



Agenda

Planning Committee

Date: Wednesday, 2 August 2017

Time: 10.00

Venue: Committee Room 3, Council Offices,
Garshake Road, Dumbarton

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill
1 Vacancy (non-SNP Member)

All other Councillors for information

Date of Issue: 20 July 2017

PLANNING COMMITTEE
WEDNESDAY, 2 AUGUST 2017

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 - 8

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 28 June 2017.

4 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC17/119 – Change of use of office to café with ancillary hot food takeaway at 11 Castle Street, Dumbarton by Mr N. Gilmore.
9 - 14
 - (b) DC17/158 – Erection of replacement farm outbuilding (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.
15 - 20
 - (c) DC15/258 – Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.
21 - 28
-

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 28 June 2017 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Jim Brown, Gail Casey, Karen Conaghan, Diane Docherty, Jim Finn and Lawrence O'Neill.

Attending: Peter Hissett, Strategic Lead – Regulatory; Keith Bathgate, Team Leader - Development Management; Raymond Walsh, Interim Manager - Roads and Transportation; and Craig Stewart, Committee Officer.

Apologies: Apologies were intimated on behalf of Councillors Douglas McAllister and Marie McNair.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 31 May 2017 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 29 May 2017 was submitted for information.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

(a) DC17/061 – Display of two internally illuminated advertising hoardings at Great Western Road, Clydebank, by Forrest Outdoor Media.

The Team Leader – Development Management was heard in further explanation of the report.

After discussion and having heard the Team Leader – Development Manager and Interim Manager – Roads and Transportation in answer to Members' questions, the Committee agreed to grant advertisement consent subject to the condition set out in Section 9 of the report as detailed within Appendix 2 hereto.

(b) DC13/210 – Variation of condition 1 of permission DC08/154 (extension of time period for commencement of development – erection of nursing home) at Lesser Boll of Meal Park, Alexandria by Asset Crest Investments.

The Team Leader – Development Management was heard in further explanation of the report and in answer to a Member's question.

The Committee agreed to refuse planning permission for the reasons set out in Section 9 of the report as detailed within Appendix 2 hereto.

The meeting closed at 10.20 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 29 MAY 2017

- Present:** Councillors Jim Brown, Diane Docherty and Jim Finn.
- Attending:** Pamela Clifford, Planning & Building Standards Manager and Keith Bathgate, Development Management Team Leader.
- Apologies:** Councillors Jim Bolla, Gail Casey, David McBride, Jonathan McColl and Martin Rooney.

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

DC16/249 – Erection of garage and formation of driveway at 115 Dalglish Avenue, Duntocher by Mrs Linda Friel.

DC17/061 – Display of two internally illuminated advertising hoardings at Great Western Road, Clydebank, by Forrest Outdoor Media.

Permission GRANTED subject to the following condition:-

1. The advertisement panels shall display static images only.

DC13/210 – Variation of condition 1 of permission DC08/154 (extension of time period for commencement of development – erection of nursing home) at Lesser Boll of Meal Park, Alexandria by Asset Crest Investments.

Permission REFUSED for the following reasons:-

1. The proposal would result in the loss of an area of open space within the urban area, which is of amenity and natural heritage value. The proposed development is therefore contrary to policy GN1 of the West Dunbartonshire Local Development Plan (LDP) Proposed Plan which allocates the site as open space.
2. The application does not include any up to date technical information to demonstrate that the site is suitable for a development of this nature and in particular no information has been submitted to address drainage, ecology, trees, flooding or contaminated land. The development is therefore contrary to policies E3A, E5, GD1, F1, F2 and F3 of the adopted West Dunbartonshire Local Plan and policies GN1, GN2, GN3, GN5, DS6 and DS7 of the Local Development Plan (LDP) Proposed Plan.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 2 August 2017

**DC17/119: Change of use of office to café with ancillary hot food
 takeaway at 11 Castle Street, Dumbarton, by Mr N. Gilmore**

1. REASON FOR REPORT

- 1.1** The application is subject to a significant number of objections and is recommended for approval, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a ground floor shop unit within a 3-storey sandstone tenement building, situated on the north side of Castle Street close to its junction with Church Street. The unit was last used as a MSP's constituency office but it is currently vacant. Other units within this row of buildings comprise an estate agency, a solicitor's office, a gas showroom and a restaurant/takeaway. On the opposite side of Castle Street is Riverside Parish Church, and to the east the Council's new Dumbarton town centre office is under construction.
- 3.2** The submitted internal layout plan shows seating for 22 customers along with a display/service counter, kitchen, toilets and store. All access is by way of the existing front door onto Castle Street with a rear bin storage area through the adjacent close. The applicant has indicated that the café would operate 8am to 5pm on Mondays to Saturdays, and that it would sell breakfasts, soup, sandwiches, hot filled rolls, savoury bakes, home baking, desserts, tea and coffee for sitting-in or takeaway. A small amount of delicatessen sales would also take place. A non-venting carbon-filter extraction system would be installed.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposal, as although the unit has no dedicated parking it is an existing small unit within the town centre with access to communal town centre parking.

