

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Tuesday, 10 January 2012 at 10.00 a.m.

Present: Councillors Jim Brown, Gail Casey, Jim Finn and Jonathan McColl.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader (Forward Planning); Colin Newman, Team Leader (Building Standards); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Provost Denis Agnew, Councillors Douglas McAllister, Craig McLaughlin, Willie McLaughlin, Marie McNair and Lawrence O'Neill.

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 6 December 2011 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitations carried out on 5 December 2011, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATION

A report was submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning application:-

New Application:-

DC11/226 – Erection of residential development (amendment to DC10/219) substitution of house types on plot 4-11, 15-27, 41-81 and 110-119 at Lomondgate, Dumbarton by Persimmon Homes.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

RENFREWSHIRE LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT

A report was submitted by the Executive Director of Housing, Environmental and Economic Development advising of the publication of the Main Issues Report of the Renfrewshire Local Development Plan and seeking approval for the Council's response to the document.

Having heard the Planning & Building Standards Manager and Team Leader - Forward Planning in further explanation of the report, and in answer to Members' questions, the Committee agreed:-

1. That the West Dunbartonshire Council response to the Renfrewshire Local Development Plan Main Issues Report would be:-

West Dunbartonshire Council would object to the designation of Braehead as a town centre in the Renfrewshire Local Development Plan. Scottish Planning Policy differentiates between town centres and commercial centres with the latter being defined as 'distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses'. Scottish Planning Policy goes on to give examples of commercial centres including 'out-of-centre shopping centres'. It is considered that Braehead matches this definition of a commercial centre exactly and is an obvious out-of-centre shopping centre. Scottish Planning Policy also sets out attributes of a town centre referring to a 'diverse mix of uses', a 'sense of place', and 'wider economic and social activity' rather than 'a retail-led approach which can create homogenous centres'. Braehead is considered to be a retail-dominated centre, lacking in diversity of uses and one which does not have a community focus or serve a particular community. There is no town of Braehead, and the ongoing residential development at Renfrew Riverside does not justify the designation of a centre the size of Braehead as a town centre and could be adequately served by Renfrew Town Centre which is within walking distance.

The main concern of this Council with regard to the designation of Braehead as a town centre would be the impact of further retail development on West Dunbartonshire's town centres and, from a strategic perspective, Glasgow City Centre. Scottish Planning Policy states that 'where proposals support a centre's role and function, as identified in the development plan, there is no requirement to provide a detailed assessment of need'. The role and function of a Braehead town centre has not yet been defined in a development plan, but it is clear that the centre is already serving a regional role, meaning that substantial retail expansion could be justified if it was designated as a town centre. Recent work by the Glasgow and the Clyde Valley Strategic Development Plan Authority set out in Background Report 14 to the Proposed Strategic Development Plan shows that the shopping catchment of Braehead already extends significantly beyond Renfrewshire and covers a substantial area of West Dunbartonshire, and that there is already 8% and 12% of the Clydebank and Dumbarton catchment expenditure is drawn to Braehead. It is not considered acceptable that any centre, other than the city centre should have and seek to increase such a trade draw, particularly when this is trade that will be largely drawn by means of the private car as public transport links between West Dunbartonshire are poor.

In addition, there is also concern about the potential impact of additional retail floorspace, for which no limit is suggested, on the City Centre, a sustainably accessible location at the heart of the city-region. The Proposed Strategic Development Plan recognises the importance of Glasgow City Centre, and requires all city-region authorities to consider its long-term health and well-being in decision making.

A town centre is not simply a planning designation. It is a place that evolves through time to serve a defined community. It is considered inappropriate to use the designation to enable further retail development at a location which has already had such an adverse impact on centres across the western Glasgow and Clyde Valley region. The regeneration arguments for additional retail floorspace at Braehead are limited, and retail expansion would be at the expense of other town centres which are in actual need of regeneration, but which suffer from the loss of expenditure to Braehead.

Question number 5 of the Main Issues Report asks if the preferred strategy for Braehead is correct, or if the suggested alternative should be pursued. It further asks if another strategy should be pursued. This Council considers that Braehead should be identified as a commercial centre, and that this option should have been presented in the Main Issues Report; and

2. That the Planning and Building Standards Manager would keep the Committee informed of developments with regards to the Renfrewshire Local Development Plan.

**ALLOCATION OF STREET NAME WITHIN CLYDEBANK BUSINESS
PARK, CLYDEBANK**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development requesting consideration of a street name for an existing service road accessed from North Avenue within Clydebank Business Park.

The Committee agreed that the name Murdoch Drive be allocated to the currently unnamed service road accessed from North Avenue, Clydebank.

The meeting closed at 10.06 a.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 5 DECEMBER 2011

Present: Provost Agnew and Councillors Jim Brown and Jim Finn.

Attending: Pamela Clifford, Planning and Building Standards Manager.

SITE VISIT

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

- (a) DC11/170 - Change of use of the vacant first floor to gym at Peppermint Park, 8 Dunn Street, Clydebank by Ms K Young.

**DC11/226 – Erection of residential development (amendment to DC10/219)
substitution of house types on plot 4-11, 15-27, 41-81 and 110-119 at
Lomondgate, Dumbarton by Persimmon Homes.**

Permission was GRANTED subject to the following conditions:-

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. 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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed
3. The materials to be used on the development hereby approved shall be Dalton buff facing brick, Ibstock Millburn Red, roughcast and grey concrete roof tiles to match the materials used elsewhere on the development site.
4. This permission is granted as an amendment to planning permission DC10/219/MSD dated 30 November 2010 and all outstanding conditions of that permission remain in force.