

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 22 June 2016 at 2.35 p.m.

Present: Councillors Denis Agnew, Gail Casey, Jonathan McColl, Patrick McGlinchey, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Keith Bathgate, Team Leader, Development Management; Karen McChesney, Lead Planning Officer; Raymond Walsh, Network Services Co-ordinator; Nigel Ettles, Section Head - Litigation and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillor Jim Finn.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

Councillors Patrick McGlinchey and Tommy Rainey declared a non-financial interest in the item under the heading 'DC15/043 – Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group', being a member and a substitute member respectively of the Strathleven Regeneration Board and advised that they would leave the meeting during discussion of this item.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 27 April 2016 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 25 April 2016, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

A report was submitted by the Strategic Lead - Regulatory in respect of the following planning applications.

New Applications:-

- (a) **DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.**

Reference was made to a site visit which had been undertaken in respect of the above application.

Mr Barry Douglas, representing the applicant, was in attendance. The Committee had no questions for him.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that the application be referred to full Council for determination, with a recommendation that it be approved subject to:-

- (1) the conditions set out in Section 9 of the report, as detailed within Appendix 2 herewith; and
- (2) the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a financial contribution to Loch Lomond Rugby Club which had now been confirmed as £40,000.

Note:- Councillors McGlinchey and Rainey left the meeting.

- (b) **DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.**

Reference was made to a site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager was heard in further explanation of the report.

Thereafter, the Committee agreed that the application be referred to full Council for determination, with a recommendation that it be approved subject to:-

- (1) the conditions set out in Section 9 of the report, as detailed within Appendix 3 herewith; and
- (2) the satisfactory conclusion of statutory notification to the Scottish Ministers.

Note:- Councillors McGlinchey and Rainey returned to the meeting at this point.

(c) DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

Reference was made to a site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager was heard in further explanation of the report.

Note:- At this point in the meeting Councillor McGlinchey declared a non-financial interest in this item of business, being the Chair of the Infrastructure, Regeneration and Economic Development Committee and left the meeting.

The Chair invited Mr Tony Coultas, local resident to address the Committee. Mr Coultas made his views on the application known and was heard in answer to Members' questions.

Note:- At this point in the meeting Councillor Mooney declared a non-financial interest in this item of business, being a Member of Clydebank Housing Association who had submitted a representation on this application, he thereafter left the meeting.

The Chair then invited Mr Marc Kilkenny, Architect and Mr Garry Murphy, representing the applicant to give a presentation on the application. Mr Kilkenny and Mr Murphy were heard in support of the application and in answer to Members' questions.

After discussion and having heard the Planning & Building Standards Manager in further explanation of the report and in answer to Members' questions, Councillor O'Neill, seconded by Councillor Sorrell, moved:-

That Committee agree to grant planning permission, subject to the conditions set out within the report, as detailed within Appendix 4 herewith.

As an amendment, Councillor Agnew, seconded by Councillor Casey, moved:-

That the Committee refuse planning permission on the grounds of loss of amenity.

On a vote being taken, 2 Members voted for the amendment and 4 Members voted for the motion. The motion was accordingly declared carried.

The Committee noted that the applicant's compliance with the conditions would be monitored and any breach of the conditions which could require enforcement would be reported to the Committee. In terms of Condition 13 and the required Management Plan, it was agreed that the surrounding community would be consulted on it and it shall include details of management of traffic and signage.

ADJOURNMENT

Having heard the Chair, Councillor O'Neill, the Committee agreed to adjourn at this point in the meeting for a short period.

The meeting reconvened at 4.30 p.m. with all those named on the Sederunt present.

- (d) DC15/258 - Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.**

The Chair advised that the report would not be considered at this time.

- (e) DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.**

Reference was made to a site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager was heard in further explanation of the report.

The Chair invited Mr Ian McBride, Chairperson for Bowling and Milton Community Council to address the Committee. Mr McBride advised the Committee of the Community Council's position with regards to the application and was heard in answer to Members' questions.

Following discussion, the Committee agreed to grant planning permission in principle subject to the conditions set out within Section 9 of the report, as detailed within Appendix 5, herewith.

(f) DC16/079 - Change of Use from Vacant Industrial Unit to Children`s Soft Play Area at Unit 2, Bleasdale Court, 2 South Avenue, Clydebank Business Park by Neil Halls.

Reference was made to a site visit which had been undertaken in respect of the above application.

The Planning & Building Standards Manager advised that 18 letters of support had been received since the issue of the report. The Committee agreed that they would accept the late letters of support and the Planning & Building Standards Manager provided a summary of their content.

The Planning & Building Standards Manager and the Team Leader – Forward Planning were heard in further explanation of the report and in answer to Members’ questions.

The Chair invited Mr Szuster, objector, to address the Committee. Mr Szuster made his views on the application known and was heard in answer to Members’ questions.

The Chair then invited Ms Allie Arthur, agent and Mr Neil Halls, the applicant to address the Committee. Ms Arthur and Mr Halls were heard in further explanation of the application and in support of it. They were also heard in answer to Members’ questions.

The Network Services Co-ordinator was heard in clarification of the Councils’ Roads Departments’ response to the application as detailed within the report, and in answer to Members’ questions.

Following discussion and having heard the Planning and Building Standards Manager in answer to Members’ questions, Councillor O’Neill, seconded by Councillor Casey, moved:-

That the Committee refuse planning permission for the reasons set out within Section 9 of the report.

As an amendment, Councillor Agnew moved:-

That the Committee grant planning permission. Policy LE1 allows for the reuse of existing industrial or business class sites for suitable alternative uses where this can be justified. If planning permission were to be refused, there would be a significant loss of employment.

Councillor McColl asked Councillor Agnew if he would accept the following addendum to his motion:-

- (1) that the application would be subject to a standard set of conditions to be drawn up by planning officers;
- (2) that further conditions be requiring overflow car parking;
- (3) that the overflow car park referred to by the applicant have suitable access and signage arrangements put in place; and
- (4) that a pedestrian crossing and appropriate traffic calming measures be put in place.

Councillor Agnew confirmed that he was happy to accept Councillor McColl's addendum.

Following further discussion the Planning & Building Standards Manager and the Section Head – Litigation were heard in answer to Members' questions.

On a vote being taken, 5 Members voted for the amendment and 3 Members voted for the motion. The amendment was accordingly declared carried.

Note:- Councillor Mooney left at this point in the meeting.

KIRKTONHILL CONSERVATION AREA APPRAISAL

A report was submitted by the Strategic Lead - Regulatory advising on the preparation of a conservation area appraisal for Kirktonhill Conservation Area in Dumbarton and seeking approval to undertake public consultation on the appraisal.

The Committee agreed:-

- (1) to note the preparation of a conservation area appraisal for Kirktonhill Conservation Area, as detailed within Appendix 1 to the report; and
- (2) that the conservation area appraisal be published for consultation.

DRAFT SUPPLEMENTARY GUIDANCE ON RENEWABLE ENERGY

A report was submitted by the Strategic Lead – Regulatory seeking approval of the Draft Supplementary Guidance on Renewable Energy, detailed within Appendix 1 to the report, and agreement to undertake consultation on the draft guidance.

The Committee agreed:-

- (1) to approve Appendix 1 of the report as Draft Supplementary Guidance on Renewable; and

- (2) that the Draft Supplementary Guidance on Renewable Energy be published for consultation.

The meeting closed at 6.24 p.m.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATION – 25 APRIL 2016

Present: Councillors Denis Agnew and John Mooney

Attending: Pamela Clifford, Planning and Building Standards Manager

Apologies: Councillors Gail Casey and Jim Finn

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

a) 9 Second Avenue, Clydebank

DC16/030 - Change of use from vacant office unit to hot food takeaway at 9 Second Avenue, Clydebank by Mohammed Ashad.

DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.

1. Prior to the commencement of development on site, a phasing plan of how the development will be implemented shall be submitted for the written approval of the Planning Authority. Thereafter the development shall be completed in accordance with the approved phasing plan.
2. No house shall be occupied on site until a scheme for the provision of affordable housing for rent has been submitted for the written approval of the Planning Authority. This scheme shall:
 - (a) Provide that 8 of the approved dwellings are affordable houses available for rent; and
 - (b) Provide details of the timing of their provision relative to the phasing of the development. Thereafter, the development shall be completed in accordance with the approved scheme and the approved phasing plan.
3. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
4. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
5. Prior to the commencement of development on site , full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
6. Prior to the commencement of development on site details of the design and location of the bin stores, street furniture and lighting shall be submitted for the further written approval of the Planning Authority and thereafter implemented in accordance with the approved phasing plan.
7. No houses shall be occupied until the vehicle parking spaces associated with that house have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
8. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be

implemented in accordance with the approved details and the approved phasing plan.

9. A landscaping and open space scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented as per the agreed phasing plan. The landscaping scheme shall include suitable replacement trees for the mature trees that are to be removed. The landscaping shall thereafter be completed in accordance with the approved phasing plan and maintained in accordance with these details.
10. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - (b) an assessment of the potential risks (where applicable) to:
 - human health;
 - property (existing and proposed), including buildings, pets, service lines and pipes; and
 - ground waters and surface waters.
 - (c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
11. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
12. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning

Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.

13. A monitoring and maintenance scheme to include the long term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.
14. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
15. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
16. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
17. During the period of construction, all works (including piling) and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority, shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
18. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust

generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.

19. All plant or machinery being used on site shall be enclosed with sound insulating material in accordance with a scheme which shall be submitted to, and approved in writing by the Planning Authority. The approved sound insulation measures shall thereafter be retained at all times during construction on site.
20. Prior to the commencement of development on site, a noise impact assessment shall be submitted to and approved in writing by the Planning Authority to determine the noise impact and where potential noise disturbance is identified and it shall include a scheme for protecting the proposed houses from road traffic noise. The approved scheme for the mitigation of noise shall be implemented prior to the occupation of the first house and thereafter it shall be retained and maintained in accordance with the approved details.
21. Prior to the commencement of development on site, a noise impact assessment shall be submitted to and approved by the Planning Authority to determine the impact of Loch Lomond Rugby Club on the proposed development. The assessment shall identify
 - (a) The maximum rating levels: and
 - (b) The minimum background noise level to which any part of the development will be exposed.

The approved scheme for the mitigation of noise shall be implemented prior to the occupation of the first house and thereafter it shall be retained and maintained in accordance with the approved details.

22. Prior to the commencement of development on site, detailed plans showing the re-location of the bus lay-by on the east side of Stirling Road shall be submitted to and approved by the Planning Authority. The bus lay-by shall thereafter be relocated in accordance with the approved details and the approved phasing plan.
23. Prior to the commencement of development on site, detailed plans showing the location of a pedestrian crossing on Stirling Road shall be submitted to and approved by for the Planning Authority. The pedestrian crossing shall be constructed in accordance with the approved details and the approved phasing plan.
24. Prior to the commencement of development on site, detailed plans showing a cycle/footpath on the east side of Stirling Road shall be submitted to and approved by the Planning Authority. The cycle/footpath shall be constructed in accordance with the approved details and the approved phasing plan.
25. Prior to the commencement of development on site, a report addressing the provision of recreational access into the adjacent woodland shall be submitted

for the written approval of the Planning Authority. The agreed recommendations contained within the report shall thereafter be implemented in accordance with the approved phasing plan.

26. Prior to the commencement of development on site, a nesting bird survey, bat survey, badger survey and otter survey shall be submitted for the written approval of the Planning Authority. The recommendations contained within the reports shall thereafter be implemented approved within a timescale to be agreed with the Planning Authority.
27. Prior to the commencement of development on site, details of the final location, design and maintenance arrangements for the proposed steps that are to be installed on site shall be submitted for the written approval of the Planning Authority and thereafter shall be constructed in accordance with the approved details and the approved phasing plan.
28. Prior to the commencement of development on site, details of and material which requires to be imported onto the site shall be submitted for the written approval of the Planning Authority and thereafter the development shall be completed in accordance with the ground levels shown on Drawing No(s). 121 Rev. D, 124 & 101 Rev. H.
29. Prior to the commencement of development, details of the design and location of the play areas and play equipment shall be submitted for the further written approval of the Planning Authority and thereafter implemented in accordance with the approved details and the approved phasing plan.

DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved. With regard to driveways and private parking spaces, these shall be surfaced using permeable materials.
3. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including a 2.2 metre high acoustic fence to be erected along the rear boundaries of plot numbers 113 to 130 and the north-facing side boundary of plot number 110, shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the houses to which they relate.
4. Prior to the commencement of works details of the design and location of all street furniture including lighting shall be submitted for the further written approval of the Planning Authority, in consultation with Transport Scotland, and thereafter implemented prior to the occupation of any houses.
5. Prior to the commencement of works, a phasing plan of the development shall be submitted for the further written approval of the Planning Authority. The plan shall include details of the phasing of the houses, the roads infrastructure, amenity open space and landscaping area and shall be implemented as approved.
6. Prior to the commencement of works, a landscaping scheme for the entire development, including the formal landscaping to be provided within and around the edges of the residential part of the site, as well as the enhancements to be made on the nondevelopable part of the site shall be submitted for the further written approval of the Planning Authority and implemented in accordance with the phasing plan. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
7. Drainage of the site shall be in accordance with drawing number E002. All surface water shall drain into the existing SUDS pond to the west of the site.
8. The development shall be constructed in accordance with the ground levels shown on drawing number E003 Rev D and the minimum finished floor level of all buildings shall be 5.4m AOD. Any alterations to these levels shall be agreed in writing with the Planning Authority.

9. No development (other than investigative works) shall commence on site until further details relating to changes in site levels (from existing to final) shall be submitted to and approved by the Planning Authority. The submitted details shall include an assessment which will demonstrate how any risk from existing site conditions to future site users is mitigated. The approved details and measures shall be implemented prior to the occupation of any house and maintained thereafter
10. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall summarise all the measures previously agreed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
11. Prior to the importation of any material onto the site, details of the source of the material and associated test results to demonstrate its suitability for use shall be submitted to and approved by the Planning Authority. In addition to this and in accordance with BS3882:2015, the material shall be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils.
12. Prior to installation of any of the proposed gas measures, details (including qualifications) of both the installer and verifier shall be submitted to and approved in writing by the Planning Authority. Any changes in the approved installer and verifier shall be notified immediately to the Planning Authority for their approval.
13. Notwithstanding the submitted details a validation report on the installed ground gas protection measures for each individual plot shall be submitted to and approved by the Planning Authority within 5 working days following verification of the gas protection measures and prior to any further construction works being undertaken on the respective plots.
14. Remediation of the site shall be carried out in accordance with the approved remediation scheme. Any amendments to the approved remediation scheme shall be immediately submitted to and approved in writing by the Planning Authority and implemented as approved.
15. On completion of the remediation works a completion report shall be submitted to and approved by the Planning Authority. This report shall demonstrate that the works have been carried out in accordance with the approved remediation plan.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any order replacing or re-enacting it, no development under Classes 1A to 1C or 3A to 3D shall take place within the curtilage of all plots without an express grant of planning permission. Any future owner of these plots shall be made aware of the terms of this condition and it shall be contained within the title deeds of the retrospective plots.
17. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472:1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. The statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
18. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
19. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority, and any piling works shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
20. No commercial vehicle making deliveries to or collecting material from the development site shall enter or leave the site before 8am or after 6pm.
21. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
22. Prior to the commencement of works, details of the design and siting of a fence to be erected between the site boundary and the A82 shall be submitted for the further written approval of the Planning Authority and implemented prior to the occupation of any houses. No direct access, either pedestrian or vehicular shall be formed from the site to the A82 trunk road at any time without application for planning permission.