- 4.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to the provision of grease traps and approval of the details of the extraction system. They note that the proposed non-venting carbon-filter extraction system is an acceptable form of extraction for a small commercial kitchen, but will require to be properly maintained in order to be effective.

5. REPRESENTATIONS

- 5.1** Five representations have been received, from a resident (who indicated that the representation was on behalf of the residents of all the flats in the tenement close), Jackie Baillie MSP (whose new office is around the corner on Church Street), the Riverside Parish Church, and from neighbouring café/takeaway and estate agency businesses. All object to the proposal for the following reasons:

- A café/takeaway will exacerbate parking problems on Castle Street. There is already insufficient parking for residents and businesses due to the loss of the Burgh Hall car parking, and the problem will be worse once the new Council office opens and the former distillery site is redeveloped;
- Flow of traffic along Castle Street has increased due to reopening of the junction with Glasgow Road, and further on-street parking for the takeaway will increase the risk of an accident;
- Existing road safety problems due to illegal parking on the corner will be exacerbated by another takeaway use, including increased danger to children and elderly pedestrians who regularly visit the church hall;
- Overprovision of cafés and takeaway in the area. There are already 3 such uses in the tenements on the Castle Street/Church Street corner, including one immediately next door to the application site;
- Overprovision may result in closure of existing businesses and vacant units in the High Street;
- Proposal does not include a full-height flue, and therefore cooking odours will affect the flats above;
- Increased noise and disturbance for residents, especially if the café/takeaway is to open in the evenings.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is within the Dumbarton Town Centre, which Policy RET1 indicates to be the preferred location for retail and other town centre uses (including cafés and takeaways). Policy RET5 indicates that applications for non-retail uses within the town centre will be favourably considered where they contribute towards the vitality and viability of the town centre and do not conflict with other policies. The proposed use is consistent with the above policies as discussed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within Dumbarton Town Centre, and policy SC3 indicates that non-retail uses will be supported where these encourage visits to the town centre and are appropriate to its role and function, and have an acceptable impact on the amenity of the centre and neighbouring uses.
- 7.3** The Dumbarton Town Centre and Waterfront Changing Place strategy seeks to regenerate Castle Street by redeveloping vacant sites for civic and mixed-use purposes, and to improve linkages between the High Street and the St James Retail Park by encouraging active frontages along Castle Street. Bringing a vacant ground floor unit back into use would be consistent with this strategy.

Scottish Planning Policy (SPP)

- 7.4** The SPP states that planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into the town centre. The planning system should encourage a mix of uses to support vibrancy, vitality and viability throughout the day and into the evening. It recognises that there can be concerns about the number or clustering of some non-retail uses, and indicates that where a town centre strategy identifies a need for constraint of particular uses in the interests of character, amenity or well-being of communities, local development plans should include policies to prevent clustering or overprovision. The proposed use is considered to be supported by SPP.

Principle of Café / Takeaway

- 7.5** Town centres are the most appropriate locations for food and drink uses, and such uses help to maintain the vitality and viability of the town centre by generating activity. The property is outwith the defined retail core (where class 1 retail uses are protected), and as the unit was previously used as an office there would be no loss of retail floorspace. There are a number of vacant shop units throughout Dumbarton town centre, and the proposal would bring one of these back into use. It would also be consistent with the Council's strategy of encouraging active frontage along Castle Street to

improve the pedestrian link between the High Street and St James Retail Park. The use of the property as a café is therefore supported by local plan policies.

Parking & Road Safety

- 7.6** The surviving older buildings do not have dedicated car parking, and the demand for on-street spaces is high due to the mixture of residential and commercial uses and the street's position on the edge of the town centre. Currently there is also demand for parking from the construction workers at the Council's new office building. The whole of Castle Street is subject to single-yellow-line restrictions (No waiting, Monday to Saturday), however there is a significant amount of unlawful parking. The increase in parking demand to be generated by this proposal is likely to be negligible in the context of the overall town centre, and it is also unlikely to give rise to significantly more unlawful parking. The issue of inconsiderate parking on Castle Street is only likely to be addressed by enforcement of the waiting restrictions, which is a police matter. The Roads Service has no objection to the proposal on either parking or road safety grounds.

