

**WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 6 September 2006**

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## **PLANNING APPLICATION REPORT**

**APPLICATION NUMBER:** DC06-221

**PROPOSAL:** Formation of temporary access road

**SITE:** off Overburn Avenue, Dumbarton

**APPLICANT:** Walker Group (Scotland) Ltd

**AGENT:** GD Lodge Architects  
Empire House  
131 West Nile Street  
Glasgow  
G1 2RX

**WARD:** 13

**DATE REGISTERED:** 11/07/2006

**PUBLICITY:**

<b>Category</b>	<b>Published</b>	<b>Expiry</b>	<b>Publication</b>
<b>Neighbour</b>	<b>19/7/06</b>	<b>02/08/06</b>	<b>Dumbarton and</b>
<b>Notification</b>			<b>Vale of Leven</b>
			<b>Reporter</b>

**REPORT:**

**A. SITE DESCRIPTION**

The application site is part of an area of open ground between Overburn Avenue and the BBC production facility at the former Strathleven Bonded Warehouses. This area of ground is within a residential area and contains areas of hardstanding (that formerly housed lock up garages), a play area and a small all weather football pitch. This ground is owned by the Council.

The site itself is directly opposite the junction of Overburn Avenue and Overburn Crescent. Overburn Avenue is a cul-de-sac.

## B. DEVELOPMENT DETAILS

Permission is sought for the formation of an access road across this area of open ground for a temporary period. The road is to be in place for 12 to 18 months and work is intended to commence on its construction one month after any approval is given. The access road would be formed over part of an existing area of hardstanding and would be approximately 45 metres long. Access gates would be formed in the existing perimeter fence at the BBC facility. A footpath would be formed on one side of the access road. At present access to the BBC facility is taken through the former bonded warehouses via Gooseholm Road.

The existing warehouses and buildings on the Strathleven site are to be demolished. The temporary access is to be in place to allow access to the BBC facility during the demolition works on the adjacent site and therefore facilitates the early stages of the overall regeneration of the area.

## C. DEVELOPMENT PLAN POLICIES

### Local Plan Policy

The site is identified in the Dumbarton District, District Wide Local Plan as being within an existing residential area. Policy H5 seeks to maintain and enhance the character of existing residential areas.

## D. CONSULTATIONS

None

## E. REPRESENTATIONS

One letter of objection, signed by the residents of 2, 6, 8, 10 and 12 Meadow Court has been received. The grounds of objection are the impact on road safety particularly for children using Overburn Avenue; Overburn Avenue is already used by vehicles accessing Broadmeadow Industrial Estate; noise and pollution generated by vehicles using the access road; the proximity of the road to the existing play area and football pitch; the effect on residential amenity and property values; there has been a pedestrian fatality within the vicinity of the proposed access road.

## F. ASSESSMENT

### Land Use Policy

Policy H5 supports proposals where it can be demonstrated that the development is ancillary to, and will not result in a significant loss of amenity of the residential character of the area.

The formation of the access road itself would be a minor form of development in this urban context and would cater for the existing traffic that enters and

leaves the BBC facility. The vehicles that would use the road would travel along existing public roads and there is no restriction on the vehicles using the public roads. Although traffic movements adjacent to the site would increase it is not considered that this would increase significantly to affect the overall roads network.

#### Other Material Considerations-Representations

The application has been examined by the Council's Roads Services and no objections have been raised on the impact on the local roads network. In addition, the access road has been designed to meet Council's Roads Standards and would have appropriate sightlines provided, and as such is compliant from a roads safety perspective.

The road would be approximately 30 metres from the objectors' houses at Meadow Court and it is considered that this is sufficiently far enough away as to not adversely affect the amenity of these properties. The potential effect on property value is not a material planning consideration. The road fatality occurred at this locality in 1998 as a result of a car driver reversing negligently and not highway design.

#### G. CONCLUSION AND RECOMMENDATION

It is considered that this is a minor development that facilitates the overall regeneration of the area and will have a minimal impact on the site and surrounding area. The development involves the formation of a short section of road in an urban location and therefore accords with the development plan. **It is recommended that planning permission be approved with the following conditions.**

#### H. CONDITIONS

1. **The consent hereby approved shall be for a temporary period of 18 months from the date of this consent. At the expiry of the period of consent the land shall be reinstated to its former condition and the access gates shall be removed and the fence reinstated to the satisfaction of the Director of Housing, Regeneration and Environmental Services.**
2. **Visibility splays of not less than 2.5 metres x 60 metres shall be provided in both directions at the junction of the new access with the existing road prior to the commencement of the development and thereafter maintained free from any obstructions exceeding a height of 1 metre above the adjacent road channel levels.**

3. Prior to the formation of the access road details of the proposed road markings and directional signs shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services.

**David McMillan**  
**Director of Housing, Regeneration and Environmental Services**  
**Date: 28 August 2006**

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**Wards affected:** 13

**Appendix:** None

**Background Papers:**

1. Copy of application received 11/7/06
2. Copy of letter of objection

**Person to Contact:** Jameson Bridgwater, Section Head, Development Management, Housing, Regeneration & Environmental Services, Council Offices, Clydebank G81 1TG.  
01389 738656  
email: [Jamie.Bridgwater@west-dunbarton.gov.uk](mailto:Jamie.Bridgwater@west-dunbarton.gov.uk)