23. Notwithstanding the submitted details, and prior to the commencement of development on site, any windows within the north facing facades of plots 110 to 120 and the north-west facing facades of plots 121 to 130 shall be fitted with uprated acoustic glazing prior to their occupation of these retrospective houses. Details of the glazing type shall be submitted for the further written approval of the Planning Authority.
24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), or any order replacing or re-enacting it, integral and detached garages granted under this consent shall not be converted into habitable rooms without an express grant of planning permission and any future owner of these plots shall be made aware of the terms of this condition and it shall be contained within the title deeds of the retrospective plots

DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

Permission was GRANTED subject to the following conditions:-

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
4. The noise attenuation scheme detailed in the Noise Impact Assessment (RMP, Feb 2016) shall be implemented prior to any use commencing on the site and thereafter the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The applicant shall demonstrate, on occupation of the building, that all noise mitigation measures described in the above report have been implemented, and that the premises can be operated without causing noise nuisance to the nearest noise sensitive receptors.
5. No works shall take place on the building hereby approved until such time as details of noise attenuation/soundproofing works for the proposed ventilation system have been submitted to and approved in writing by the Planning Authority. These works shall be designed so as to minimise noise nuisance affecting nearby properties. The approved noise attenuation/soundproofing measures shall be implemented prior to the building being brought into use and shall thereafter be retained in accordance with the approved scheme.
6. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Monday to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays and public holidays: No working

7. The area set aside for allotment use shall only be formed using raised beds and imported clean topsoil unless a site investigation report is submitted which demonstrates the area is suitable for this end use. The site investigation should be prepared by a suitably qualified person which considers the nature of the soil on the allotment site and shall include:
 - (a) a detailed site investigation identifying the extent, scale and nature of contamination on the site;
 - (b) an assessment of the potential risks (where applicable) to human health; and
 - (c) an appraisal of remedial options.
8. No development shall take place on site until such times as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvres; cowling; lux contours/distribution diagrams and columns types/colours) of the floodlights have been submitted to and approved in writing by the Planning Authority. The floodlights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
9. The floodlights shall not be in operation after 9pm (Sunday to Saturday) without the prior written approval of the Planning Authority.
10. No works shall take place on the building hereby approved until details of the flue system/extraction system are submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to the use commencing on site and shall be maintained thereafter.
11. The new 3G pitch shall be surfaced with a synthetic surface that will be designed and constructed by a recognised specialist pitch contractor(s) (e.g. The Sports and Play Construction Association registered). Details of the contractor(s) and pitch specification shall be submitted for the written approval of the Planning Authority prior to the commencement of development on the approved pitches.
12. Prior to the occupation of the building hereby approved the car parking spaces shown on the approved drawings D(--) 011 Rev D shall be constructed, surfaced and delineated on the site.
13. Prior to the occupation of the building hereby approved a Management Plan detailing the management of the facilities within and outwith the building to reduce disturbance and anti-social behaviour shall be submitted for the further approval of the Planning Authority and implemented as approved.

DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.

Permission in Principle was GRANTED subject to the following conditions:-

1. Prior to commencement of development on site approval of matters specified in conditions shall be obtained from the Planning Authority. Applications shall include:
 - (a) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
 - (b) block and layout plans and elevations of each building, showing dimensions and palettes of external materials;
 - (c) landscaping plans showing the location and species of all trees to be felled and the proposed trees, shrubs, hedges and palettes of hard landscaping materials;
 - (d) block and elevation plans of the proposed new access bridge including any alterations to the canal structure; and
 - (e) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.
2. As part of any application(s) for the approval of matters specified in conditions:
 - (a) any residential development of more than 6 dwellings must be served by a public road conforming to the principles set out in the Scottish Government policy document "Designing Streets";
 - (b) each residential unit shall be provided with a secure covered cycle storage facility at ground floor level;
 - (c) cycle parking for non-residential uses should conform to "Cycling by Design 2010"; and
 - (d) car parking provision should conform to the Councils Parking Standards with any departure justified by a Transportation Assessment.
3. The number of dwelling units consented for the site is 75 units. If this number is exceeded the further agreement of the Planning Authority will be required.

4. As part of any application(s) for the approval of matters specified in conditions for the linear park, proposals shall be submitted which demonstrate how the National Cycle Network 7 can be diverted away from the internal access road and onto the swing bridge, passing over the canal and railway track, and connecting with the route as it runs parallel to the north of the A814.
5. As part of any application(s) for the approval of matters specified in conditions, a detailed report on the nature and extent of any contamination of the site shall be submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - (a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site);
 - (b) An assessment of the potential risks (where applicable) to:
 - human health property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - (c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
6. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
7. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required carrying out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior

to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.

8. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.
9. As part of any application(s) for the approval of matters specified in conditions, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The SUDS shall thereafter be formed and maintained on site in accordance with the approved details.
10. As part of any application(s) for the approval of matters specified in conditions, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
11. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken.
12. As part of any application(s) for the approval of matters specified in conditions, a Construction and Environmental Management Plan shall be submitted for the further approval of the Planning Authority in consultation with Scottish Natural Heritage. It shall include:
 - (a) detail measures to screen the development in terms of noise and visual disturbance from the Inner Clyde SPA, Ramsar site and SSSI;
 - (b) detail measures to limit pollution to the Inner Clyde SPA, Ramsar site and SSSI;

- (c) identify those works that are likely to have significant potential for visual and noise disturbance, such as piling.

No works which are identified as likely to have a significant potential for visual and/or noise disturbance shall be carried during the main wintering period (mid-September to early April). The Construction and Environmental Management Plan shall be implemented within a timescale agreed with the Planning Authority.

- 13. As part of any application(s) for the approval of matters specified in conditions, a detailed Recreation and Access Management Plan which details measures to limit potential disturbance to the north shore of the Inner Clyde SPA, Ramsar site and SSSI from increased access to the river shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
- 14. As part of any application(s) for the approval of matters specified in conditions, details of a bat survey to be carried out in relation to roosting bats and bat activity shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
- 15. As part of any application(s) for the approval of matters specified in conditions, details of a revised Extended Phase 1 Habitat Survey to be carried out during April – September in relation to vegetation along the canal, shall be submitted for the further approval of the Planning Authority and implemented within a timescale agreed with the Planning Authority.
- 16. Where any vegetation removal is undertaken within the bird nesting season (March- August) a suitably qualified ecologist shall inspect the area for the presence of nests up to a maximum of one day prior to removal. Details of the inspection shall be submitted for the further approval of the Planning Authority prior to the work commencing on site.
- 17. All applications for the approval of matters specified in conditions shall comply with the recommendations of the Bowling Flooding and Erosion Risk Study: Flood Risk Assessment (26 May 2016), that is, land raising of low-lying areas of the site to above the 1 in 200 year plus climate change flood level plus freeboard (set at 5.6m AOD). Full details of the finished floor levels of all new buildings shall be submitted for the further approval of the Planning Authority and shall be implemented in accordance with these details.
- 18. As part of any application(s) for the approval of matters specified in conditions, details of a signage strategy and on-site design measures to reduce conflicts between vehicles on the road and cyclists and walkers using the core paths shall be submitted for the further consideration of the Planning Authority and shall be implemented as approved subject to agreed timescales.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATIONS – 20 JUNE 2016

- Present:** Councillors Gail Casey, John Mooney and Kath Ryall.
- Attending:** Pamela Clifford, Planning and Building Standards Manager and Keith Bathgate Team Leader Development Management
- Apologies:** Councillor Jim Finn

SITE VISIT

Site visits were undertaken in connection with the undernoted planning applications:-

a) Dean Street, Clydebank

DC16/039 - Redevelopment of existing sports building and pitches including community gardens, allotments and extended parking provision at Dean Street, Clydebank by Clydebank Community Sports Hub.

b) 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park

DC16/079 - Change of Use from Vacant Industrial Unit to Children`s Soft Play Area at 2 Bleasdale Court, 2 South Avenue, Clydebank Business Park by Neil Halls.

c) Bowling Basin, Bowling

DC15/270 - Mixed use development for retail, commercial, leisure and residential uses, including improvement to public realm, pedestrian and vehicular access, road infrastructure, woodland management, water space strategy, car parking and associated landscaping at Bowling Basin, Bowling by Scottish Canals.

d) Lomondgate Area 5

DC15/043 - Erection of residential development and associated roads and landscaping at Lomondgate Area 5, Land to south of A82 and north of Dumbarton golf course, Dumbarton by Taylor Wimpey West Scotland & Walker Group.

e)/

e) Land opposite Strathleven Park Estate, Stirling Road, Bonhill

DC16/022 - Residential development with associated access, open space and landscaping etc. on land opposite Strathleven Park Estate, Stirling Road, Bonhill, Alexandria by BDW Trading Ltd.

f) Overton Farm, Overton Road, Alexandria

DC15/258 - Part change of use of farmland/buildings to storage of caravans/leisure vehicles, vehicle repair and steel fabrication (retrospective) at Overton Farm, Overton Road, Alexandria by Muirheads Dairy.

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 31 August 2016**

DC16/106 **Modification of planning obligation relating to occupancy restriction (Planning Ref. VL3801) (flats 9, 10 and 11) at Cherry Tree Court, Hill Street, Alexandria by Volbis Limited.**

1. REASON FOR REPORT

- 1.1** The application is subject to a significant number of objections and seeks to modify a planning obligation which was originally imposed by the Planning Committee. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Committee.

2. RECOMMENDATION

- 2.1** **Refuse** to modify the planning obligation.

3. DEVELOPMENT DETAILS

- 3.1** The application site comprises 3 flats within an existing development of 12 flats located to the south of Hill Street. The flats date from around 1990 and comprise a two-storey red brick building of staggered linear form, resembling a series of linked-detached houses. The flats face towards Christie Park Primary School and are bounded by housing to the east and west, with further housing and the telephone exchange to the south (rear). Hill Street is approximately 10m wide and provides parking on both sides of the road, but the flats have no dedicated off-street parking. The flats were built as a mixture of studio, 1-bed and 2-bed units, but this application relates only to flat numbers 9, 10 and 11.
- 3.2** The original planning permission for the flats was granted by the former Dumbarton District Council in 1989 (decision VL3801). The development when approved did not have dedicated parking and lacked sufficient amenity space. Planning permission was granted on the basis that the properties were to be “retirement flats”, as it was considered at that time that older residents living in small flats would have low car ownership and less demand for private gardens. This restriction was secured by way of both a condition and also a planning obligation which restricted the occupancy of the flats to private individuals of at least 60 years of age (along with spouses, widows and dependants of such people).

- 3.3** After the flats had been occupied for several years, an application was submitted on behalf of all the residents collectively, seeking to alter condition 8 of permission VL3801 to lower the occupancy age limit from 60 to 50 years old. The residents sought to have the condition amended because the age limit reduced the saleability of the flats. That application (VL3801/1) was refused by the District Council on the basis that the parking and amenity space provision were unsuitable for general mainstream housing, but it was subsequently granted on appeal in 1996. The Reporter concluded that whilst it was appropriate to retain a limitation on the age of residents due to the substandard nature of the development, the consequence of reducing the age from 60 to 50 years was minimal and it was not likely that this change would result in the flats being occupied by families with children. Although the granting of the appeal altered the condition it did not change the planning obligation, and although an amended planning obligation was discussed at the time it seems never to have been completed. Consequently, the original planning obligation remains in effect and conflicts with the amended condition, with the latter specifying that residents be aged 50 or over and the planning obligation continuing to specify a minimum age of 60.
- 3.4** The current proposal is an application under Section 75A of the Town and Country Planning (Scotland) Act 1997 (as amended), and seeks to modify the planning obligation in order to remove its age restriction altogether from the three flats within the applicant's ownership. The application does not cover the other nine flats within the development, and neither does it affect the planning condition, which would remain in effect and would require a separate application under Section 42 of the 1997 Act in order to revise or remove it.
- 3.5** The applicant has submitted a supporting statement which advocates the removal of the planning obligation on two general grounds:
1. That the age restriction is no longer necessary or appropriate, and should therefore be removed altogether; and
 2. That even if the age restriction was necessary it is adequately imposed by the planning condition, and there is therefore no need for it to be covered by a planning obligation as well

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposal. Due to the width of Hill Street it is capable of accommodating some on street parking and in practice the age restriction probably has little impact on parking demand.

5. REPRESENTATIONS

- 5.1** Eight representations have been submitted from residents of the other flats within Cherry Tree Court, who object to the proposal for the following reasons:

- Parking spaces are not always available nearby and removing the age restriction would lead to an increase in demand for parking;
- In the event of the nearby vacant police station being converted to housing then the parking situation may become even worse;
- The flats were built specifically for older people who are downsizing and not as starter properties;
- The age restriction continues to serve a valid purpose to keep the flats a quiet environment for residents;
- Removal of the age restriction would alter the character of Cherry Tree Court and cause noise and disturbance;
- The flats are physically suited to occupancy by older people and it is only older people who live there;
- Flats within Cherry Tree Court sell quickly and do not remain on the market for long.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is located within an Existing Residential Area, where Policy H5 seeks to preserve the character and amenity of existing residential areas. In particular, it seeks to avoid overdevelopment which would have an adverse impact on local amenity, access and parking or would be out of scale with surrounding buildings. The original development was only approved on the basis that its occupancy was to be restricted to older people who would be less affected by its substandard parking and amenity space, and without such a restriction the development would have been overdevelopment of the site. It is not considered that there has been any change of circumstances justifying removal of the occupation restriction so the proposal is contrary to Policy H5.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within an Existing Neighbourhood where Policy BC4 seeks to prevent any development that would significantly harm the residential amenity, character or appearance of the area. Policy DS1 is also applicable

and seeks to ensure that housing is adaptable and is designed to be suitable for a mix of occupants. The proposal is contrary to these policies and this is discussed below.

Circular 3/2012: Planning Obligations and Good Neighbour Agreements

7.3 The Circular sets out the Scottish Government's policy on the use of planning obligations. Planning obligations should only be employed where these meet the following "tests":

- Necessity (i.e. necessary to make the development acceptable in planning terms);
- Planning Purpose (i.e. serving a legitimate planning purpose);
- Relationship (i.e. related to the impacts of the development);
- Scale and Kind (i.e. fairly and reasonably related to the scale and nature of the development); and
- Reasonableness (i.e. are reasonable in all other respects).

7.4 The Circular also contains guidance discouraging the use of occupancy restrictions other than in exceptional circumstances, and indicating that conditions are preferable to planning obligations wherever practicable. In this case the occupancy restriction arose not from a "needs justification" at the time of the original application but rather it was required on a permanent basis to address ongoing issues with the approved development.

Rationale for Occupancy Age Restriction

7.5 The five tests referred to in the above Circular are long established and have not changed materially from the time of the previous applications and appeal. It is considered that the imposition of an occupancy restriction when the flats were built satisfied the five tests for the following reasons:

- The flats would not have been acceptable as general market housing because of their substandard amenity space and parking facilities. Without the occupancy restriction the development would probably have been refused as an overdevelopment of the site (Necessity Test);
- The need to ensure that new development provides appropriate parking provision and amenity space is a legitimate planning consideration (Planning Purpose Test);
- The restriction limits the occupancy the flats to groups for whom the lack of parking and amenity space were considered to be less problematic (Relationship Test);
- The occupancy restriction is proportionate to the planning issue arising from the development (Scale and Kind Test)
- The restriction offset the potential loss of amenity arising from the problem and was not so onerous as to prevent the development from going ahead. (Reasonableness Test).

7.6 Although the use of occupancy restrictions is discouraged, they are appropriate in some exceptional circumstances, especially where the development would not be approved without such a restriction. The five tests contained in Circular 3/2012 are long-established and have not changed

significantly from the guidance in place in 1996 when the Reporter determined the previous appeal. The imposition of an occupancy restriction was supported by the Reporter, and the decision letter stated his belief that *“it remain(ed) necessary to impose a condition restricting occupancy of the flats as the development is clearly unsuitable for main stream housing given its more onerous requirements”*. It is therefore considered that the imposition of an occupancy restriction was clearly appropriate at that time.