Amenity

- 7.7** The application is for a café with ancillary hot food sales, which would be open from 8am to 5pm. Whilst there would be customers coming and going from the property during this time, the unit is on a busy street and the impact upon neighbours would be little different from various other town centre uses such as shops (which use could take place without any requirement for planning permission). A condition could be imposed limiting the hours of use so that the business could not trade into the evening without the impact of this upon neighbours being given further consideration.
- 7.8** As the proposal involves food preparation it is necessary to have an extraction system to disperse cooking odours. Normally, this would be achieved by running a flue up the rear elevation of the building to discharge hot air from the kitchen above the eaves of the building. However, in this case the rear of the unit is enclosed by a neighbouring unit which wraps around the back of the building, and an external flue is not possible. The submitted elevations showed vents for the extraction system on the front fascia, but such an arrangement would not be acceptable due to the risk of cooking odours affecting the flats above. Therefore, it is now proposed to utilise a non-ventilating extraction system, which filters and recirculates the air within the building. Such systems are acceptable for small kitchens such as that proposed, but require to be properly maintained. A condition can be imposed requiring that the system be maintained in proper operating condition. Bin storage is available at the rear of the building.

8. CONCLUSION

- 8.1** The proposed cafe is consistent with town centre policies and with the strategy of encouraging an active street frontage along Castle Street. The café would only operate through the daytime, and subject to its ventilation

being installed and maintained properly it should not give rise to a loss of amenity for the flats above. Although there is no dedicated parking, the net increase in parking demand would be insignificant in the context of the town centre, and there is access to public parking in the immediate area.

9. CONDITIONS

- 01. The café / takeaway shall trade only between the hours of 8am to 5pm.**
- 02. No development shall commence until such time as a written maintenance schedule for the approved non-venting extraction and air filtration system has been submitted to and approved in writing by the planning authority. The approved extraction and filtration system shall be installed prior to the use commencing on site, and thereafter it shall be maintained in accordance with the approved maintenance schedule and kept in such condition as shall be sufficient to prevent cooking odours from affecting residential properties in the building.**

Peter Hessett
Strategic Lead - Regulatory
Date: 19th July 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

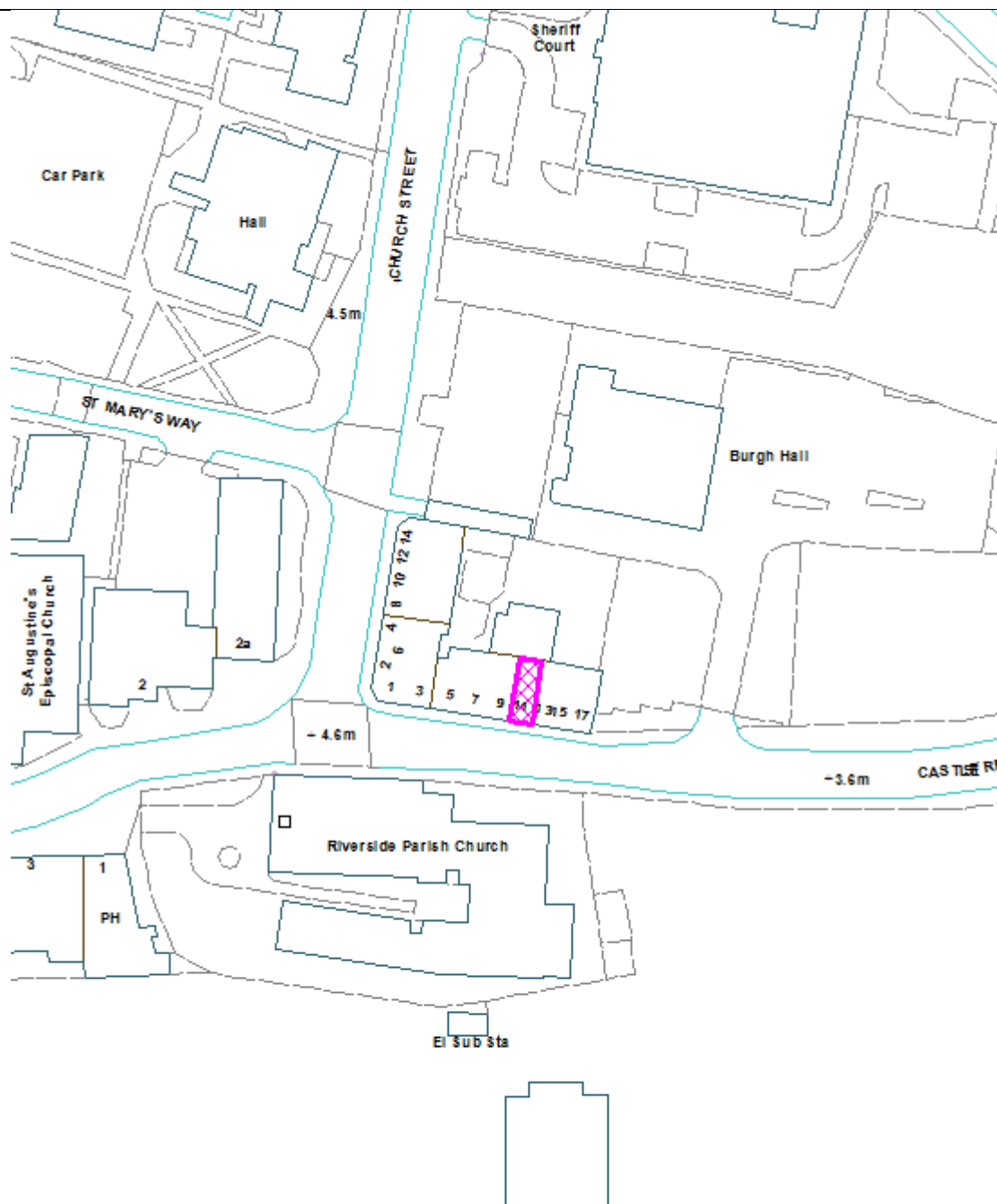
1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire Local Development Plan - Proposed Plan
4. Consultation responses
5. Letters of representation

