

## WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 May 2013

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**Subject: Glasgow City Council planning application 10/02890/DC: Erection of non-food retail warehouse (50,000sq ft) and formation of associated parking – amendment of condition NC(b)(a) of planning permission 97/02406/DC to amend the restriction limiting sales from bulky goods only to the sale of any non-food items.**

#### **1. Purpose**

- 1.1** To inform the Committee of a consultation received from Glasgow City Council in respect of the above planning application and to agree the Council's response to the consultation.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee agree that the Council objects to this planning application and submit Appendix 1 of this report to Glasgow City Council as the Council's comments.

#### **3. Background**

- 3.1** In 2010 Glasgow City Council received a planning application seeking to remove a 'bulky goods' condition from a planning permission for 50,000sq ft of undeveloped non-food retail warehousing proposed for the Great Western Retail Park close to the boundary with West Dunbartonshire.
- 3.2** West Dunbartonshire Council objected to the planning application in September 2011 on the grounds that the proposal could result in the loss of trade for current and potential occupiers in Clydebank town centre and adjoining retail parks. Despite this objection, Glasgow City Council approved the application under delegated powers on 21 March 2012.
- 3.3** West Dunbartonshire Council subsequently sought a judicial review of that decision on the grounds that Glasgow City Council hadn't fully considered the impact of the development on Clydebank town centre or the availability of sequentially preferable sites in Clydebank town. In November 2012, the Council received notice that Glasgow City Council would not be contesting the judicial review and instead had agreed that its decision would be reduced by the Court, following which it would reconsider the application.

#### **4. Main Issues**

- 4.1** The Council was reconsulted on the application on 12 April 2013. The application details remains the same but is supported by a revised and updated supporting statement. The revised and updated statement addresses sequentially preferable sites in Clydebank and sets out more clearly the likely impact of the proposed development on Clydebank. These were two of the shortcomings referred to in the Council's previous response on this application.
- 4.2** This Council's concerns with regard to the proposed development remain the same, namely the potential impact on Clydebank town centre. It is considered that these concerns are supported by Scottish Planning Policy and the Strategic Development Plan. The proposed response to the planning application is set out in Appendix 1.

#### **5. People Implications**

- 5.1** There are no personnel issues associated with this report.

#### **6. Financial Implications**

- 6.1** None

#### **7. Risk Analysis**

- 7.1** There are no risks associated with this report.

#### **8. Equalities Impact Assessment (EIA)**

- 8.1** It is not considered that the report or recommendations raise any equalities issues.

#### **9. Consultation**

- 9.1** No consultation was necessary for the preparation of this report.

## **10. Strategic Assessment**

- 10.1** Clydebank Town Centre is important for this Council area in terms of it being a centre for employment and a retail and service centre serving the communities of West Dunbartonshire. It is therefore important for the Council to take action to preserve its vitality and viability.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 25 April 2013**

**Person to Contact:** Pamela Clifford, Planning and Building Standards Manager, Housing, Environmental and Economic Development, Council Offices, Rosebery Place, Clydebank G81 1TG  
Tel: 01389 738656  
Email: [pamela.clifford@west-dunbarton.gov.uk](mailto:pamela.clifford@west-dunbarton.gov.uk)

Alan Williamson, Team Leader – Forward Planning, Housing, Environmental and Economic Development, Council Offices, Rosebery Place, Clydebank G81 1TG  
Tel: 01389 738539  
Email: [alan.williamson@west-dunbarton.gov.uk](mailto:alan.williamson@west-dunbarton.gov.uk)

**Appendices:** Appendix 1 – proposed response to Glasgow City Council to planning application 10/02890/DC

**Background Papers:**

1. Copy of report to 6 September 2011 Planning Committee
2. Copy of report to 3 April 2012 Planning Committee
3. Copy of report to 9 January 2013 Planning Committee

**Wards Affected:** All