- 7.7** Whilst noting that the occupancy age restriction was supported by the Reporter in 1996, the applicant submits that it is no longer necessary or appropriate. The applicant notes the flats do not meet current standards for housing intended for older people, as although they were built with the intention that they be occupied by retired people the flats are not serviced or sheltered units and they are not fully accessible (with the upper flats being accessible only by stairs, for example). In terms of the lack of parking and amenity space, the previous reduction of the age limit from 60 to 50 has already increased the likelihood of the flats being occupied by working-age couples or (in the case of the 2-bed flats) families with children, increasing the likelihood of multi-car households. There is adequate on-street car parking available nearby, and Christie Park is readily accessible for amenity purposes, so the applicant submits that the applicant considers that the occupancy serves little practical purpose and that its removal would make little difference and would not detract from the amenity of the area.
- 7.8** However, it is not considered that there has been any major change in the circumstances of the site since 1996. Whilst the flats are not sheltered units and are not fully accessible, neither were they intended to be when they were built. The flats were intended for retired people living independently, many of whom are perfectly mobile, and the fact that the flats may not meet current standards does not mean that they have become unsuitable for their intended use. The previous relaxation of the age limit condition to 50 years old has also reduced the need for all of the properties to be fully accessible. In the last 20 years the average age of Scotland’s population has increased due to rising life expectancy, so the proportion of the population which is able to occupy the flats has risen. Current population projections expect this trend to continue, so whilst the occupancy restriction does limit the saleability of the flats to some degree that problem has been declining since the flats were built and will continue to do so.
- 7.9** It is true that car ownership figures amongst older people have risen significantly since the flats were built. Nevertheless, car ownership amongst people of retirement age remains lower than for any working-age group and the appeal decision to lower the occupancy age condition to 50 was intended to enable the flats to be marketed to people approaching retirement age. Whilst the street fronting the development is capable of safely accommodating on-street parking, this is not unlimited and there are tenements and various other properties in the vicinity which also rely upon the street for parking. It is therefore considered that the parking justification for limiting the age of residents remains valid.

- 7.10** In relation to amenity space, the basis for the occupancy restriction is that whilst people of all ages may value garden areas for a variety of purposes, having a reasonable area of private amenity space is particularly important for households with children. The application site has some attractive landscaping in front of the building and some small landscaped areas at the rear, but nothing which would be useable as a family garden. Notwithstanding the presence of a large public park nearby, the lack of amenity space limits the suitability of the properties as general mainstream housing, and it is therefore considered that the occupancy restriction continues to serve a valid planning purpose.

Need for a Planning Obligation

- 7.11** The applicant also argues that even if the occupancy restriction is necessary, it does not require a planning obligation as the issue is adequately controlled by the condition. In support of this view the applicant's statement refers to paragraph 15 of Circular 3/2012 which provides guidance on the application of the "necessity test", and which indicates that planning obligations should not be used where restrictions could equally be imposed in another way, with the use of planning conditions or alternative legal agreements being preferable to the use of a planning obligation.
- 7.12** Whilst the general principle that a planning obligation should not be used where a condition will suffice is accepted, paragraph 15 of the circular is worded in relation to planning obligations covering developer contributions, and it is considered that it is of less relevance than the Circular's specific guidance on occupancy restrictions. Paragraph 49 of the Circular accepts that occupancy restrictions will sometimes be appropriate and that planning obligations will sometimes be an appropriate means of securing these, albeit that the number of situations where this applies will be limited.
- 7.13** In relation to the suggestion that the restriction would be adequately controlled by the planning condition, it is not considered that this was the case. In practice, reliance upon a planning condition alone to secure a restriction of this nature would be very difficult to enforce and would be liable to cause problems for persons buying or renting the flats. As occupancy restrictions are uncommon it is quite likely that a planning condition could be "missed" by a prospective purchaser, and once they had purchased the property there would be very significant expense and hardship for the new owner were the Council to enforce the condition. On the other hand, it is most unlikely that a purchaser's solicitor would fail to notice a planning obligation recorded in the land registry, and therefore the risk of the restriction being accidentally breached is very greatly reduced by the existence of that document. It is therefore considered that the planning obligation is necessary to ensure compliance with the condition.
- 7.14** The current application has highlighted the anomaly that the occupancy age limit contained in the planning obligation differs from that in the planning condition. The proposal to remove the planning obligation from the 3 flats in the applicant's ownership would exacerbate that legal anomaly rather than addressing it. It would be logical to modify the planning obligation for the

whole development to reduce its age restriction to 50 in line with the condition, however that option is not available to the Council as it does not have the power to modify the planning obligation other than in the manner which the applicant has sought (i.e. its removal from the 3 flats in question).

Representations

- 7.15** The representations from other residents in the flats raise various issues, but the main concern seems to be that the removal of the restriction would change the nature of the people living in the development. This concern is understandable, as the removal of the age restriction would potentially allow the 3 flats to be sold or rented to young people or families with small children, and any disturbance arising from for example loud music or children playing would be more noticeable in a development otherwise occupied only by older residents than it might be elsewhere. Therefore, residents who have bought a flat specifically seeking a quiet environment would understandably be concerned by the proposal, but the planning system cannot differentiate between one type of resident and another unless there are clear planning grounds for doing so.

8. CONCLUSION

- 8.1** It is considered that the restriction on the age of residents occupying Cherry Tree Court continues to be necessary and appropriate due to the development lacking the parking and amenity space which would have been required for general mainstream housing. The removal of the restriction would be contrary to Policy H5 of the adopted local plan and policies BC4 and DS1 of the Local Development Plan Proposed Plan. The use of a planning obligation to secure that restriction also remains appropriate. It is therefore recommended that the application be refused.

9. REASONS

- 1. The occupancy restriction continues to be necessary in order to address the lack of car parking and amenity space at the flats, which would not have been an acceptable form of development without such a restriction. The proposal is therefore considered to be contrary to Policy H5 of the adopted West Dunbartonshire Local Plan 2010 and to Policies BC4 and DS1 of the West Dunbartonshire Local Development Plan Proposed Plan.**

Peter Hessett
Strategic Lead - Regulatory
Date: 15 August 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

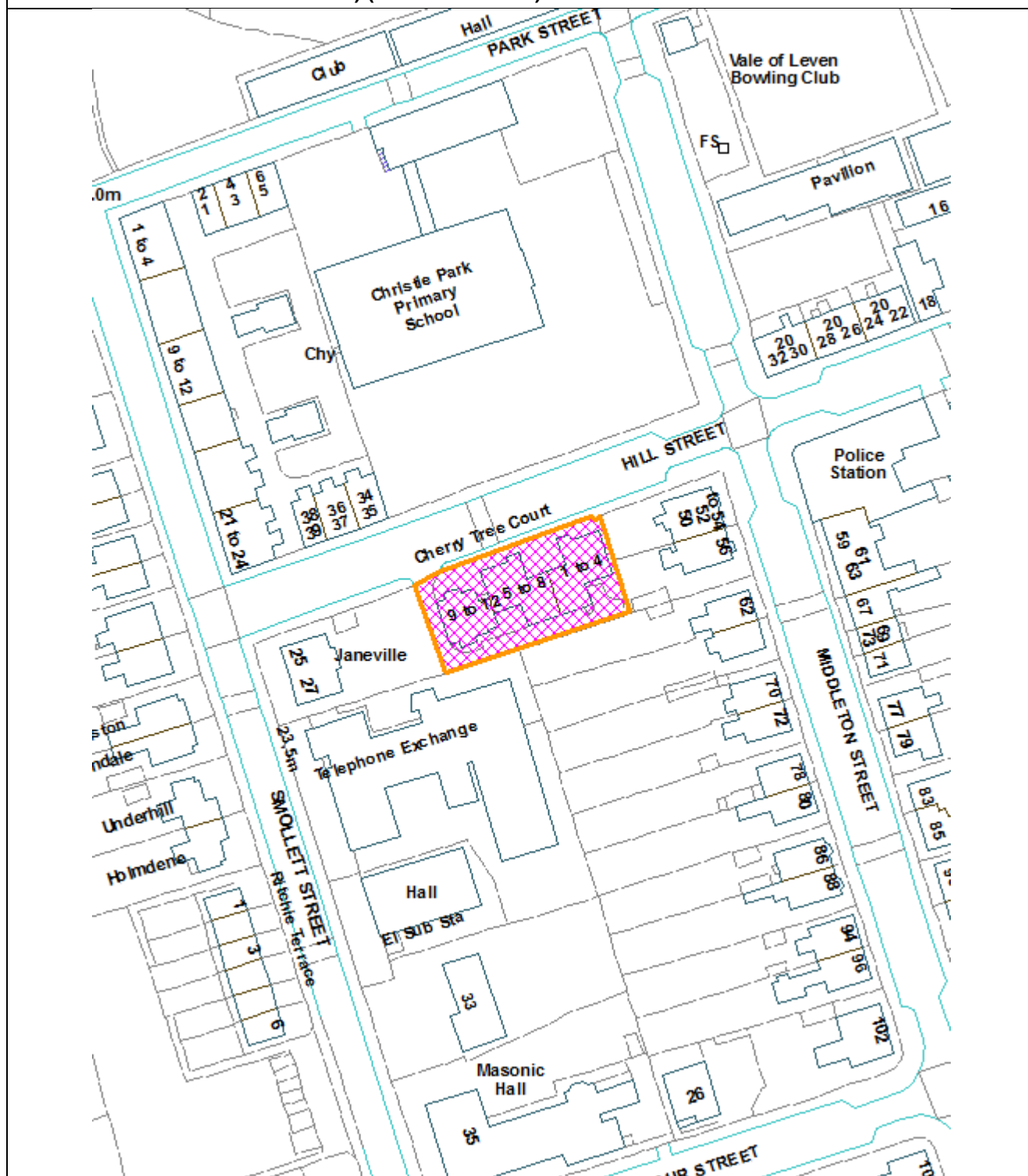
1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire Local Development Plan - Proposed Plan
4. Consultation responses
5. Letters of representation
6. Planning application no: VL3801
7. Circular 3/2012: Planning Obligations and Good Neighbour Agreements

Wards affected: Ward 2 (Leven)

DC16/106

modification of section 50
planning obligation
relating to occupancy
restriction (planning ref
VL3801) (flats 9 10 and 11)

Cherry Tree Court
Hill Street
Alexandria



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 31 August 2016

**DC16/046 Erection of dwellinghouse and storage building
(amendment to LL855) at Land to South East of Gallangad
Cottages, Auchincarroch Road, Jamestown by Ms Fiona
Beveridge.**

1. REASON FOR REPORT

- 1.1** The proposal is a departure from development plan policy and is recommended for approval. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is **Minded to Grant** planning permission subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the green network.

3. DEVELOPMENT DETAILS

- 3.1** This application seeks planning permission for the erection of a house and detached storage building on a 0.91 hectare site in the countryside approximately 350 metres south-east of Gallangad cottages on Auchincarroch Road. A track leads from Auchincarroch Road and travels approximately 280 metres south through a field towards the site, which is covered with trees.
- 3.2** The proposed house would be located in the eastern part of the site and would be of modern design reflecting the character of agricultural outbuildings. The house would comprise a pair of parallel gabled structures linked by a central flat-roofed corridor. One of the gabled blocks of the building would be single storey and would contain a large open-plan living/dining/kitchen area, whilst the second block would be slightly higher and would contain two bedrooms, an ensuite bathroom, shower room and utility room on the ground floor and a further two bedrooms and a bathroom within the roofspace lit by rooflights. Large windows on the south facing sides of the building would maximise views over the surrounding countryside. Both sections of the building would be similar in their design with pitched roofs finished with black profiled metal sheeting and vertical timber cladding on the walls. The central connecting corridor would have a flat roof and would also contain a small plant room.

- 3.3** In addition to the house, the proposal also includes the erection of a separate storage building approximately 35 metres to the south-west of the house. The storage building would measure 14 metres by 9 metres and 5 metres high. Approximately one third of the building would be used as a garage for the storage of a small tractor with sliding doors on the front elevation while the remaining two thirds would be open on one side and used to dry logs. The building would be primarily finished with timber boards on the walls and fibre cement sheets on the roof. Translucent sheets would be used on the roof and part of one wall to allow in light.
- 3.4** There is an historic planning permission for a house on the site which has commenced implementation capable of being implemented. Planning permission for an agricultural house and garage/greenhouse was granted by the former Dunbartonshire County Council on 22 March 1967 (decision LL855) and work began on the development shortly afterwards, but it was never completed. This involved casting the concrete slabs for the house and floor slabs for the greenhouse and installation of a septic tank. Planning permission normally expires after 3 years if it is not commenced, however once development does commence there is no time limit on its completion. In 2013, a certificate of lawfulness was granted (decision DC13/211) which confirmed that the works which took place on the site constituted a material commencement of planning permission LL855. This means that the 1967 permission remains valid and work could commence to complete the house.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Environmental Health Services have no objections to the proposal.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is located within a Regional Scenic Area. Policy RSA1 seeks to conserve the high quality landscape of the Kilpatrick Hills beyond the greenbelt and wider countryside, and there will be a general presumption against proposals for development that would have an adverse impact on the landscape quality and character, visual amenity or nature conservation value of the area. In principle the development of any new housing within this area would not normally be supported without a strong locational justification, and the proposal therefore does not accord with this policy.

- 6.2** Policy GD1 states that all new development is expected to be of high quality of design and to respect the character and amenity of the area in which it is located. It should be appropriate to the local area in terms of design, be energy efficient, ensure that important landscape features and valuable habitats are conserved and enhanced and provide drainage consistent with SUDS.
- 6.3** Policy E5 indicates development proposed on sites with or adjacent to existing trees and woodland will be assessed in accordance with best practice. Development proposals should take account of trees at the beginning of the design process, and conditions may be attached to safeguard existing trees and/or plant new trees if appropriate, using native species. The proposal is considered to be consistent with policies GD1 and E5 and is discussed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is located within the Kilpatrick Hills, which is recognised within the plan as a Local Landscape Area. The strategy for the Kilpatrick Hills is:
- To protect and enhance landscape character;
 - To protect and enhance the integrated network of habitats; and
 - To improve access to the Hills.
- Despite their proximity to the urban area, parts of the Kilpatrick Hills have a strong sense of remoteness and wildness. The Local Landscape Area Statement of Importance states that development which undermines the perceived sense of wildness/naturalness should be resisted. The Hills are connected to the wider green network by a number of core paths and burn corridors- key features which link the habitat network and enable residents and visitors to enjoy the Kilpatrick Hills.
- 7.3** The site is identified as Countryside under Policy DS2. Development in this area is restricted to specified uses. New dwellings are required to be associated with agriculture, horticulture or forestry uses, and outbuildings should be proportionate and appropriately designed. As the proposed house is not subject to a current agricultural needs justification the proposal is contrary to this policy. The policy also requires development in the

countryside to be suitably located, designed and landscaped to minimise impact.

- 7.4** Policy GN2 requires development to follow an integrating green infrastructure approach to design, incorporating SUDS, open space, paths and habitat enhancements at a level proportionate to the scale of the development and in accordance with Supplementary Guidance. The Plan designates the Kilpatrick Hills as a Local Landscape Area, and policy GN4 states that development that would have a significant impact on landscape character will not be permitted. Development that could affect the Kilpatrick Hills will be required to protect, and where possible, enhance their special qualities as set out in the Statement of Importance. Policy GN5 states that development that would result in the loss of trees or woodland of amenity, cultural, historical, and recreational or biodiversity value will not be permitted unless clear justification can be given and appropriate replanting can be agreed. The proposal is consistent with these policies.