Wards affected: Ward 3 (Dumbarton)

DC17/119

Change of use of office to
cafe with ancillary hot food
takeaway

11 Castle Street
Dumbarton
G82 1QS



WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead- Regulatory****Planning Committee: 2 August 2017**

**DC17/158: Erection of replacement farm outbuilding (retrospective)
at Overton Farm, Overton Road, Alexandria by
Muirheads Dairy.**

1. REASON FOR REPORT

- 1.1** This application relates to a proposal which raises issues of local significance and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** retrospective planning permission unconditionally.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to Overton Farm, which is located to the west of Alexandria. The farm is separated from Alexandria by the A82, with access being via Overton Road and a bridge under the A82. The group of farm buildings is largely surrounded by farmland, although there is a Scottish Water facility and reservoir to the north, and three houses and a cemetery a short distance to the south. The farm is primarily a dairy farm and has land extending to 240 acres. However, the farm buildings are extensive and some parts of the site have diversified into non-agricultural use, which is the subject of a separate retrospective planning application and a separate report to the Committee (DC15/258).
- 3.2** The outbuilding is located in the south western corner of the farm buildings and occupies the same position as a previous outbuilding which it has replaced. The original building at this location was used for the storage of farm machinery and other associated farm materials. The replacement building extends to 19m x 9m and is 6.5m in height at its highest point. It has a pitched roof and is finished in green profile steel cladding, with a concrete base. There are three roller shutter doors on the southern elevation and one on the northern elevation.

- 3.3** The applicant has indicated that the building was built in 2012, although they have not been able to produce evidence of the precise date. Many agricultural buildings can be built under “permitted development” rights without the need to apply for planning permission, but in such cases there is a legal requirement for “prior notification” of the planning authority instead. In this case, although the building would have been permitted under agricultural permitted development rights the applicant omitted to carry out the necessary prior notification procedure and the building was therefore unauthorised. As prior notification cannot be carried out retrospectively, a retrospective application for planning permission is required.
- 3.4** The building was built for the storage of machinery and other farm materials, however subsequently part of the building has been rented out to another business and used for steel fabrication and the fact that the building itself was unauthorised came to light during the consideration of the separate application DC15/258 (which relates to the subsequent part change of use of part of the building, amongst other matters). The current application was therefore submitted in order to regularise the building itself, and it relates only to the erection of the building for agricultural purposes and not to its subsequent part change of use. Issues relating to the non-agricultural use are not relevant to this application and should be considered under application DC15/258.

4. CONSULTATIONS

- 4.1** None.

5. REPRESENTATIONS

- 5.1** One representation has been received from nearby residents who object to the proposal due to its retrospective nature, issues relating to the non-agricultural uses at the farm, road safety and alleged anti-social behaviour experienced on Overton Road.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- West Dunbartonshire Local Plan 2010
- 6.1** The site is located within the green belt, where policy GB1 seeks to preserve the landscape character of the area, and specifies a general presumption against development other than that falling within various specified categories, which include buildings for agricultural purposes.

