

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 February 2007

PLANNING APPLICATION REPORT

APPLICATION NUMBER DC06/393/COU

PROPOSAL: Change of use of industrial unit (class 5) to sports hall (class 11)

SITE: Unit 13 (1st Floor)
Block 2
Vale Of Leven Industrial Estate
Dumbarton
G82 3PD

APPLICANT: Goal Zone

AGENT: David Jarvie

WARD: Riverside

DATE REGISTERED: 21.12.2006

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	03/01/07	17/01/07	Reporter
Development Contrary to the Development Plan	03/01/07	24/01/07	Reporter

REPORT:

A. SITE DESCRIPTION

The application site comprises the vacant first floor of a two-storey industrial building within the Vale of Leven Industrial Estate. The building is situated at the end of a row of predominantly single storey industrial units which front a large communal car park. Most of these units, including the ground floor of the application property, are in industrial use, however two of the nearby units are occupied by the applicant and are used as indoor football pitches. Planning permission was approved in February 2004 for the indoor football pitches (DC03/311).

B. DEVELOPMENT DETAILS

Full planning permission is sought to use the first floor of the building as an indoor football pitch. At present there are two 5-a-side football pitches in Units 7 and 8. The proposal therefore seeks to add a third pitch which would also be slightly larger than the existing pitches, enabling its use by slightly larger teams. The existing office and changing room facilities in Units 7 and 8 would be utilised with only customer lavatories provided at the new premises.

C. CONSULTATIONS

West Dunbartonshire Roads Service: No Objections.

D. REPRESENTATIONS

No representations have been received.

E. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Dumbarton District, District Wide Local Plan 1999

The site is identified in the Dumbarton District, District Wide Local Plan as part of an Existing Industry / Business Class Land. Policy EMP2 indicates that the Council will encourage the creation of new jobs, support the expansion of existing companies, and will promote new employment development including the re-use of vacant land and premises, subject to conformity with other relevant policies.

Policy LR1 indicates that the Council supports the improvement of existing leisure and recreational facilities, and the creation of new facilities. However, proposals for new or intensified leisure/recreation uses will have regard to the impact on the surrounding area. Policy LR6 relates specifically to indoor recreation facilities, and indicates that the provision of these will be encouraged.

The proposed use is contrary to the Dumbarton District Wide Local Plan as it would involve the loss of part of an existing business unit within the industrial estate. Although there is no specific locational need for the sport facility to be located within the industrial estate the application seeks only to intensify an existing use rather than to introduce a new one. It is not considered that the development would detract from the attractiveness of the industrial estate for employment investment, and there would be no adverse infrastructural implications. There is broad policy support for the creation of new and improved leisure and recreational facilities. Furthermore the proposal only seeks to change the first floor of the unit into a sports use, with the ground floor remaining industrial.

F. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Plan (Consultative Draft)

The site is similarly identified in the West Dunbartonshire Local Plan (Consultative Draft) as an industrial/business location. Policy LE1 indicates that there will be a presumption in favour of uses which positively extend the permanent employment potential of the sites. The preferred use for the site is as either business/industrial/warehousing use. Proposals for the redevelopment of existing premises for alternative uses will be considered on the specific locational need; the loss of such land would adversely affect the quantity and availability of industrial/business land; whether there are no alternative locations and there is no adverse effect on the attractiveness of the location for business investment.

Planning History

DC03/311- Planning permission was approved in February 2004 for indoor football pitches in Units 7 and 8 of the Vale of Leven Industrial Estate.

G. CONCLUSIONS

The proposed use is contrary to the industrial policies of the adopted local plan however an exception to the development plan can be justified in this instance. The proposed use complements the existing indoor sports pitches and overall its impact would be relatively minor at this location. The ground floor of the building would remain in industrial/business use and the proposal is considered acceptable at this location. The nature of the use is such that peak usage occurs at times when the surrounding industrial units are closed and the shared car parking facilities would be utilised and there are sufficient parking facilities.

H. RECOMMENDATIONS

It is recommended that the application be approved subject to the conditions below.

I. CONDITIONS

1. The development hereby approved shall commence within a period of 5 years from the date of this consent.
2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (and any subsequent Order amending, revoking, or re-enacting that Order), the premises shall be used solely as an indoor football pitch and for no other purpose within Use Class 11 of the said Order. The express permission of the Director of Housing, Regeneration and Environmental Services shall be required in respect of any other use which falls within the same use class to the use hereby approved.

Irving Hodgson
Acting Director of Housing, Regeneration and
Environmental Services (Housing & Regeneration Services)
17 January 2007

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Appendix: None

Background Papers:

1. Copy of application received 28/11/06.
2. Copy of amended neighbour notification forms received 21/12/06.
3. Copy of previous planning consent DC03/311.

Wards Affected: 22