Our Green Network Supplementary Guidance (Proposed Plan)

- 7.5** The Our Green Network Supplementary Guidance requires the following from residential developments of 1-9 houses:
- Water Management e.g. SuDS;
 - Off-site contribution/delivery;
- and where the opportunity/needs exists, it also requires:
- Landscaping
 - Walkable links to the green network
 - Improvements to habitat networks
- 7.6** The off-site contribution is based upon the potential occupancy of the house based on bed spaces. The contribution is based upon a requirement of £450 per potential occupant meaning a contribution of £1,350 should be sought from this development towards green network enhancements in the local area. The applicant has agreed to make this contribution.

Principle of development

- 7.7** The construction of a new house in the countryside would not normally be allowed unless there was a clear locational requirement for it, for example a house for an agricultural or forestry worker where there was a demonstrated operational need for that person to live on the land. In the absence of such a justification the erection of a new house on the site is contrary to the land use policies of both the adopted local plan and the Proposed Local Development Plan.
- 7.8** However, this application involves unusual circumstances. Permission for a house and outbuilding was granted in 1967, and as it was partially implemented in the late 1960s the permission remains valid and the original house could be built without the need for any further planning permission, despite the passage of time. The principle of building a new house on the site has therefore already been established. Whilst the applicant could build the

house that was approved in 1967 they would like to build a more contemporary house which pays tribute to the vernacular style of the area.

- 7.9** The applicant is the daughter of the current farmers of the surrounding land and the granddaughter of the applicant of original permission. The 1967 permission was described as an “agricultural house”, but the permission did not specify what this meant or contain any conditions requiring agricultural occupancy. Whilst the original justification for the approved house was evidently based on an agricultural need, if the house approved in 1967 were to be completed there would be no enforceable occupancy restriction on an ongoing basis. On this basis, it would be unreasonable to require an agricultural needs justification for this house, despite the proposal being contrary to current policies and despite the applicant being related to the current farmers of the surrounding land.

Visual impact and design

- 7.10** A design statement was submitted as part of the application and it explains the ethos and rationale influencing the design of the new house. The house which was approved under the 1967 consent was a two storeys house with a hipped roof, white wet dash walls and a slate or concrete tiled roof. In contrast the proposed new house is a lower building which is of contemporary design. It reflects the features and proportions of a traditional farm steading and would use materials resembling those of an agricultural shed. The proposed new house would appear much less prominent within the landscape and that its design it would be more in keeping with the character of its rural setting. Minor excavation will be required to the landscape as the house would sit on a gentle slope and it is the intention to keep many of the surrounding trees and vegetation. Also, the house will be set well back from the public road where it will have little visual impact. Due to a change to its position within the plot the proposed house would be more visible from the core path to the east of the site than that approved in 1967, however this would be offset by the more sympathetic design of the building. Therefore the design of the new house is acceptable for its countryside location.

Technical Considerations

- 7.11** The new application provides an opportunity to ensure that the revised proposal is brought up to current technical standards. Access to the site from Auchincarroch Road would be via the existing loose-surfaced track, which was formed in the 1960s under the previous consent, but the current application would involve the improvement of this access by resurfacing the first 5 metres with a bound material. Gates would be installed 4.5 metres back from the edge of the edge of the carriageway so as to allow vehicles to stop clear of the road when the gates are being opened or closed. The property will have two formal parking spaces and a turning area. The Council’s Roads service considers that the access is acceptable and raises no road safety issues, and that the proposed parking provision is appropriate. Space will be provided at the side of the house for bins/recycling. Foul drainage will go to a septic tank with a soakaway; all to meet SEPA current requirements, and a sustainable urban drainage system would be provided to deal with surface water drainage.

8. CONCLUSION

- 8.1** While the principle of a house on this site is contrary to policy, the existence of a valid planning permission for such a development is a significant material consideration. The proposed house is an appropriate and sympathetic design for this countryside setting than the previously approved house. Therefore the presence of a valid permission and the benefits of allowing a more modern design of house which will utilise renewable energy technology and be more energy efficient outweigh the policies which presuming against new housing in this area. These circumstances are almost certainly unique to this particular site, and approval of this application would not establish any wider precedent for housing in the countryside.

9. CONDITIONS

- 1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 2. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.**
- 3. Prior to the commencement of works, full details of the design and location of all walls, fences and gates to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 4. Prior to the commencement of works on site, details of Sustainable Urban Drainage Systems shall be submitted to and approved by the Planning Authority and shall be implemented prior to the occupation of the house.**
- 5. Prior to the commencement of development on site, details of a landscaping scheme including tree planting shall be submitted to and approved by the Planning Authority and shall be planted after the next planting season following the occupation of the house.**

Peter Hessett
Strategic Lead - Regulatory
Date: 15 August 2016

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Appendix: None

Background Papers:

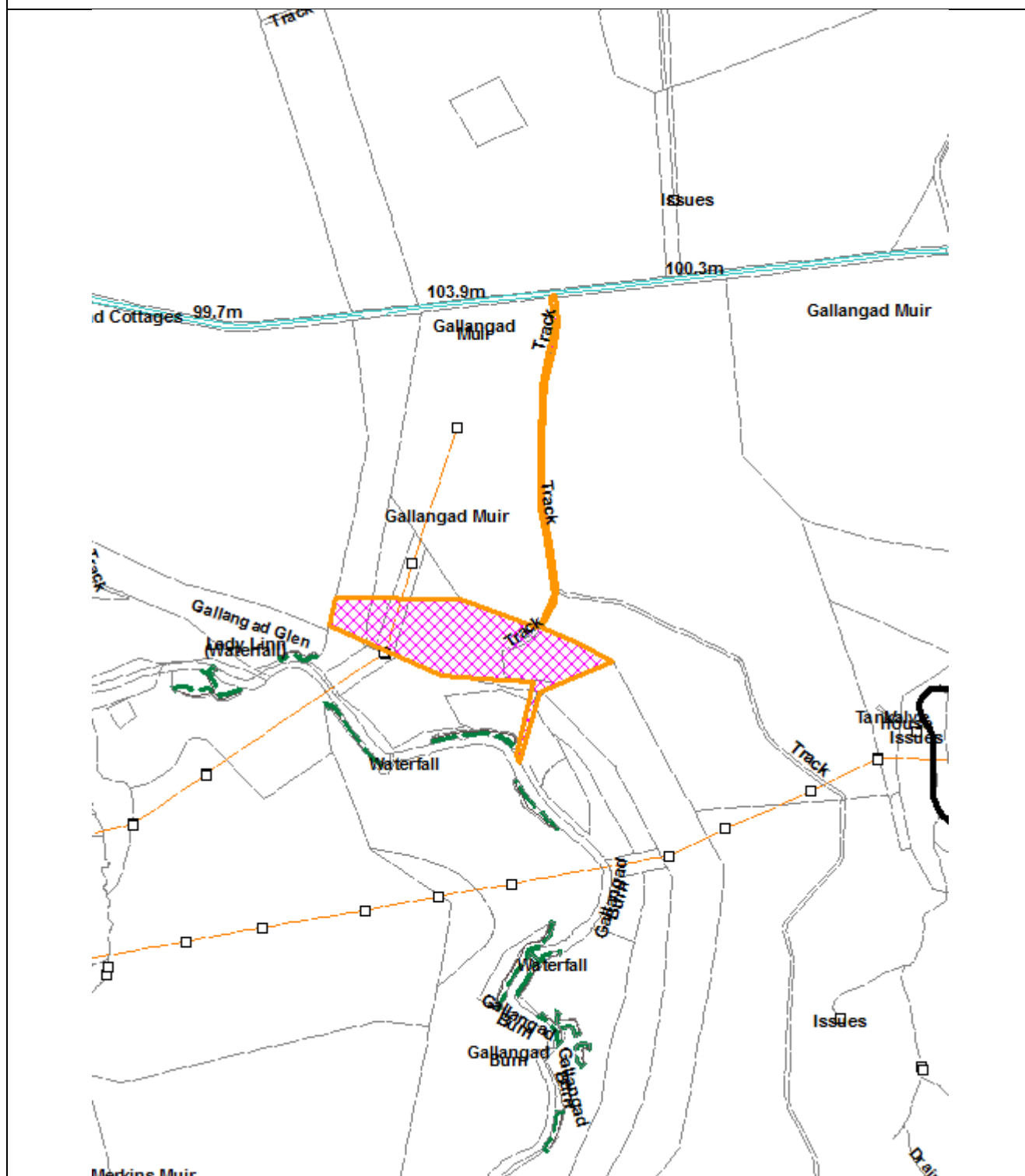
1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. consultation responses
5. Previous planning application: VL3801/1

Wards affected: Ward 2 (Leven)

DC16/046

Erection of dwellinghouse
and storage building
(amendment to LL.855)

Land To South East Of Gallangad Cottages
Auchincarroch Road
Jamestown
Alexandria



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 31 August 2016

DC16/138

**Change of Use from Vacant Industrial Unit to
Gymnasium (Retrospective) at Unit 1, Fleming Court, 2
North Avenue, Clydebank Business Park by Andrew
Cairney**

1. REASON FOR REPORT

- 1.1** The development is contrary to the development plan but is recommended for approval, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant** planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a vacant industrial unit within a courtyard of small commercial units located at the north-eastern corner of the Clydebank Business Park. The application property is part of a row of three units, with the other two units being occupied by a plastics company and a ladies' gym. The other units arranged around the courtyard contain various commercial uses including electrical contractors, window/door fitters and several vacant units. All of the units have small parking areas in front of them. The application unit measures 190m² in floor area and has space for 3 cars at the front of the unit. The letting agent advises that it was last occupied in 2011 and had been vacant for five years until the present use commenced.
- 3.2** The current application seeks retrospective planning permission to change the use of the unit from business/light industrial to a gymnasium which specialises in weight lifting. The gym use commenced in early 2016 but the applicant indicates that he did not realise that planning permission was required until this was brought to his attention by the Council. There have been no external changes to the building. A supporting statement submitted with the application indicates that the gym operates between

9am and 9pm seven days a week, with customers usually attending for one-hour sessions. Typically there are around 6 clients per hour through the day, with evenings (6pm-9pm) being busier with around 15 clients per hour. The gym employs four full staff in coaching and administration jobs.

- 3.3** The application site is used as a specialist training gym for powerlifting competitors, and has around 140 members from all over west central Scotland. The applicant is himself a former champion strongman and powerlifter, and now presents strongman events including the UK's Strongest Man television coverage. Prior to opening the facility in Clydebank the applicant previously operated two gymnasiums in Glasgow and Dumbarton; however it was problematic to work between the two gyms. He therefore sought to concentrate the business in a single facility which was conveniently situated both for existing clients and for himself as a Clydebank resident. A unit within the Business Park was chosen instead of a town centre shop/office unit because the use requires a strong concrete floor capable of accommodating heavy powerlifting equipment and because the application site is also readily accessible by public transport.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service notes that there is a small parking shortfall, but has no objection to the application.
- 4.2** West Dunbartonshire Council Economic Development Service has no objection to the current proposal, but notes that any further accumulation of non-industrial uses could have a detrimental impact upon the Business Park in the longer term.

5. REPRESENTATIONS

- 5.1** No representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The Clydebank Business Park is designated as an Industrial and Business Use Site, where Policy LE1 applies. There is a presumption in favour of uses which positively extend the permanent employment potential of such sites, although the policy does allow for the reuse of existing industrial or business class sites for suitable alternative uses where this can be justified against criteria including:- a specific locational need; there being

no adverse impact on the industrial land supply; lack of suitable alternative locations; economic or environmental benefits; the impact on the attractiveness of the location to industrial and business investment; and there being no adverse effect on local infrastructure.

- 6.2** The Business Park is designated as a Strategic Industrial and Business Location (SIBL) and is within the central Clydebank Core Economic Development Area (CEDA). Policy LE6 indicates that such locations are strategically important as a location for industrial, business and warehousing uses. Sites within these areas shall be safeguarded for economic development uses and there shall be a strong presumption against uses other than for business and industry. However, the SIBL and CEDA designations were derived from a previous structure plan and do not feature in the more recent Strategic Development Plan, meaning that Policy LE6 is of reduced significance.
- 6.3** Policy RET1 indicates that new commercial leisure developments should adopt a sequential approach to site selection, giving first preference to town centre sites, then edge of centre, then commercial centres (unless edge of centre also) and finally out of centre locations. The application site is considered to fall within the “edge of centre” category.
- 6.4** These issues are discussed in Section 7 below, but the proposal involves the use of the premises for a non-industrial purpose which is contrary to Policy LE6. However, the re-use of this previously long-term vacant unit is to be supported and it is not considered that there are any significant adverse impacts upon the business park, so the proposal is in compliance with Policy LE1. Additionally, it is considered that a sequential approach to site selection has been demonstrated, and that the proposal is therefore in compliance with Policy RET1.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 7.1** West Dunbartonshire Local Development Plan (LDP) Proposed Plan
On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers’ Direction, the Local Development Plan will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.

- 7.2** The site is located within an area identified as an Existing Business and Industrial Area, where Policy GE2 states that development of Use Class 4, 5 and 6 uses will be supported. Proposals for alternative uses will be assessed with regard to impact on the operations of existing uses in the area, impact on the suitability of the area for future industrial and business investment, impact of availability of land and buildings for business, industry or storage and distribution uses, the availability of other locations for the proposed use and positive contribution the proposed use can make. The proposal is considered to comply with Policy GE2 as the applicant has adequately demonstrated that there are no other locations which are suitable and are available for the proposed use and this is discussed below. Furthermore, the proposal would not have an adverse impact on the suitability of the area for future industrial and business investment.
- 7.3** Policy SC3 indicates that Town Centres are the preferred location for new leisure uses, unless these are serving a specific neighbourhood, community or catchment which would be better served more locally.
- 7.4** Policy DS1 has regard to all development and indicates that proposals are expected to contribute towards creating successful places by having regard to the six qualities of a successful place, which include being adaptable, resource efficient, accessible and safe and pleasant. These issues are discussed below, and it is considered that the proposal is in accordance with Policy DS1.

Sequential Assessment & Locational Need

- 7.5** The applicant has indicated a desire that the business be located within the Clydebank area so as to continue to serve its current membership of existing customers, and also to have a site which is readily accessible by public transport. However, the gymnasium is a commercial leisure use, which is a type of activity which should ideally be located within the town centre and for which a sequential approach to site selection is required by local policies. In this case the application site is an 'edge of centre'.
- 7.6** The applicant has submitted information about sites which were considered as alternatives to the application site. Although the applicant wished to relocate within Clydebank, a variety of sites both within and outside West Dunbartonshire were considered, but all were dismissed for various reasons:
- Manor Place, Anniesland was also allocated for business/industry, and the condition of the building was poorer;
 - Units near Rothesay Dock were also allocated for business/industry and the location was less accessible;

- Halley Street, Yoker has a gated security system resulting in added costs due to the gym operating into the evening beyond normal business hours;
- Various vacant retail shops in and around Clydebank and Yoker were too small, too expensive to be viable, or lacked suitable flooring;
- Several vacant churches in various locations were too large and expensive to maintain, as well as having insufficient strength floors for the gym equipment

7.7 Most of the alternative sites considered are also within industrial areas. The site on Rothesay Dock is allocated for business/industry. The application site is sequentially preferable to all of the locally available and suitable alternative sites considered by the applicant. Whilst consideration does appear to have been given to vacant retail units within Clydebank town centre, these would have required works to upgrade the floors and may have created more of an issue with the loss of a retail unit. There are very limited locations to consider within the local area which provide suitable facilities required for this type of proposal. It is considered that the applicant has demonstrated an appropriate sequential approach to the selection of an alternative location, and the proposal is therefore in keeping with policies RET1 and SC3 of the adopted local plan and proposed local development plan respectively.