Replacement of the previous agricultural building with a new agricultural building is therefore supported by this policy.

- 6.2** Policy GD1 contains general requirements for all new development, including that it be appropriate in terms of land use, design and layout. The new building occupies the same footprint as its predecessor and is considered to be of an improved appearance more appropriate for the countryside. The proposal is therefore consistent with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.

- 7.2** The site is located within the green belt where policy DS2 restricts development to certain uses, which include development associated with agriculture. The erection of a replacement outbuilding for agricultural purposes is in line with this policy.

Appearance, Design and Location

- 7.3** The building was a replacement for an older agricultural building in the same location, with a similar footprint and height. The previous building had a monopitch roof and appears from photographs to have been constructed in asbestos or similar sheeting, so it was of no architectural value. The new building is of a relatively standard agricultural design similar to many other modern farm buildings throughout the countryside. It is finished in green profiled steel cladding with a shallow gabled roof which is an appropriate design for the countryside, and it is considered that the design and appearance of the building is an improvement over the previous building. The new building has no greater impact on neighbours than the previous building in terms of amenity or visual impact.

Representation

- 7.4** The issues raised in the representation do not directly relate to this application. Issues relating to non-agricultural uses at the farm are considered in the report on application DC15/258. The fact that the application is retrospective is not in itself a material consideration. The objectors' property is well away from the farm on the opposite side of the A82, and the replacement building has had no impact upon it terms of amenity or visual impact.

8. CONCLUSION

- 8.1** The replacement of an agricultural building at Overton Farm complies with all relevant policies of the adopted Local Plan and proposed Local Development Plan. It is considered that the design and location of the building are acceptable, and that it does not detract from the amenity of the surrounding area.

9. CONDITIONS

None.

Peter Hessett
Strategic Lead- Regulatory
Date: 11 July 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

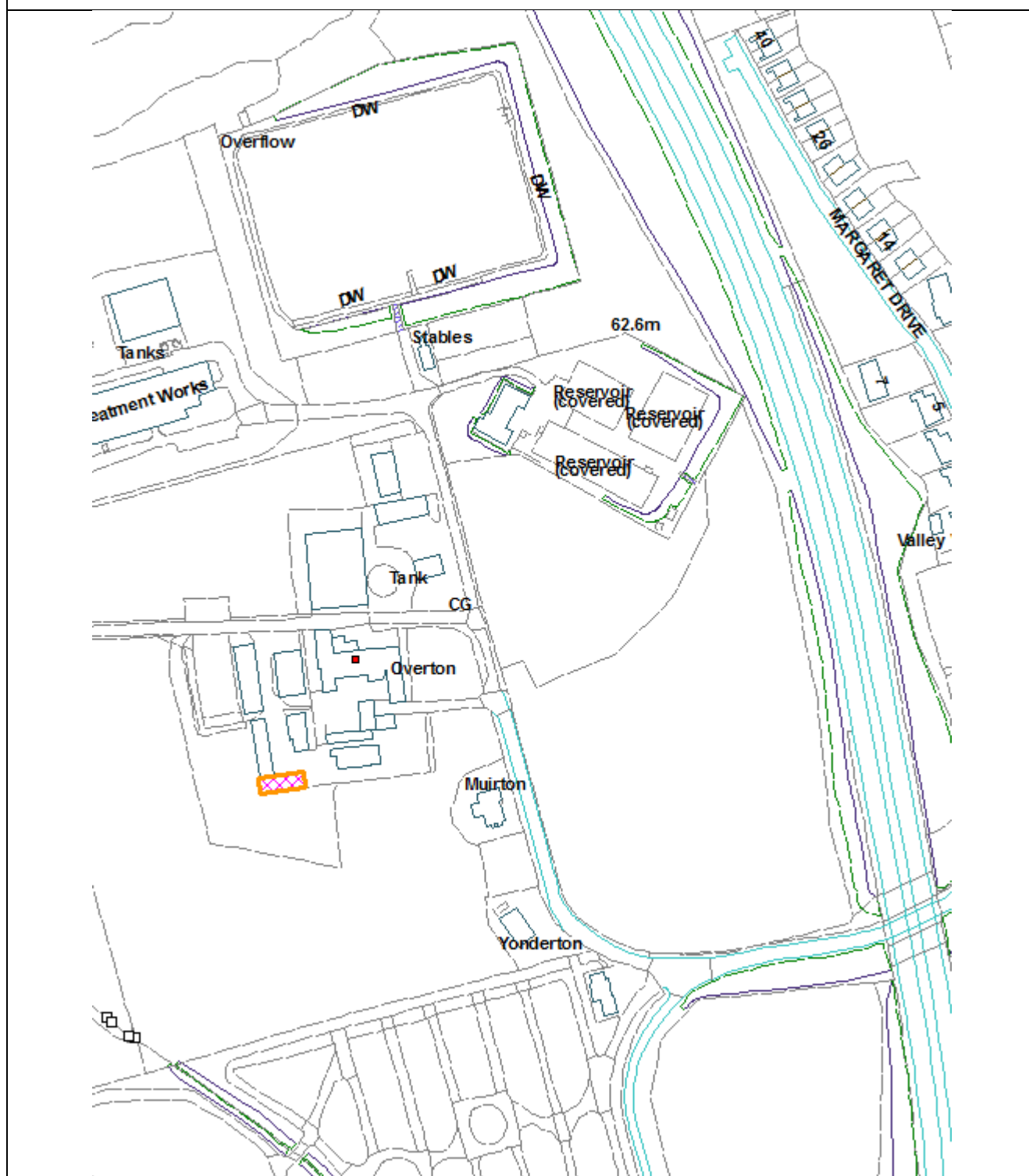
1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. Letter of representation

