental Services. The approved management scheme shall be complied with at all times.**

Irving Hodgson
Acting Director of Housing, Regeneration and
Environmental Services (Housing & Regeneration Services)
17 January 2007

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Appendix: None

Background Papers:

1. Copy of planning application received 07/10/06.
2. Copy of consultation response from West of Scotland Archaeology Service received 19/10/06.

3. Copy of consultation response from BAA received 30/10/06.
4. Copy of consultation response from Forward Planning received 1/11/06.
5. Copy of consultation from Historic Scotland received 25/08/06.
6. Copies of letters of representation from:
 - Clyde Clothing, Clyde Shopping Hall, 36 Sylvania Way, Clydebank.
 - Alexanders Butchers, Clyde Shopping Hall, Sylvania Way, Clydebank.
 - Clyde Shopping Centre, Clyde House, 170 Kilbowie Road, Clydebank.

Wards affected: 2