Impact on Business Park

7.8 The Clydebank Business Park is an important location for industrial and business uses, and in principle the introduction of other uses is not normally to be encouraged as it risks diluting the business character of the area and introducing activities which could conflict with industrial operations (such as HGV movements). In the long term, a proliferation of such uses or the introduction of inappropriate uses could detract from the attractiveness of the business park as a location for business/industrial investment. However, there is no objection in this instance of a small scale non-industrial use which does not lead to an overconcentration of non-industrial uses.

7.9 Whilst the business park consists primarily of office and industrial uses, there are a small number of other uses distributed throughout the park, including a gymnastics club, a children's nursery, two small gyms and a recently approved children's soft play centre. There are already two gyms elsewhere within the business park, and it is considered that such uses can contribute positively to the vitality of the area, especially where they offer a service to people working in nearby businesses. In principle a small gym is therefore an acceptable use within the business park. In this case the gym is of a specialised nature and draws its customers from a wide area, so it is not directly complementing the other uses in the business park, although neither is it considered to detract from these.

- 7.10** The application unit had been previously vacant for over five years and it is not considered that its loss from the industrial land supply would have any significant impact upon the availability of space for businesses seeking to locate in the area. Any business looking for a unit of this size and configuration should be able to find a similar unit elsewhere in the business park. A condition is recommended that the premises is restricted to a gymnasium(club) and a further application is required for any alternative use including leisure uses within Class 11 of the Use Classes (Scotland)Order 1997.
- 7.11** It is considered that this type of commercial leisure use would not detract from the attractiveness of the business park for business/industrial investment, and that the proposal whilst contrary to LE6, complies with policies LE1 of the adopted local plan and policy GE2 of the proposed local development plan.

Parking & Road Safety

- 7.12** A small parking area is available at the front of the unit, but there would be a shortfall of 3 car parking spaces relative to the Council's adopted parking standard. However, peak times for the gym will be after 6pm, at which time demand for parking within the business park is greatly reduced. There are large communal car parks and on-street spaces available in the vicinity and in practice customers may also make informal use of spaces at nearby vacant units. It is therefore considered that the parking shortfall is inconsequential.
- 7.13** Pedestrian access into the business park is compliant with all relevant design standards, with adequate footpaths and pedestrian crossing opportunities. The road infrastructure is considered to be safe and appropriate, and the Roads Service has no objection to the proposal.

8. CONCLUSION

- 8.1** The preferred location for the proposed use would be the town centre, in accordance with the development plan, and then a commercial centre in preference to an industrial/business area. However, the applicant has demonstrated adequately why the opportunities in such locations that are available are not suitable. The use of this small unit in the business park for this specialised use would not erode its attractiveness for business/industrial investment and in this instance it is considered acceptable.

9. REASONS

1. 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 as a gymnasium/gymnastics club only, and not for any other purpose (including another 'Class 11' purpose) without the express permission of the Planning Authority.

Peter Hessett
Strategic Lead - Regulatory
Date: 15 August 2016

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Appendix: None

Background Papers:

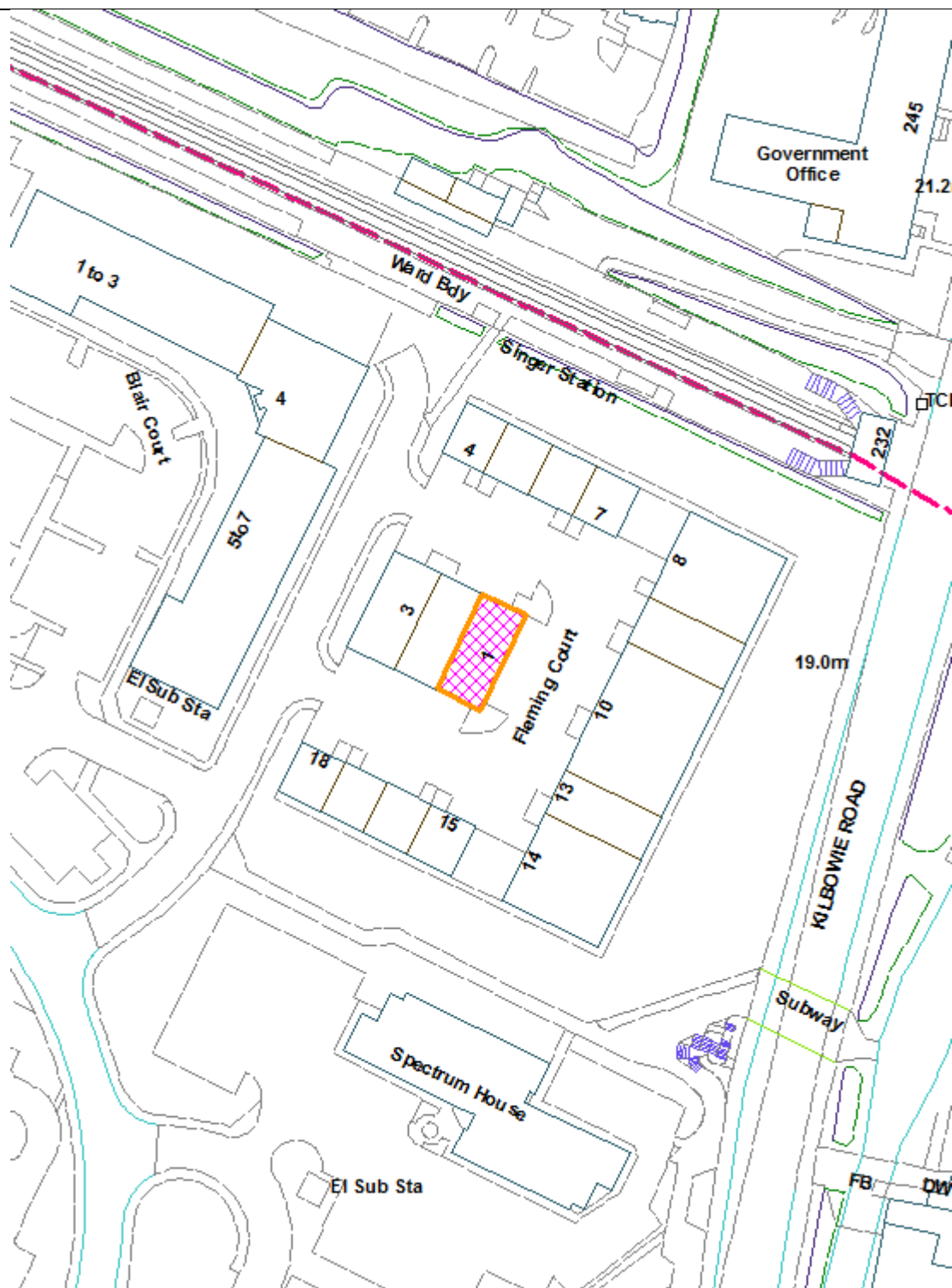
1. Application forms and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire Local Development Plan Proposed Plan

Wards affected: Ward 6 (Clydebank Waterfront)

DC16/138

**Change of use of industrial
/ business unit to
gymnasium
(Retrospective)**

**Unit 1
Fleming Court
2 North Avenue
Clydebank Business Park
Clydebank
G81 2DR**



WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 31 August 2016

Subject: Planning Appeals: Use of Units 57-61, Shopping Hall 1, 36 Sylvania Way South, Clydebank as an Amusement Centre (DC15/041 & EP15/003)

1. Purpose

- 1.1** To inform the Committee of the outcome of one planning appeal, and of the receipt of another related appeal.

2. Recommendations

- 2.1** That the Committee notes the outcome of the appeal against refusal of planning permission and the receipt of an appeal against the enforcement notice.

3. Background

- 3.1** An application for retrospective planning permission for the use of units within the indoor market as an amusement/entertainment centre was refused by the Planning Committee on 24 June 2015 due to concerns that it had resulted in an overconcentration of gambling uses within the southern part of Clydebank Town Centre, and that this was detrimental to the vitality, character and amenity of the Town Centre and contrary to Policy RET6 of the adopted local plan and Policies SC2 and SC3 of the emerging local development plan.
- 3.2** Following refusal of the application an appeal was submitted against that decision, and that appeal was dismissed. An enforcement notice was therefore served against the unauthorised use of the units, and an appeal against that enforcement notice had now been submitted.

4. Main Issues

Planning Permission Appeal (DC15/041)

- 4.1** The appeal against refusal of planning permission was “called in” and the Scottish Ministers determined the appeal themselves instead of a Reporter from the Scottish Government’s Directorate for Planning and Environmental Appeals (DPEA).
- 4.2** The Ministers dismissed the appeal and refused planning permission, on the grounds that the proposal gave rise to an overconcentration of amusement centre uses within the southern part of Clydebank Town Centre, and that this would detract from the retail character of the area and be contrary to policies

RET5/RET6 and SC2/SC3 of the adopted and local development plans. However, they considered that it was unreasonable for the Council to treat amusement centres as being similar to betting shops for the purposes of policy assessment, as the two uses were quite distinct from each other in terms of the activities carried out and the customer demographics. Additionally, the Ministers did not consider that the amusement centre use was one of the uses referred to in Scottish Planning Policy as potentially having an impact upon community wellbeing.

- 4.3** In reaching the decision that there was an overconcentration of amusement centre uses the Ministers noted that the appeal units were the fourth such use within the southern part of the shopping centre. All three of these had originally been allowed on appeal, but the Ministers consider that the introduction of the fourth such use (in particular as it is the second such use within the indoor market) has triggered an overconcentration. Although the Ministers noted that the other (previously approved) amusement centre within the indoor market has recently ceased trading, they considered that as its permission remains valid and its use could recommence, it would not be appropriate to allow the appeal proposal.

Enforcement Notice Appeal (EP15/003)

- 4.4** As a result of the dismissal of the appeal, an enforcement notice was served on the appellant requiring that the unauthorised use of the units cease. The appellant has subsequently submitted an appeal against that enforcement notice, on the grounds that they consider the time period specified for compliance to be insufficient. The appeal is to be determined on the basis of written representations, and the Committee will be advised of the outcome of the appeal in due course.

5. People Implications

- 5.1** There are no people implications.

6. Financial Implications

- 6.1** The planning permission appeal was not subject to any claim for costs. No claim for costs has been submitted in respect of the enforcement notice appeal, although the timescale for so doing had not expired at the time of writing this report.

7. Risk Analysis

- 7.1** No risks have been identified.

8. Equalities Impact Assessment (EqIA)

- 8.1** An EqIA is not required.

9. Consultation

9.1 No consultation is required.

10. Strategic Assessment

10.1 There are no strategic issues.

Peter Hessett
Strategic Lead Regulatory
Date: 15th August 2016

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Appendices: none

Background Papers: 1. Appeal decision DC15/041
2. Appeal documentation EP15/003

Wards Affected: Ward 6 (Clydebank Waterfront)

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead – Regulatory

Planning Committee: 31 August 2016

Subject: Development Plan Update

1. Purpose

- 1.1** To update the Committee on the progress of the Development Plan and to seek approval of the annual review of the Development Plan Scheme and Participation Statement.

2. Recommendation

- 2.1** It is recommended that the Committee approve the Development Plan Scheme and Participation Statement contained in Appendix 1 and the Supplementary Guidance Status Update contained in Appendix 2.

3. Background

- 3.1** The Development Plan sets out the strategy and policies for the use of land. The statutory Development Plan for the West Dunbartonshire planning authority area currently comprises the Glasgow and the Clyde Valley Strategic Development Plan and the West Dunbartonshire Local Plan. The National Park Authority prepares the Development Plan for the National Park area within the West Dunbartonshire Council area.
- 3.2** A requirement of the Development Plan process is the preparation of a Development Plan Scheme and Participation Statement, and its review on an annual basis. The Development Plan Scheme sets out which Development Plans are in effect in the authority area and the timetable for their replacement. The Participation Statement sets out how the Council will encourage participation in the preparation of the Local Development Plan.

4. Main Issues

West Dunbartonshire Local Plan

- 4.1** The West Dunbartonshire Local Plan, adopted in March 2010, remains the most up to date adopted Local Plan covering the West Dunbartonshire planning authority area. Whilst the Scottish Government expects Local Development Plans to be updated on a 5-yearly basis, the 2010 Local Plan remains a statutory part of the Development Plan and will be used in the assessment of planning applications until it is superseded by an adopted Local Development Plan.

West Dunbartonshire Local Development Plan

- 4.2** At its meeting of 27 April 2016, the Planning Committee took a final decision not to adopt the Local Development Plan, owing to the Examination Report recommendation that the Duntiglennan Fields site in Clydebank be included as a housing development opportunity, and a Scottish Ministers Direction that prevented the Plan from being adopted unless this site was included. The Chief Planner has been advised of this position and no further correspondence has been received from the Scottish Government on this matter. The plan incorporating the accepted recommended modifications of the Examination Report will be referred to as the West Dunbartonshire Local Development Plan (Proposed Plan 2015) and continues to be a material consideration in the determination of planning applications.
- 4.3** Work has now commenced on the preparation of a new Local Development Plan. The Development Plan Scheme establishing the timetable for the preparation of this plan, and the Participation Statement setting out how the Council will involve people and organisations during its preparation are set out for approval in Appendix 1. The timetable for the preparation of this Plan is as follows:
- Main Issues Report publication – June 2017
 - Proposed Plan publication – May 2018
 - Submission of Proposed Plan to Scottish Government – November 2018
 - Receive Examination Report - June 2019
 - Adoption of Plan – September 2019
- 4.4** At this time it is intended to bring the Main Issues Report (MIR) to the April 2017 Planning Committee. This will be preceded by a number of workshops with the Planning Committee and meetings will also be held with elected members at a ward level. Pre-MIR consultation will also be held with a range of other stakeholders, as set out in the Participation Statement.
- 4.5** The Scottish Government expects that Local Development Plans should be adopted within 2 years of the associated Strategic Development Plan. This means that the Local Development Plan should be timetabled to be adopted by May 2019 i.e. two years after the anticipated Strategic Development Plan approval date of May 2017. However, issues surrounding the adoption of the previous Local Development Plan have delayed the start of this next Plan. It is therefore considered that the timetable proposed here, whilst missing the May 2019 target, is realistic and incorporates generous consultation stages. There are no consequences to the May 2019 target being missed as it is just an expectation, the primary purpose of which is to keep Strategic and Local Development Plans in sequence. Whilst the Local Development Plan will be adopted 4 months later than the Scottish Government's expectations, it will still accord with the relevant Strategic Development Plan.
- #### Supplementary Guidance
- 4.6** The Town and Country Planning (Scotland) Act 1997 (as amended by the 2006 Act) allows for planning authorities to produce statutory Supplementary Guidance which forms part of the Development Plan. The Council has published draft Supplementary Guidance associated with the Local

Development Plan relating to residential development, the green network and renewable energy. Consultation of the former two has been completed and the Committee has agreed their submission to the Scottish Government, which is the final stage before being able to adopt the Supplementary Guidance. The Renewable Energy Supplementary Guidance is currently out for consultation until September 2016. However, Supplementary Guidance can only be adopted if associated with an adopted Local Development Plan. Therefore the Supplementary Guidance produced to date will remain unadopted, until there is an adopted local development plan. It will however be a material consideration in the determination of planning applications, and will be referred to as Supplementary Guidance (Proposed Local Development Plan).

4.7 Planning authorities are also able to prepare non-statutory Planning Guidance, and recent examples prepared by this Council are Commuted Payments for Parking, and Pay Day Lending and Betting Shops. This form of guidance does not form part of the Development Plan but is a material consideration in the determination of planning applications.