Wards affected: Ward 2 (Leven)

DC17/158

**Erection of replacement
farm outbuilding
(retrospective)**

**Overton Farm
Overton Road
Alexandria
G83 0LJ**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 2 August 2017

DC15/258: **Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.**

1. **REASON FOR REPORT**

- 1.1** The proposal is a departure from development plan policy and raises issues of local significance but is recommended for approval, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. **RECOMMENDATION**

- 2.1** **Grant** retrospective planning permission subject to the conditions set out in Section 9.

3. **DEVELOPMENT DETAILS**

- 3.1** The application relates to two areas of ground at Overton Farm, which is located to the west of Alexandria. The farm is separated from Alexandria by the A82, with access being via Overton Road and a bridge under the A82. The group of farm buildings is largely surrounded by farmland, although there is a Scottish Water facility and reservoir to the north, and three houses and a cemetery a short distance to the south.
- 3.2** The farm is primarily a dairy farm and has land extending to 240 acres, however the farm buildings are extensive and some parts of the site have diversified into non-agricultural use. Retrospective planning permission is sought for three partial changes of use to a farm consisting of:
- Approximately 1,600m² of agricultural land wrapping around the south-west corner of the farm complex has been surfaced in gravel and is used for the storage of caravans and leisure vehicles. The vehicles are stored all year round and there is potential for approximately 50 vehicles to be stored on site at any one time;
 - A fencing and steel fabrication business (McKinnon Fencing Ltd.) occupies one bay of a modern agricultural shed and a small yard area at the south-east corner of the site, largely surrounded by the caravan storage area.

- A vehicle repair business (Stewart Howie Agricultural Engineers) is operating from a detached farm building and its forecourt at the north end of the complex, close to the water works. It is understood that this business evolved from the farm's own fleet maintenance operation, but that for the last 8 years it has operated as a separate business employing two people. The main focus is the repair and maintenance of farm machinery and agricultural, off-road and light commercial vehicles, and the principal customer continues to be Muirhead's Dairy (the owner of Overton Farm). The vehicle repair business does not undertake MOTs.

3.3 During the consideration of this application it came to light that the modern agricultural building which is partially occupied by the steel fabrication business was unauthorised. A separate retrospective planning application (DC17/158) has been submitted for the building itself, and this is the subject of a separate report before the Committee.

4. CONSULTATIONS

4.1 West Dunbartonshire Council Roads Service has no objection to the proposal subject to the provision of adequate parking on site in relation to the vehicle storage area and vehicle repair workshop.

4.2 West Dunbartonshire Council Environmental Health Service has no objection to the proposal.

5. REPRESENTATIONS

5.1 Representations have been received from 5 neighbouring individuals and households, of who 4 support the proposal and 1 object to it. The reasons for support are summarised as follows:

- Farm diversification is to be encouraged, and helps to safeguard the viability of the farm business;
- The businesses provide local employment and services to the local area;
- The uses are appropriate for this rural/agricultural location;
- The uses have not resulted in any disturbance to neighbours during the night;
- The additional businesses at Overton Farm and increased people in the area have improved safety and security for local residents;
- Although lorries use Overton Road, the businesses have not led to a noticeable increase in traffic relative to that generated by the farm, cemetery, houses and water works;
- Such additional traffic as there is tends to travel at low speeds (e.g. caravans) and is spread throughout the day;
- The street continues to be lightly trafficked and a safe environment for pedestrians and horses;

- Traffic levels on Overton Farm could potentially increase/vary without relating to the farm as it serves the cemetery and water treatment works; and
- Any vehicle noise and pollution is insignificant relative to that generated by the adjacent A82.

