

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 6 June 2007

Re-issued for Planning Committee : 19 June 2007

Subject : Glasgow City Plan 2 - Finalised Draft

1. Purpose

- 1.1** To advise the Committee of the publication of Glasgow City Plan 2 Finalised Draft and to recommend this Council's response to it.

2. Background

- 2.1** Glasgow City Plan 2 is the local plan for Glasgow City, and this Finalised Draft takes forward the responses received to the Consultative Draft published in May 2006, to which this Council made comment. City Plan 2 seeks to update policies and proposals to take account of new and emerging issues, such as the Glasgow & the Clyde Valley Joint Structure Plan Alteration 2006, and recent guidance and advice published by the Scottish Executive.
- 2.2** West Dunbartonshire Council has been consulted as an adjoining authority and its views are being sought as part of the consultation process prior to any public local inquiry and the adoption of the Plan.
- 2.3** Glasgow City Council has responded to the West Dunbartonshire Local Plan (Consultative Draft) and has made a number of points concerning joint working on specific cross boundary issues, and these matters have been addressed within the City Plan.

3. Main Issues

- 3.1** There are a number of issues contained within City Plan 2 that impact upon this Council's interests and are worthy of comment. It should be noted however that City Plan 2 does not set out detailed proposals but rather sets a context for the implementation of the development strategy.
- 3.2** It is welcome to note that the Plan identifies the Clyde Waterfront as a Metropolitan Growth Corridor. This forms part of the wider Flagship Initiative set

out in the Structure Plan of which both Clydebank Riverside and Dumbarton Waterfront are components.

- 3.3** Within the Clyde Waterfront area two significant issues arise. The first is Glasgow's support for the North Clydeside Development Route (formerly the Yoker Relief Road). The support given to this initiative is welcomed and the Committee will be aware of joint working arrangements with Glasgow on this matter which will improve transport links to and from Clydebank and Glasgow.
- 3.4** The second is the substantial retail proposal that may be forthcoming at Glasgow Harbour. Although City Plan 2 confirms that a retail development has been granted planning permission there is no indication that the outline consent restricts the floorspace available. The Committee may be aware of proposals to increase this retail provision to around 50,000 sq.m. (similar in size to Braehead) to which this Council has lodged objections with Glasgow City Council. It is important that the City Plan does not offer any support for proposals over that which has been granted consent. Representations therefore require to be made to Glasgow indicating West Dunbartonshire Council's concern about any additional retail floorspace over and above that already granted permission at Glasgow Harbour and its possible impact on shopping centres within West Dunbartonshire, particularly Clydebank.
- 3.5** Recent developments at and around Drumchapel have focussed attention on the important Green Belt wedge between Glasgow and Clydebank. West Dunbartonshire Council has resisted pressure to release land for development in this location. It is therefore re-assuring that the City Plan confirms there is no further release of Green Belt land proposed at Drumchapel.
- 3.6** Finally, it is noted that the City Plan makes reference to joint initiatives at the boundary that could improve and enhance the appearance of both Council areas. Initiatives include the Forth & Clyde Canal and potential gateway features incorporating public art, particularly on the A82 which is the principal route into and out of West Dunbartonshire.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial implications.

6. Risk Analysis

- 6.1** There are no risks.

7. Conclusions

- 7.1** The Glasgow City Plan 2 updates the policies and proposals to take account of new and emerging issues within Glasgow and the surrounding area. Whilst there is support for much of the content of the Plan, there are areas of concern and the Committee is recommended to make representations to the City Council concerning these matters.

8. Recommendations

- 8.1** The Committee is recommended to make representations to Glasgow City Council as follows:
- support is given to proposals concerning the North Clydeside Development Route;
 - concern is expressed about any further increase in retail provision beyond that which has consent that may be identified at Glasgow Harbour and promoted through City Plan 2;
 - support for the protection of the Green Belt wedge between Drumchapel and Hardgate; and
 - support is given to the joint boundary initiatives where West Dunbartonshire Council and Glasgow Council can work jointly to improve the appearance and environment of the area.

Irving Hodgson

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

Date : 18 May 2007

Person to Contact: Steve Marshall
Section Head Forward Planning & Regeneration
Tel : 01389 737164
E-mail : steve.marshall@west-dunbarton.gov.uk

Appendix: None

Background Papers: City Plan 2 Finalised Draft
Glasgow & the Clyde Valley Joint Structure Plan
West Dunbartonshire Local Plan Finalised Plan

Wards Affected: All