4.8 The Council also has a range of guidance documents which were published prior to the 2006 Act coming into effect. Some of these remain relevant, but others are not or have been superseded. Appendix 2 sets out a position statement on all planning-related guidance and other documents that have been produced by the Council and makes a recommendation on their status going forward. It identifies two categories of guidance: (1) Supplementary Guidance (Proposed Local Development Plan) which is the guidance that has been prepared under the statutory procedures and would be adopted if the Local Development Plan was to be adopted; and (2) Planning Guidance, which is all other guidance including that produced before the 2006 Act came into effect and that which has been produced more recently as non-statutory guidance. It also identifies documents to be recognised as 'Other Useful Information'. The status of all these documents is also reflected in the Development Plan Scheme.

Glasgow and the Clyde Valley Strategic Development Plan (Clydeplan)

4.9 The current Glasgow and the Clyde Valley Strategic Development Plan was approved in May 2012. The replacement plan, known as Clydeplan, was submitted for Examination in May 2016. Approval of the Plan is expected by May 2017.

Loch Lomond and the Trossachs National Park Local Development Plan

4.10 The National Park Authority's Local Plan 2010-2015 was adopted in December 2011. The replacement Local Development Plan was submitted for Examination in December 2015 and adoption is anticipated in December 2016.

5. People Implications

5.1 There are no personnel issues associated with this report.

6. Financial Implications

6.1 There are no financial implications associated with this report.

7. Risk Analysis

7.1 There are no known risks associated with this report.

8. Equalities Impact Assessment (EIA)

8.1 The new Local Development Plan will be subject to an Equality Impact Assessment.

9. Strategic Environmental Assessment

9.1 The new Local Development Plan will be subject to a Strategic Environmental Assessment.

10. Consultation

10.1 The Development Plan Scheme and Participation Statement attached at Appendix 1 sets out what consultation will be undertaken in respect of the new Local Development Plan.

11. Strategic Assessment

11.1 The Local Development Plan is a wide-ranging document and impacts on all of the strategic priorities, but particularly:

- Improve economic growth and employability.
- Improve local housing and environmentally sustainable infrastructure.
- Improve the wellbeing of communities and protect the welfare of vulnerable people.

Peter Hessett
Strategic Lead - Regulatory
Date: 12 August 2016

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Appendices: Appendix 1: Development Plan Scheme and Participation Statement
Appendix 2: Review of planning guidance documents in effect in West Dunbartonshire planning authority area

Background Papers: None

Wards Affected: All

APPENDIX 1

WEST DUNBARTONSHIRE

Local Development Plan

Development Plan Scheme
& Participation Statement



August 2016

Introduction

This document provides information on existing Development Plan coverage within West Dunbartonshire and the timetable for preparing replacement plans. It also sets out the means by which participation in the preparation of the new Local Development Plan will be undertaken.

What is a Development Plan?

It is a document which sets out policies and proposals for the use of land and buildings in the area it covers. It does this by identifying uses that will be acceptable on particular sites and by setting out criteria for the assessment of development proposals.

What types of Development Plan are there?

There are two tiers of Development Plan in operation within Scotland.

Strategic Development Plans are applicable to the city-regions of Glasgow, Edinburgh, Aberdeen and Dundee, and cover more than one local authority area. These set out a long-term vision for the development of the city-regions and provide a framework for Local Development Plans.

Local Development Plans provide a more detailed planning framework, usually at a local authority level, setting out policies for assessing planning applications and identifying sites for development or protection from development.

Local Development Plans can be supported by Supplementary Guidance, which provides more detailed information on specific issues. Councils can also produce non-statutory Planning Guidance, which does not form part of the Development Plan.

What Development Plans are currently in place in West Dunbartonshire?

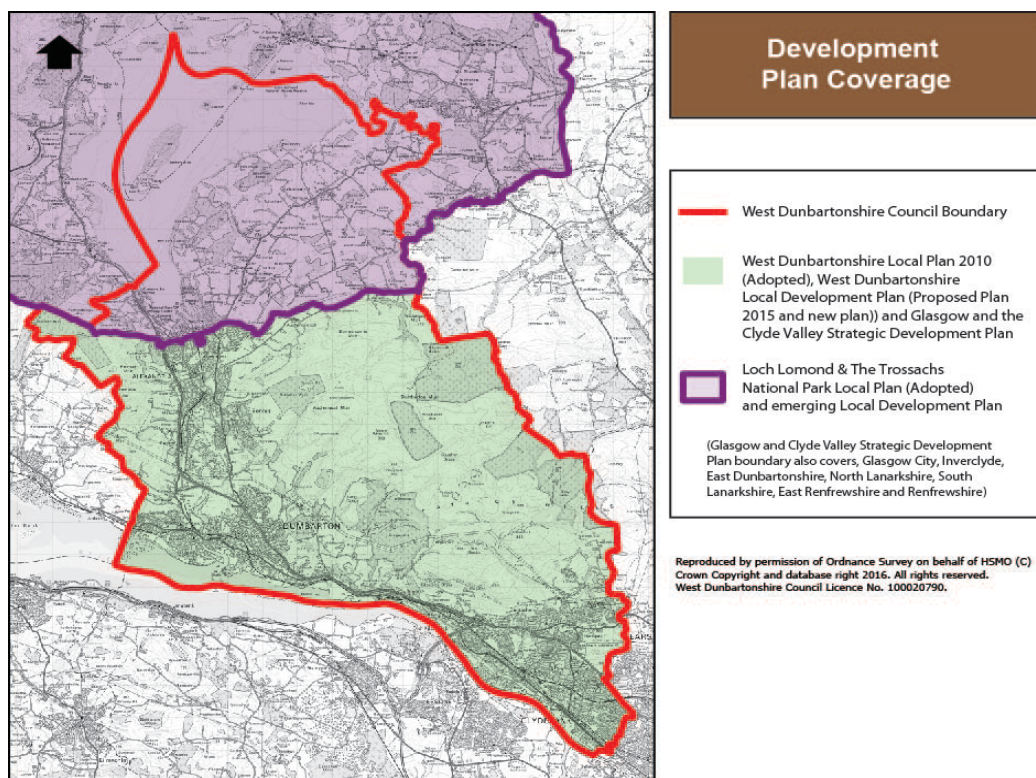
The Glasgow and the Clyde Valley Strategic Development Plan (approved 29th May 2012) covers the West Dunbartonshire Council area with the exception of that area within the Loch Lomond and the Trossachs National Park. A new Strategic Development Plan, called Clydeplan, is currently under preparation. The Proposed Plan was submitted to the Scottish Ministers for Examination in May 2016, and approval of the Plan is expected in May 2017. Further information, including the Development Plan Scheme and participation Statement for Clydeplan, can be found at www.clydeplan-sdpa.gov.uk.

The West Dunbartonshire Local Plan was adopted in March 2010. Since then, the Council has prepared a Local Development Plan, with the Proposed Plan published in

March 2014. However, this plan will not be adopted. The Examination Report included a recommendation that a site at Duntiglenan Fields in Clydebank be included as a housing development opportunity. At its meeting of 27 April 2016, the Planning Committee declined this recommendation and the Scottish Ministers have directed that the Plan is not to be adopted unless the recommendation is accepted. The plan, incorporating the accepted modifications of the Examination Report, is referred to as the West Dunbartonshire Local Development Plan (Proposed Plan 2015). This, along with the adopted Local Plan will continue to be material considerations in the determination of planning applications. Both plans cover West Dunbartonshire with the exception of that area within the National Park. Work has commenced on the preparation of a new Local Development Plan.

In addition, the Council has produced Supplementary Guidance associated with the Proposed Plan, non-statutory Planning Guidance and other useful information documents which are listed in Appendix 1.

The Loch Lomond & the Trossachs National Park Authority Local Plan was adopted in December 2011. A new Local Development Plan for the Park Authority area is under preparation and was submitted for Examination in December 2015. Adoption is timetabled for December 2016. Further information, including the Development Plan Scheme and Participation Statement for the Park Authority Local Development Plan can be found at www.ourlivepark.com.



What are the main stages in preparing the new Local Development Plan?

The significant documents and stages in the preparation of new Local Development Plan are as follows:

Survey and Technical Work and Early Participation – survey and technical work undertaken to inform the Main Issues Report and stakeholders consulted with regard to their requirements for the Plan.

Main Issues Report – the findings of the survey and technical work and early participation is reflected in the Main Issues Report which sets out the issues to be addressed by the Local Development Plan and the options for addressing these. Issues will focus on the main changes between the existing Local Development Plan and the new Plan.

Proposed Plan – the Proposed Plan is a consultative version of the Plan published as the Council would like to see it adopted.

Submission to Scottish Ministers – following consultation and amendment if necessary the Proposed Plan is submitted to Scottish Ministers for examination.

Examination – if there remain unresolved representations to the Proposed Plan when submitted to the Scottish Ministers, a Reporter will be appointed to examine the Plan.

Adoption – following an examination of the Plan, it is modified if necessary and then published for adoption.

Timetable for the preparation of for the new Local Development Plan

<i>Pre Main Issues Report Consultation – September 2016 > March 2017</i>
<i>Publication of Main Issues Report – June 2017</i>
<i>Main Issues Report Consultation – June 2017 > September 2017</i>
<i>Preparation of Proposed Plan – September 2017 > February 2018</i>
<i>Publication of Proposed Plan – May 2018</i>
<i>Proposed Plan Consultation – May 2018 > June 2018</i>
<i>Submission of Proposed Plan to Scottish Government – November 2018</i>
<i>Examination and Adoption of Plan - November 2018 > June 2019</i>
<i>Adoption of Plan – September 2019</i>

Strategic Environmental Assessment

The Council will undertake a Strategic Environmental Assessment of the new Local Development Plan. An Environmental Report will be published alongside the Main Issues Report and will be updated and added to as the Plan progresses. The Environmental Report will be subject to consultation alongside the Main Issues Report and Proposed Plan.

Participation

The Council is keen to encourage participation in the preparation of the new Local Development Plan.

Who can participate in the preparation of the new Plan?

Participation in the plan-making process is open to everyone: from individuals, community groups, and small local businesses to investors, land owners, housebuilders and national and international companies.

When will participation happen?

Participation will be encouraged throughout the preparation of the new Local Development Plan, but the key stages are pre-Main Issues Report and the consultation phases following the publication of the Main issues Report and the Proposed Plan.

Contact us and register for participation

A Local Development Plan participant database has been established to record the details of all individuals and organisations that want to be kept up to date with the Local Development Plan process. Interested individuals or organisations can have their details added to the database by contacting us through any of the methods below -

Email: ldp@west-dunbarton.gov.uk

E-form: Click [here](#)

Telephone: 0141 951 7948

Write: Forward Planning
Planning & Building Standards
West Dunbartonshire Council
Aurora House
3 Aurora Avenue
Clydebank
G81 1BF

Further information and key documents can be found online at –
www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/



<https://www.facebook.com/WDCouncil>



<https://twitter.com/wdcplanning>

How will the Council manage and encourage participation?

The following tables outline what methods will be used to encourage and undertake participation at each stage of the LDP process.

Pre-MIR Stage – Background work & evidence gathering		
Who will be involved?	Publicity and Participation Methods	Progress at September 2016
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, and adjoining and Clydeplan planning authorities	Invitation to participate and call for sites and issues will be sent out to all potentially interested parties.	
	Development Plan Scheme & Participation Statement will be placed on Council website, along with online form to register for participation and submit sites/issues.	
	Social media and local newspapers will be used to publicise the commencement of new Local Development Plan preparation.	
	A newsletter will be sent to all registered participants, and made available online and in Council offices and libraries.	
	Meetings/workshops will be held with Key Agencies, other Council services, and interested individuals and organisations, including community organisations, to explore potential main issues.	
	Meetings will be held with elected members on a ward and/or individual basis and workshops will be held with the Planning Committee.	

MIR Stage – Main Issues Report, Monitoring Statement & Environmental Report

Who will be involved?	Participation methods	Progress at September 2016
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council services, adjoining and Clydeplan planning authorities	Publish Main Issues Report online and place copies in all libraries and main Council Offices.	
	Place publication notice in local papers.	
	Notification of Main Issues Report publication and invitation to comment will be sent out to all stakeholders and those on participant database via email and letter.	
	Social media will be used to publicise the Main Issues Report and encourage participation.	
	Meetings will be offered and sought to discuss Main Issues Report.	
	Information sessions will be held across the Council area to discuss Main Issues Report and encourage engagement.	
	A newsletter will be published to inform of Main Issues Report publication. This will be sent to all participants, made available online and in Council offices and libraries.	

Proposed Plan Stage – Proposed Plan, Proposed Action Programme & Revised Environmental Report (if necessary)		
Who will be involved?	Participation methods	Progress at September 2016
Scottish Ministers, Key Agencies, owners/occupiers/lessees of land or neighbouring land identified in the proposed plan for development, those who commented on the MIR, any other interested parties involved at the previous stage.	Publish Proposed Plan online and place copies in all libraries and main Council Offices.	
	Place publication notice in local papers.	
	Owners, lessees, occupiers of sites (or neighbouring land) which the Proposed Plan specifically proposes to be developed (and which would have a significant affect on the use and amenity of the site) will be notified.	
	Notification of Proposed Plan publication will be sent to all those who participated at Main Issues Report stage, other stakeholders and those on the participant database.	
	Social media will be used to publicise Proposed Plan publication.	
	Meetings will be offered and sought to discuss Proposed Plan and resolve any issues where possible.	
	Information sessions will be held across the Council area to discuss Proposed Plan and encourage engagement.	
	A newsletter will be published to inform of the publication of the Proposed Plan. This will be sent to all participants, made available online and in Council offices and libraries.	

Final Stages - Modifications, submission to Scottish Ministers, Examination & Adoption

Following the end of the period allowed for representations to be made on the Proposed Plan, the Council may make Proposed Modifications to the Plan but only to take account of representations, consultation responses or minor drafting/technical matters. If Proposed Modifications are made, a modified version of the Proposed Plan will be published and the same method of publicity and participation will apply at this stage as at the stage of the original Proposed Plan.

When the Proposed Plan is submitted to the Scottish Ministers a proposed Action Programme must also be submitted. This sets out a list of the actions required to deliver each of the Plan's policies and proposals, along with who is to carry out the action and a timescale.

Another requirement at this stage will be to submit a report of conformity with the participation statement.

If there are unresolved representations the Scottish Ministers will appoint a Reporter to examine the plan.

Following examination, the recommendations of the Examination Report will be incorporated into the Plan, unless there is justification not to do so. A version of the Plan incorporating the recommended modifications will then be published and sent to the Scottish Ministers and a notice of intention to adopt the Plan placed in the local press. The Council will then adopt the Plan 28 days after advertisement of intention to adopt unless the Scottish Ministers advise or direct that this should not happen.