5.2 The reasons for the objection are summarised as follows:

- The diversification at Overton Farm is inappropriate and has a detrimental impact on Overton Road;
- The additional businesses at Overton Farm have resulted in a dramatic increase in traffic using Overton Road and this includes vans, lorries and caravans;
- There has been a loss of privacy due to HGV drivers being able to see into gardens;
- HGVs struggle to access Overton Farm and have had to reverse down Overton Road;
- The businesses are of a significant scale, with cars going to the farm for MoTs and the fencing contractor undertaking major work for railway fencing, etc.;
- The additional vehicles on Overton Road travel at excessive speeds and are damaging the road;
- There is no fire hydrant on site should there be a fire; and
- The increased traffic has raised noise and pollution levels on Overton Road with vehicles accessing the site at all times.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is located within the green belt, where policy GB1 seeks to preserve the landscape character of the area, and specifies a general presumption against development unless certain criteria apply, such as:
- agricultural or forestry development;
 - the appropriate re-use of buildings which it is desirable to retain;
 - outdoor/leisure or tourist proposals;
 - where there is a specific locational requirement and established need for the development and it cannot be accommodated on an alternative site; or
 - where there is a necessity for additional land for development purposes.
- 6.2** Policy LE3 applies to business developments on sites other than those identified in the local plan and sets out criteria against which proposals are required to be considered. These criteria include circumstances where the development cannot be accommodated on any other available industrial/business site in the Plan area; where there would be significant overall economic benefit to the Plan area; where there will be no significant undesirable landscape and amenity impacts; where there would be no major infrastructure implications; the site is accessible to public transport, walking and cycling routes; and the proposed development conforms with other Local Plan policies.

- 6.3** Overton Farm is a working dairy farm and policy LE9 supports agricultural diversification providing that proposals are ancillary to the rural character of the area, enhance the viability of the agricultural unit and do not have a detrimental impact on the amenity or appearance of the surrounding area. The businesses are relatively small scale within the context of the farm complex and whilst there are alternative sites which would be capable of accommodating them, they are ancillary to the farm and contribute to the viability of the agricultural unit.
- 6.4** In this case the various businesses are all of a nature which could be accommodated in industrial/business sites within the built-up area. Therefore, the proposal is not compliant with policies GB1 or LE3. The proposal is a form of agricultural diversification and is in compliance with policy LE9, which is considered to be the most relevant policy to the situation. The proposals do not raise significant landscape or amenity concerns.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan (LDP) Proposed Plan
- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within the Greenbelt where Policy DS2 restricts development outwith the urban area to uses associated with agriculture, horticulture and forestry; leisure and tourism uses appropriate for a rural setting; appropriately designed extensions and outbuildings within the curtilage of existing buildings; the appropriate re-use of existing buildings; and, infrastructure with a specific locational need.
- 7.3** Whilst the various uses are of a nature which could be accommodated on an industrial/business site within the built-up area, they support farm diversification and enhance the viability of Overton Farm. The vehicle repair business primarily repairs vehicles associated with Overton Farm and uses an existing farm building on site. Similarly, the fencing and steel fabricator is operating from an existing farm building and has undertaken fence repairs on site in addition to other agricultural related work that they undertake. Although the storage of caravans and leisure vehicles is being undertaken on agricultural land, the land is not deemed to be suitable for grazing. The three uses are considered to contribute to farm diversification at this location and

are therefore appropriate for this location given the uses are linked to the associated farm and rural area.

Principle of Greenbelt Development

- 7.4** The purpose of the Greenbelt is to help direct development towards the urban area whilst protecting the landscape setting of towns. In general, commercial or industrial uses are discouraged within the Greenbelt unless these are of a countryside nature (e.g. agriculture) or there is a specific locational need. The three uses in this case (caravan storage, fencing contractor and vehicle repairs business) are all of a nature which could be accommodated within yards or industrial buildings within the urban area. However, they are also uses which are related to the existing farm holding and agriculture in this instance and are therefore suitable for a rural location. More frequently, the storage of caravans and leisure vehicles is becoming a relatively common occurrence in rural areas.
- 7.5** Planning policies recognise the benefits of allowing agricultural diversification, especially where these are related to a countryside activity and make use of land or buildings which are no longer required for agricultural purposes. In this case the relatively small-scale farm/commercial vehicle repairs and fencing businesses are types of activity which would reasonably be carried out as part of the operations of a working farm, albeit that in this case they have intensified to undertake work for other customers. Both of these uses utilise relatively small parts of the complex of farm buildings and have minimal impact upon the character of the farm. The caravan storage operation has no direct connection to the farm business, however the use of farm ground for secure caravan storage is a relatively common form of farm diversification, and it is understood that the land concerned was unsuitable for grazing. The proposed uses comply with policy LE9 on farm diversification contained in the local plan and policy DS2 of the Proposed Plan.

