

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 14 August 2013

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 the approval of the above planning application by Glasgow City Council.

2. Recommendations

- 2.1** It is recommended that the Committee notes the content of this report and agrees that no further action be taken.

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 had not fully considered the impact of the development on Clydebank town centre or the availability of sequentially preferable sites in Clydebank town centre. 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.
- 3.4** West Dunbartonshire Council was subsequently consulted on the application and the response approved at the May 2013 Planning Committee was submitted to Glasgow City Council objecting to the application. An objection was also submitted by the agents for the Clyde Shopping Centre.

4. Main Issues

4.1 A report on the planning application was considered by Glasgow City Council's Planning Committee on 18 June 2013. The report recommended approval of the application with conditions and this was agreed by the Glasgow City Council Planning Committee. All relevant planning policy documents were referred to within the report.

4.1 West Dunbartonshire Council objection was fully considered in the report. Glasgow City Council's response to West Dunbartonshire Council's comments are summarised below:

- **There are sequentially preferable sites available in Clydebank town centre (Co-op Department store and Playdrome)**

The Co-op building would not offer a commercially viable opportunity to retailers and the Playdrome site is at an advanced stage of sale to a supermarket operator.

- **The cumulative impact on Clydebank town centre would be unacceptable**

Impact is estimated at less than 2% and it is not considered a risk to vitality and viability of this town centre that would justify resisting the proposal.

- **There is no quantitative need for the development**

There is a large expenditure leakage from the area which suggests there is quantitative need.

- **Clydebank town centre can serve as Drumchapel's main non-food shopping centre**

The proposals would serve to reduce journeys and expenditure leakage from Drumchapel.

- **The development site is not within the Strategic Development Plan's Network of Centres**

The development would not have an unacceptable impact on the Network of Centres as any impact upon other strategic centres is minimal.

- **The site is not as well served by sustainable transport as Clydebank town centre**

The proposal will serve as an opportunity to reduce the need to travel for the population living in Drumchapel.

4.3 Whilst West Dunbartonshire Council's assessment of the proposal against Scottish Planning Policy and the Development Plan would differ from that of

Glasgow City Council, it is not considered that its assessment is unreasonable or likely to be successfully challenged. All relevant planning policy documents and points of objection have been assessed.

- 4.4 Whilst the decision on the application is not our preferred outcome, it is still viewed as important that the Council took the action it did, by challenging the basis of the original decision. It is hoped that this action will result in a more thorough assessment of future planning applications and due weight being given to objections submitted by neighbouring authorities.

5. People Implications

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

6. Financial Implications

- 6.1 There are no significant financial implications for the Council as most of the external legal costs were met by Glasgow City Council.

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 The implementation of the proposed development at Great Western Retail Park will have some impact on trade within Clydebank town centre. This could have an impact on the economy and employment levels within the town centre.

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Date: 30 July 2013

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Appendices: None

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
4. Copy of report to Glasgow City Council's Planning Committee of 18 June 2013

Wards Affected: All