Appendix 2: Status of Planning Documents

Document	Existing Status	Recommended Status
Alexandria Documents		
Alexandria, Heart of the Vale, Town Centre Action Plan, 2004	Approved by the May 2004 Community Safety and Environmental Services Committee	No longer relevant
Alexandria Streetscape Design Guide, 2007	Not approved or adopted by Committee.	Other useful information
Alexandria Town Centre Masterplan, 2008	Adopted as Supplementary Planning Guidance October 2008 Housing, Environmental and Economic Development Committee.	Planning Guidance
Clydebank Documents		
Clydebank Retail Strategy, 2003	Adopted as supplementary planning guidance by the Council in 2003. Superseded by 2012 Retail Strategy and Charrette report.	Superseded by 2012 Strategy
Clydebank Retail Strategy, January 2012	Provides most recent information on capacity for additional convenience floorspace in Clydebank town centre.	Other useful information.
Clydebank Design Guidelines (Page and Park), 2003	Adopted as supplementary planning guidance by the 5 November 2003 Planning Committee.	Planning Guidance
Clyde Riverside Masterplan	Adopted as supplementary planning guidance by the Council in 2000. Formed basis for subsequent Clydebank Design Guidelinesb	Other useful information
Clydebank Charrette report	Approved by IRED Committee in September 2015.	Other useful information.
Dumbarton Documents		
Rediscovering Dumbarton, Dumbarton Town Centre Action Plan, 2001	This document has been superseded by the Dumbarton Town Centre and Waterfront Strategy.	Superseded
Dumbarton Town Centre Public Realm Design Guide, 2001	Adopted as supplementary planning guidance by the Council in 2001.	Other useful information
Dumbarton Waterfront Design Framework, 2004	Adopted as supplementary planning guidance by the Council in 2004. This document has since been superseded by the Dumbarton Town Centre and Waterfront Strategy.	Superseded

Dumbarton Town Centre Masterplan, 2008	Adopted as supplementary planning guidance by the Council in 2008. This document has since been superseded by the Dumbarton Town Centre and Waterfront Strategy.	Superseded
Dumbarton Town Centre & Waterfront – Revised Urban Strategy	Approved by the December 2014 Infrastructure, Regeneration and Economic Development	To be presented to Planning Committee as Planning Guidance.
Dumbarton Rock & Castle Charrette Report	Approved by IRED Committee in September 2015.	Other useful information
Other Documents		
Bowling Basin Charrette 2014	Scottish Canals led this charrette and the report was not reported to a Council Committee	Other useful information
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011	Adopted as supplementary planning guidance by the October 2011 Planning Committee.	Planning Guidance
Residential Development: Principles for Good Design, 2014	Approved as Supplementary Guidance by the April 2014 Planning Committee.	Supplementary Guidance (Proposed Local Development Plan)
Commuted Payments for Parking 2015	Approved as Planning Guidance by the May 2015 Planning Committee.	Planning Guidance
Kilpatrick Hills Local Landscape Area: Statement of Importance	Approved by the May 2015 Planning Committee.	Other useful information.
Our Green Network	Approved as Supplementary Guidance by the November 2015 Planning Committee.	Supplementary Guidance (Proposed Local Development Plan)
Renewable Energy	Approved as draft Supplementary Guidance by June 2016 Planning Committee. Currently out for consultation.	On approval will become Supplementary Guidance (Proposed Local Development Plan)
Betting Offices/Pay Day Lenders	Approved as draft Planning Guidance by April 2016 Planning Committee. Recommended to August 2016 Planning Committee for approval following consultation.	On approval will become Planning Guidance.
Development Management Advice Notes and Design Guides		
Fences, walls, enclosures	Advice – no Committee	Other Useful Information
Driveways		
Decking		
Satellite Dishes		
Extensions & Conservatories		

Domestic Garages & Garden Outbuildings	approval	
Porches		
Dormers & Velux Windows		
Shopfront Design Guide	Design Guide	Other Useful Information
Protocols on Facilitating Appropriate Development on Key Development Sites Protocols		
Protocol 1: Pre-Application Advice		Other Useful Information
Protocol 2: Liaison Meetings		
Protocol 3: Elected Member Involvement in Pre-application Discussions	Approved by August 2014 Planning Committee	
Protocol 4: Planning Processing Agreements		

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 31 August 2016

Subject: Proposal for erection of mixed use development at Braehead, Renfrewshire

1. Reason for report

- 1.1** To update the Committee of the status of the planning application for mixed use development at Braehead Shopping Centre, submitted to Renfrewshire Council.

2. Recommendations

- 2.1** That the Committee notes that the Scottish Ministers have given clearance to Renfrewshire Council to issue planning permission for mixed use development at Braehead.

3. Background

- 3.1** On 25 January 2013, Renfrewshire Council consulted with West Dunbartonshire Council in respect of a planning application (13/0049/PP) submitted to it by Capital Shopping Centres plc for *Erection of mixed use development comprising Class 1 (retail use), Class 2 (financial, professional and other services), Class 3 (food & drink use), Class 7 (hotel use), Class 11 (assembly & leisure), including an events arena and other ancillary uses; construction of transport interchanges and route for Fastlink bus service, car parking, roads & accesses, footpaths and covered walkways, public realm works (including provision of open space & civic square), together with landscaping, all associated works and necessary infrastructure ; and demolition of some buildings* at Kings Inch Drive / King's Inch Road (Braehead), Renfrew. The Planning Committee agreed to objection to this application in March 2013.
- 3.2** Renfrewshire Council adopted its Local Development Plan in August 2014. This included the designation of Braehead as a town centre. This went against the recommendation of the Local Development Plan examination report. Following adoption of its Local Development Plan, Renfrewshire Council also approved the Braehead application.
- 3.3** Legal challenges were raised against both these decisions in the Court of Session and on 25th June 2015 a judgement was issued which quashed the designation of Braehead as a town centre in the Renfrewshire Local Development Plan. Subsequently a judgement was issued which reduced the previously issued planning permission i.e. the issued planning permission was

quashed and Renfrewshire Council were required to reconsider the planning application.

- 3.4** On 10th November 2015, Renfrewshire Council re-consulted this Council as it intended to retake the decision in respect of application 13/0049/PP (as outlined in paragraph 3.1 above). The Planning Committee subsequently agreed to continue its objection to the application. Inverclyde Council also maintained its objection to the application.

4. Main issues

- 4.1** In summary the mixed use planning application for Braehead includes:

- An additional 41,000 sq.mt of retail floorspace
- 3,100 sq.m of financial services and cafes/restaurants
- A 200 bed hotel
- A 5000 seat arena
- A new/relocated transport interchange
- Almost 800 additional car parking spaces giving a total of 8500.

- 4.2** Renfrewshire Council were minded to grant the application. However, as objections were received from two adjoining planning authorities, the application was referred to the Scottish Ministers in March 2016.

- 4.3** The Scottish Ministers advised Renfrewshire Council in June 2016 that it is not their intention to intervene in this application by either issuing a direction restricting the granting of planning permission or by calling in the application for their own determination, as the application does not raise issues of such national importance to merit call-in. The application was referred back to Renfrewshire Council to determine and on 16 June 2016 it issued a decision notice granting planning permission, subject to conditions.

5. People Implications

- 5.1** None.

6. Financial Implications

- 6.1** None.

7. Risk Analysis

- 7.1** None.

8. Equalities Impact Assessment (EIA)

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

9. Strategic Environmental Assessment

9.1 Not applicable.

10. Consultation

10.1 Not applicable.

11. Strategic Assessment

11.1 It is considered that the Council priority of improving economic growth and employability is threatened by the proposals to increase retail floorspace at Braehead. This would result in a loss of expenditure and investment in West Dunbartonshire, reducing economic growth.

Peter Hessett
Strategic Lead - Regulatory
Date: 11 August 2016

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Appendices: None

Background Papers: Report to Planning Committee, 6 March 2013
Report to Planning Committee, 16 December 2015

Wards Affected: All

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 31 August 2016

Subject: Planning Guidance on Pay Day Lending and Betting Shops**1. Purpose**

- 1.1 To approve Planning Guidance on Pay Day Lending and Betting Shops.

2. Recommendation

- 2.1 It is recommended that the Committee approves Appendix 1: Planning Guidance on Pay Day Lending and Betting Shops to be used in the determination of planning applications.

3. Background

- 3.1 The Scottish Government Circular on Development Planning advises that planning authorities may issue non-statutory planning guidance. This may be used to provide detail on a range of subject areas, and is particularly useful when an issue arises during the lifecycle of a Development Plan and there is not the appropriate hook in the Plan to allow statutory Supplementary Guidance to be prepared. Non-statutory planning guidance does not form part of the Development Plan, but may be a material consideration in the determination of a planning application.

4. Main Issues

- 4.1 The April Planning Committee approved draft Planning Guidance on Pay Day Lending and Betting Shops for consultation. The guidance reflected concerns expressed by the Council and communities about the number and clustering of pay day lending and betting shops within the West Dunbartonshire area. The guidance was also brought forward because on a number of occasions the Planning Committee have refused applications for such uses, only for these decisions to be overturned at appeal, indicating that the Council's policy and evidence position to refuse such applications was not sufficiently robust.
- 4.2 The guidance applies to the core retail areas of Clydebank and Dumbarton town centres and seeks to strengthen the Council's position to control the number and clustering of these uses in these areas.

Consultation approach and responses

- 4.3 The draft Planning Guidance was published on 26 May 2016 with comments sought by 30 June 2016. The Guidance was made available on the Council's website and sent to a range of organisations including community councils,

West Dunbartonshire credit unions, shopping centre owners and gambling and lending trade organisations. Six responses were received - from 2 community councils, Dumbarton Credit Union, the Scottish Government and 2 individuals.

- 4.4** Details of the consultation responses received are set out in Appendix 2. All responses either welcome the guidance or comment on their being too many betting shops in West Dunbartonshire. There was also an enquiry as to whether it would be valid to comment that the guidance be extended to cover Alexandria, although this was not followed up by a response requesting or supporting this.
- 4.5** On the matter of whether the guidance should be extended to cover additional areas, it is considered that this would make the guidance less robust. The present guidance is linked to and strengthened by Policy SC2 of the Local Development Plan which relates to the core retail areas of Clydebank and Dumbarton town centres. These areas were also the focus of evidence gathering. It is proposed, however, that the strengthening of planning policy in relation to pay day lending and gambling uses (betting shops and amusement arcades) in all centres is considered as part of the review of the Local Development Plan and included as an issue in the Main Issues Report.
- 4.6** Given the general support for the draft guidance, and the reasoning for not extending its geographic coverage set out in paragraph 4.5 it is recommended that the guidance as set out in Appendix 1 is approved as finalised Planning Guidance. The guidance will strengthen the Council's position in the determination of applications for pay day lending and betting shops in Clydebank and Dumbarton town centres.

5. People Implications

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

6. Financial Implications

- 6.1** There are no financial issues associated with this report.

7. Risk Analysis

- 7.1** It was not considered necessary to carry out a risk assessment on the matters covered by this report.

8. Equalities Impact Assessment (EIA)

- 8.1** A screening has been undertaken and no equalities issues have been identified.

9 Strategic Environmental Assessment

- 9.1** A pre-screening notification was sent to the SEA Gateway setting out the Council's conclusion that there would be no significant environmental effects arising from the Guidance. The SEA consultation authorities did not raise any concerns about this conclusion.

10. Consultation

- 10.1** Details of the consultation undertaken are set out in paragraph 4.3. Responses to the consultation are set out in Appendix 2.

11. Strategic Assessment

- 11.1** The guidance is considered to support the Council's strategic priority of improving the well-being of communities and protecting the welfare of vulnerable people.

Peter Hessett
Strategic Lead - Regulatory
Date: 11th August 2016

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
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Appendices: Appendix 1 – Planning Guidance on Pay Day Lending and Betting Shops
Appendix 2 – Responses to consultation on draft Planning Guidance on Pay Day Lending and Betting Shops

Background Papers: None.

Wards Affected: Ward 3 – Dumbarton
Ward 6 – Clydebank Waterfront

Pay day lending and betting shops: planning guidance

AUGUST 2016





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Introduction

Over recent years concerns have been expressed by the Council and within the community about the overall number and clustering of pay day lending and betting shops in Clydebank and Dumbarton town centre, particularly in relation to impact on the character and amenity of the town centres and the wellbeing of communities.

There have also been concerns expressed from within the Scottish Government about gambling and pay day lending uses. In April 2014, a summit on tackling pay day lending and gambling in Scottish town centres and neighbourhoods was hosted by Derek MacKay MSP, who was at the time Minister for Local Government and

Planning, and in June 2014 a revised Scottish Planning Policy was published that reflected concerns about the number and clustering of betting offices and high interest money lending premises in town centres.

This document offers guidance on how the relevant parts of the development plan should be applied when assessing proposals for pay day lending and betting shop uses along with evidence in relation to the impact of such uses on town centres and community wellbeing.

Pay day lenders and betting shops: defining the issue

The Financial Conduct Authority's definition states that a payday lender offers high cost short-term credit where:

- **APR is equal to or higher than 100%**
- **Credit is provided for any period up to 12 months**
- **Credit is not secured by a mortgage, charge or pledge**

Betting is defined by the Gambling Act 2005 as the making or accepting of a bet on:

- **the outcome of a race, competition or other event or process**
- **the likelihood of anything occurring or not occurring**
- **whether anything is or is not true.**

This guidance relates to the offering of these services (i.e. high cost-short term credit and the accepting of bets) in premises. Betting offices fall within Class 2 (Financial, professional and other services) of the Use Class Order (Scotland)

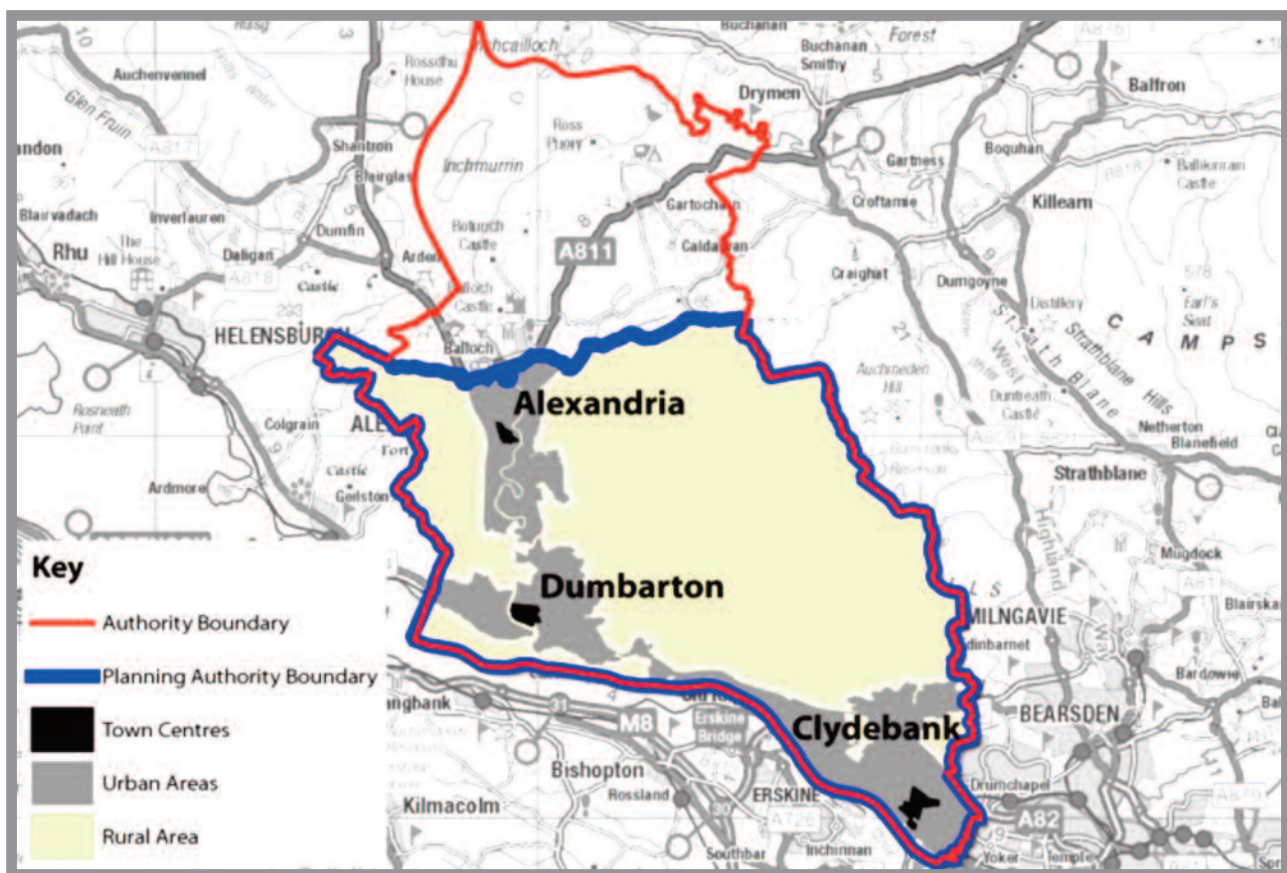
1997. Pay day lenders are also within this use class, although pay day loans can also be offered in premises in which the main purpose is clearly retail. This guidance relates to those instances where pay day lending is offered in premises which are identified as being Use Class 2.

