

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

Planning Committee: 3 April 2007

Subject: Planning Appeals at:
(i) **Dumbarton Road, Old Kilpatrick (DC06/246);**
(ii) **127 Riddell Street, Clydebank (DC05/398), and;**
(iii) **Lyn-Ard, Smollett Street, Alexandria (DC06/242)**

1. Purpose

1.1 To inform the Committee of three planning appeal decisions.

2. Dumbarton Road, Old Kilpatrick (DC06/246)

2.1 The Committee refused planning permission for the erection of a 14.7m high telecommunications monopole and the installation of two equipment cabinets on 4 October 2006, contrary to recommendation. It was considered that the proposed telecommunications monopole and associated equipment was contrary to Policy DC4 of the Clydebank Local Plan 2004, as its height and location adjacent to an area of amenity landscaping would result in the installation being visually prominent as well as contrasting with its surroundings. This would cause an adverse visual effect upon the site and the surrounding area.

2.2 The appeal against the decision was dealt with by way of written submissions. The reporter disagreed with the Council's decision to refuse planning permission, concluding that the proposal was not contrary to Policy DC4, and that there were no other material considerations which would justify refusing the application. The appeal was therefore upheld, and planning permission was granted.

3. 127 Riddell Street, Clydebank (DC05/398)

3.1 A planning application for the change of use of a former laundry building into a hot food takeaway, along with the installation of an external flue, was refused under delegated powers on 24 April 2006. It was considered that the proposal was contrary to Policies CD5 and H5 of the Clydebank Local Plan 2004 in that it would have a detrimental impact upon nearby dwellings and the surrounding area in terms of noise, disturbance, increased traffic and litter.

3.2 The appeal against the decision was dealt with by way of written submissions. Whilst the reporter did not agree that the proposal was contrary to Policy H5 or that it would give rise to significant litter, he did agree with the Council that the proposal was contrary to Policy CD5, and that it would give rise to

unacceptable noise, disturbance and parking problems in the vicinity of the site. The appeal was therefore dismissed.

4. Lyn-Ard, Smollett Street, Alexandria (DC06/242)

4.1 An outline planning application for the erection of a dwellinghouse within part of an existing domestic garden was refused under delegated powers on 13 September 2006. It was considered that the proposal was contrary to Policy H9 of the Dumbarton District, District Wide Local Plan 1999, in that it would detract from the character and amenities of the surrounding area and would give rise to overlooking of neighbouring houses.

4.2 The appeal against the decision was dealt with by way of written submissions. The reporter agreed that the proposal was contrary to Policy H9 and the proposal would detract from the appearance and character of the area, and would result in overlooking of existing houses. The appeal was therefore dismissed.

5. Personnel Issues

5.1 There are no personnel issues.

6. Financial Implication

6.1 There are no financial implications.

7. Risk Analysis

7.1 There are no risk issues.

8. Conclusion

8.1 The appeal against refusal of the proposed telecommunications monopole at Dumbarton Road, Old Kilpatrick was upheld and planning permission was granted. The two other appeals have been dismissed.

9. Recommendation

9.1 That the Committee notes the outcome of these three appeals.

Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)**

Date: 23 March 2007

Person to Contact:

Pamela Clifford, Section Head (Development Management), Housing, Regeneration &

Environmental Services, Council Offices,
Clydebank G81 1TG
01389 738656
Email: pamela.clifford@west-dunbarton.gov.uk

Appendix:

None

Background Papers:

- i) Letter from SEIRU dated 25/1/07 advising of appeal decision (DC06/246);
- ii) Letter from SEIRU dated 26/1/07 advising of appeal decision (DC05/398);
- iii) Letter from SEIRU dated 26/1/07 advising of appeal decision (DC06/242);

Wards Affected:

11 (DC06/246)
6 (DC05/398)
17 (DC06/242)