Visual Impact

- 7.6** The vehicle repair and steel fabricating businesses are operating from existing buildings and their relatively small forecourts. Whilst they may store materials and/or vehicles in front of the buildings, they do not significantly alter the appearance of the farm or surrounding area and therefore have no detrimental visual impact on the landscape.
- 7.7** The storage of caravans and leisure vehicles on site is more noticeable as they are kept in the open on the southern edge of the farm steading where they are visible from Overton Road and the A82, although buildings partially obscure some of the vehicles. In the overall context of the large agricultural unit, the vehicles are stored on a relatively small area and are not considered to dominate the landscape or the setting of the farm. The addition of hedge planting around the caravan storage yard would however soften the appearance of this area, and this could be required by a condition.

Road and Traffic Issues

- 7.8** Access to the site is via a public road, leading from Alexandria town centre which is approximately 700m away. Although Overton Road also provides access to the nearby Alexandria Cemetery and Scottish Water facility, it predominantly serves a residential area. Representations from local residents include differing views about the quantity and impacts of traffic generated by the uses, and whilst it is clear that these uses must give rise to some additional traffic it is not considered that the volume of traffic generated is unacceptable. There are various developments on Overton Road which give rise to HGV traffic, notably the farm business itself. However, the number of deliveries to the fencing business is not considered to be excessive with large deliveries of metal only occurring on one or two occasions per month. The fabrication business has partially relocated to other premises in Alexandria and as a result, the number of work vans on a daily basis has been reduced whilst all cement and timber deliveries are now made to their other premises. Other traffic is understood to be mainly vans, 4x4s and vehicles towing caravans, but the volume of such traffic is within the capacity of Overton Road. The Roads Service has indicated that it has no objection to the proposal.

Residential Amenity

- 7.9** It is not considered that any of the uses are likely to give rise to any significant impact upon residential amenity. There are only three houses within 200m of Overton Farm and it is separated from residential properties within Alexandria by the A82. Two of the representations in support of the proposal are from occupants of these properties, and as the businesses have all been operating for some time it would be expected that residents would be aware of any adverse impacts arising from them. The objection is from a household further down Overton Road and is primarily related to the impact of additional traffic. However, as discussed in paragraph 7.8 above, it is considered that the level and nature of traffic associated with the businesses are reasonable, and it is not considered that its impact upon residential amenity is significant.

8. CONCLUSION

- 8.1** The proposals are not compliant with policies GB1 or LE3 of the adopted local plan. However, the proposals are a form of agricultural diversification and therefore comply with policy LE9 of the adopted plan and DS2 of the Local Development Plan Proposed Plan which support reasonable agricultural diversification where these contribute to the ongoing viability of the farm unit. In this case, it is considered that the proposals are consistent with these policies relating to farm diversification since they are of an appropriate nature and scale, do not have a detrimental visual impact or detract from the amenity of any neighbours, and they support the diversification of Overton Farm.

9. CONDITIONS

01. The storage of caravans/leisure vehicles, vehicle repairs and steel fabrication operations shall only be undertaken within the areas shown on Drawing No. AL(0)01 and shall remain ancillary to the use of the site as a farm at all times.
02. Within the first planting season following the grant of planning permission, a hedge shall be planted around the edge of the caravan storage area. Unless otherwise approved by the Planning Authority, such hedge shall be a hawthorn hedge and shall thereafter be maintained at all times.
03. Within one month of the date of this permission, a parking plan for the caravan storage area shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved within two months of the date of this permission.
04. The caravans and leisure vehicles stored on site shall not be inhabited at any time.

Peter Hessett
Strategic Lead - Regulatory
Date: 19th July 2017

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. Consultation responses
5. Letters of representation

Wards affected: Ward 2 (Leven)

DC15/258

**Part change of use of
farmland/buildings to
storage of caravans/leisure
vehicles, vehicle repair and
steel fabrication
(retrospective)**

**Overton Farm
Overton Road
Alexandria
G83 0LJ**

