

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 7 August 2012**

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**DC12/112          Erection of 1.8 metre high fencing and access gate at BT Exchange, Strathleven Place, Dumbarton by British Telecommunications**

#### **1. REASON FOR REPORT**

- 1.1** This application relates to land in which the Council has a partial ownership interest. 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 the boundary between the side and rear of the BT telephone exchange and the public car park off Strathleven Place. The telephone exchange building fronts Strathleven Place, whilst the car park occupies an irregularly shaped area of land between the telephone exchange and Dumbarton Library to the side, and Dumbarton Central station to the north. The entrance into the public car park is located on Strathleven Place between the library and the telephone exchange, and vehicular access to the telephone exchange car park is by way of the public car park.
- 3.2** The boundary between the public and telephone exchange car parks was formerly marked by a 2 metre high rendered brick wall, but this was demolished at the start of this year following storm damage which had made the wall unstable. The boundary is currently marked by temporary heras fencing.
- 3.3** The applicant therefore proposes to erect a 1.8 metre high green coated weld mesh fence and access gates along the northern and western boundaries of the telephone exchange in order to provide a permanent boundary treatment. The new fence would define the boundary between the 2 car parks and would also provide security for the telephone exchange site.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposed development.

## **5. REPRESENTATIONS**

- 5.1** None

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

### West Dunbartonshire Local Plan 2010

- 6.1** The application site is within Dumbarton Town Centre; however the proposed boundary treatment does not raise any issues in relation to town centre or retail policies. Policy GD1 states that all new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located. The proposed fencing is considered to be acceptable in terms of its height and appearance and appropriate for the location. It is therefore considered that the proposal complies with all relevant policies.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### Design of the Fence

- 7.1** The fence would be visible from Strathleven Place and the car park is used as a pedestrian route for the railway station and other uses so it is necessary to ensure that the new fence is of an appropriate appearance. The type of fencing proposed is commonly used as a boundary treatment for modern commercial developments which require a certain degree of security, such as schools and commercial premises. As the fencing is constructed from open mesh panels which can be clearly seen through it would not impede visibility or have an intrusive appearance, and it would be powder coated dark green to improve its appearance further. The design of the fence and gate is considered to be appropriate for the location and there would be no adverse impacts on any neighbouring property.

## **8. CONCLUSION**

- 8.1** The proposed fence and access gate are considered to be acceptable in appearance and do not raise any other issues. The proposal would be consistent with all relevant local plan policies.

## **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.
03. The vehicular access gates to be erected shall only open inwards, away from the public car park.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 20 July 2012**

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**Appendix:** None.

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

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