West Dunbartonshire: profile and vulnerability to gambling and high interest debt

West Dunbartonshire is a mixed urban-rural area sitting in the north-west of the Glasgow city-region. In 2014, West Dunbartonshire's population was officially estimated to be 89,730, the majority of which lived in the urban areas of Clydebank, Dumbarton and the Vale of Leven.

The West Dunbartonshire Council planning authority area excludes that part of the Council area within the Loch Lomond and the Trossachs National Park i.e northern parts of Balloch and the rural area to the east and west of Loch Lomond. West Dunbartonshire's three main town centres - Alexandria, Clydebank and Dumbarton - and the majority of the urban area sit within the Council planning authority area.

Map 1:
West Dunbartonshire Council and Planning Authority area



On many measures, West Dunbartonshire can be identified as one of Scotland's most deprived Council areas. In 2012, 41 of West Dunbartonshire's 118 datazones (34.7%) were within Scotland's 20% most deprived datazones, and 12 (10.2%) were within Scotland's 5% most deprived datazones¹. Table 1 provides further evidence that West Dunbartonshire compares poorly to the Scottish average when considering employment, benefits and earnings data.

¹<http://simd.scotland.gov.uk/publication-2012/simd-2012-results/overall-simd-results/most-deprived-datazones/>

Table 1:
**West Dunbartonshire/Scotland comparison of employment,
benefits and earnings data**

Measure	West Dunbartonshire	Scotland
Economically active % of residents aged 16 - 64	73.2%	77.8%
Unemployment % of economically active residents	7.7%	6.0%
Long-term sick % of economically inactive	40.7%	26.3%
Earnings per residence per week	£500.30	£527.00
Out-of-work benefits % of residents aged 16 - 64 claiming Job Seekers Allowance	2.8%	1.7%
Benefit claimants % of residents aged 16 - 64	20.1%	14.2%

Figures derived from www.nomisweb.co.uk, February 2016

Commissioned by the Responsible Gambling Fund, research prepared by Geofutures and the National Centre for Social Research² investigated relationships between the location of gambling machines and the socio-demographic and economic environment in which they are situated. The research found that areas with a high density of fixed odds betting terminals tend to have poorer socio-economic indicators. The report identifies Clydebank as being a High Density Machine Zone³ - an area where there is a high density of gambling machines. It finds that areas

of high machine density tend to have poorer socio-economic indicators, with a higher proportion being low income areas and a higher proportion of residents being economically inactive. Of those who are economically active, a greater number active are in the lowest socio-economic sub-groups⁴. Table 2 provides evidence of this showing that West Dunbartonshire has a higher number of betting shop licences per person than other local authorities with a similar population, but which do not have as high a proportion of datazones within the 20% most deprived.

²Wardle H., Keily R., Thurstain-Goodwin M. and Astbury G. 2011. Mapping the social and economic characteristics of high density gambling machine locations. National Centre for Social Research and Geofutures Ltd. ³ Ibid., p.55. ⁴ Ibid., p.57.

Table 2:
Local Authority population and betting shop licence comparison

Local authority area	Population	Betting shop licences	Persons per licence
East Renfrewshire	91,580	14	6,541
Stirling	92,380	15	6,159
West Dunbartonshire	89,370	25	3,574
Argyll & Bute	87,660	11	7,969
Midlothian	86,210	7	12,315

Betting shop licence figures derived from www.stopthefobts.org, February 2016. Original source is www.gamblingcommission.gov.uk

Policy context

Scottish Planning Policy states that planning for town centres should be flexible and proactive, enabling a wide range of uses which bring people into town centres, and that the planning system should encourage a mix of uses in town centres to support their vibrancy, vitality and viability throughout the day and into the evening.

Scottish Planning Policy recognises that there are concerns about the number and clustering of uses such as betting offices and high interest money lending premises in some town and local centres. It states that plans should include policies to support an appropriate mix of uses in town centres, local centres and high streets, and that where a town centre strategy indicates that further provision of particular activities would undermine the character and amenity of centres or the wellbeing of communities, plans should include policies to prevent such over-provision and clustering.

The West Dunbartonshire Local Development Plan identifies core retail areas in Dumbarton and Clydebank town centres where Policy SC2 applies. The purpose of the core retail area and the policy is to maintain a mix of shops and other uses, and in particular to guard against a proliferation of Class 2 uses. Policy SC2 states

that proposals for change of use of ground floor Class 1 uses within the core retail areas will be assessed in terms of:

- a) **whether the change would significantly reduce the retail offer of the core retail area, or parts of it;**
- b) **whether the change would lead to the concentration of a particular use to the detriment of the town centre's vitality and viability;**
- c) **the contribution the proposed use would make to the vibrancy of the town centre by increasing footfall;**
- d) **the availability and suitability of other locations in the town centre for the proposed use to locate; and**
- e) **whether the unit affected by the proposal has been vacant and suitably marketed for retail use.**

In February 2015, the Council held a design charrette focussing on Clydebank town centre. The charrette report was approved by the Council's Infrastructure and Regeneration Committee in September 2015. There are several references in the report to the clustering to betting shops, pay day lenders and amusement arcades in Sylvania Way South, and an action for the Council to improve its evidence base on the negative impact of pay day lenders and betting shops on economic/health wellbeing.



Current situation

The Council undertakes a town centre outlet survey in Spring each year to record what types of uses are occupying town centre units and to analyse the year on year change in the mix of uses and vacancy rates. Maps 2 and 3 highlight betting offices and pay day lending premises in Clydebank and Dumbarton town centres, and those premises with planning permission.

Clydebank Town Centre

The Clyde Shopping Centre forms the majority of Clydebank town centre. The northern part of the centre is a modernised enclosed mall, and the southern part (Sylvania Way South) an unenclosed, but partially covered and fully pedestrianised, shopping area. The northern mall is adjoined by some larger retail units including a superstore, a cinema and restaurant uses, and car parking. Other uses in the town include Council offices and a leisure centre. There are also some more traditional streets with commercial uses on ground floor and flats above. Clydebank has good access links with a rail station in the town centre and another nearby, designated bus and taxi areas, and parking adjoining the shopping centre.

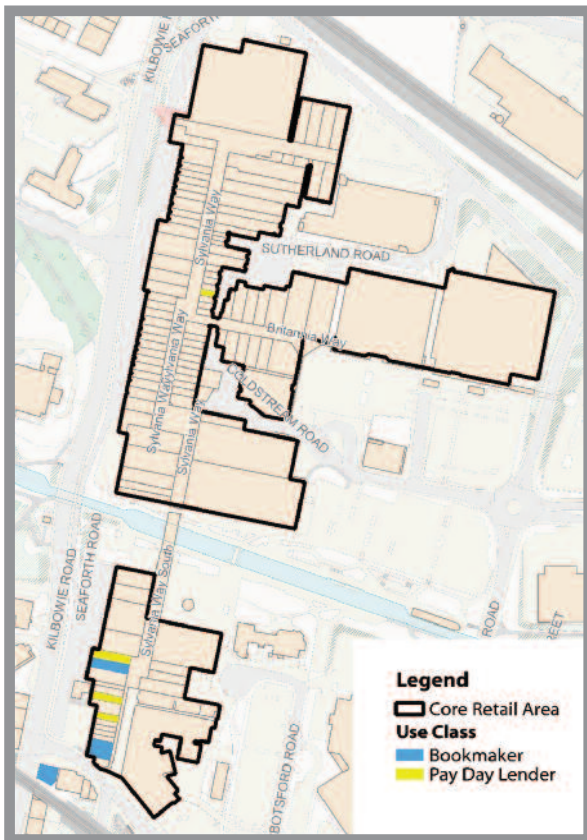
A core retail area is identified within the town centre by the Local Development Plan. Policy SC2 applies here, the purpose of which is to maintain a quality retail offer at the heart of the town centre and control against a proliferation of Class 2 uses. This covers the enclosed mall, adjoining large retail units and Sylvania Way South.

Table 3 details the number of betting shops and premises offering high interest lending in Clydebank town centre. Pay day lending and gambling uses are clustered on Sylvania Way South, where there are 2 betting shops and 3 premises offering high interest lending. There is also an amusement arcade on Sylvania Way South, another within the indoor market on Sylvania Way South and another close-by on Chalmers Street. There is another betting shop nearby on Chalmers Street. Another premises offering high-interest lending can be found on Sylvania Way.

Sylvania Way South is an area where the cluster of betting and pay day lending shops is very noticeable. With there also being 3 traditional banks on the street, it is an area where the retail offer is significantly less attractive than elsewhere in the town centre. This is particularly significant as it serves as a main gateway to the town centre linking Clydebank rail station and main bus stops on Chalmers Street with the rest of the town centre.

Table 3:
Betting shop and high interest lending premises in Clydebank town centre

Clydebank town centre	
Betting shop premises	3
High-interest lending premises	4



Map 2:
Clydebank town centre

Dumbarton Town Centre

The town centre is based around the historic High Street and the more modern Artizan Centre. Beyond this area is a mix of residential and civic uses such as the Sheriff Court, municipal buildings and library. The town centre is served by a rail station and several bus services which make use of the High Street.

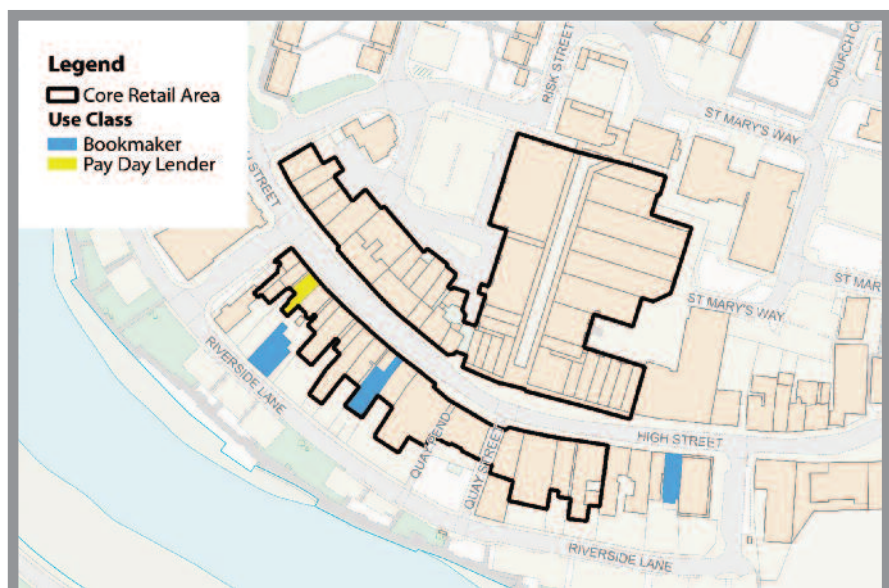
There is a core retail area identified within the town centre by the Local Development Plan, the purpose of which is to maintain a quality retail offer at the heart of the town centre and control against a proliferation of Class 2 uses. This covers the central part of the High Street and the Artizan Centre (College Way).

Table 4 details the number of betting shops and premises offering high interest lending in Dumbarton town centre. Pay day lending and betting shops are found along the High Street and in the Artizan Centre.

Table 4:
Betting shop and high interest lending premises in Dumbarton town centre

Dumbarton town centre	
Betting shop premises	3
High-interest lending premises	2

Map 3:
Dumbarton town centre



Citizen's Panel survey

The Council undertook a survey of its Citizen's Panel in August/September 2015. The survey results provide information of how residents within West Dunbartonshire view uses such as pay day lending and betting shops in terms of how they contribute to the vitality and viability of the area's town centres. The full survey is included as Appendix 1. Some headline statistics are included below.

With regard to pay day lenders/pawn brokers:

- **< 7%** felt they were important in a vibrant town centre
- **< 3%** agreed they add to the vitality/vibrancy of the town centre
- **71%** agreed that there are too many
- **7%** agreed they were important to help fill vacant premises

At the focus group, views expressed on pay day lenders/pawnbrokers included:



There is a clear demand for them, so they must provide a service for some people. I guess for some people they are a necessity."



For some people the only option is the pay day lender. They are convenient in the sense that some people can get a small loan to see them through a short period until their benefits or wages are paid. Unfortunately, it doesn't always work out as simple as that and astronomical rates of interest are charged."



I would prefer a couple of empty shops if it meant getting rid of these places (pay day lenders) from the High Street. They create the wrong impression and attract a criminal element."



When you see these shops, the impression you get is of a community that has problems. They are not a sign of a healthy and vibrant community."

With regard to betting offices:

- **< 6%** felt they were important in a vibrant town centre
- **9%** agreed they add to the vitality/vibrancy of the town centre
- **80%** agreed that there are too many
- **14%** agreed they were important to help fill vacancies

At the focus group, views expressed on betting shops included:



The bookies have always been part of our society...I had a friend who went to the bookies each morning...then came home and spent the afternoon watching the races on TV...he enjoyed it and it got him out of the house every day."



At least they pay business rates to the Council rather than there being even more depressing empty premises which generate no income. It might not be the shop that you want but it provides employment for some people."



In the olden days they (betting offices) were hidden up closes but now they are right on the High Street. Unfortunately, they now seem to be right at the centre of our community."

The Citizen's Panel and focus group were also asked about the overall number and clustering of pay day lending and betting shops:

- **75%** were concerned about the number and clustering of these uses
- **82%** agreed more of these uses would have a detrimental effect on vitality and vibrancy of town centres
- **4%** agreed more of these uses would improve vitality and vibrancy by increasing footfall
- **95%** agreed that the Council should be able to restrict the number and clustering of such uses



At the focus group, views expressed on the overall number and clustering of payday lending and betting shops included:

“

I'm a gambler and I like the fact that having two or three bookies in the town centre means there is competition and I can shop around to get better odds, but we don't need any more than the ones we've got. Two or three is plenty.”

“

In the lower part of Clydebanks (shopping centre) all you have are charity shops, pound shops, pay day lenders, pawn shops and bookies. We definitely don't need any more of these. I understand some people want these places but we really don't need three or four in such a small area.”

“

The top half of the (Clydebanks shopping) centre is not too bad...but the bottom part is all pound shops, charity shops, bookies, fruit machine places.”

“

I wouldn't want to see any more betting shops in the (Dumbarton) town centre.”

“

If there was a growth in the number of pay day lenders and bookies in Dumbarton, you might as well turn the lights out because it would destroy the town. People would avoid the High Street full stop. The High Street would be dead.”

“

The real problem is the proximity of bookies in one place. If there was one at either end of the shopping centre, I don't think people would complain. But having them concentrated near each other, and near pawn shops or pay day lenders, is going to create an environment that is very off putting to most people coming into the centre.”

Overall, the findings of the survey evidenced that West Dunbartonshire residents considered that pay day lending and betting shops, individually and collectively, had an adverse impact on the vitality and vibrancy of town centres.

The survey also sought views about the impact of pay day lending and betting shops on community wellbeing. Headline statistics are set out below.

With regard to pay day lenders the survey found the following:

- **90%** of respondents felt pay day lenders make it too easy for vulnerable people to get a loan
- **76%** of respondents felt pay day lenders charge very high interest rates
- **71%** of respondents felt pay day lenders are not good for the wellbeing of the community

With regard to betting shops the survey found the following:

- **79%** of respondents felt betting offices make it too easy to gamble
- **80%** of respondents felt there are too many betting offices
- **66%** of respondents felt betting offices are not good for the well being of the community
- **81%** of respondents considered that more pay day lending and betting shops would be bad for the health and wellbeing of the community





At the focus group, comments on the community wellbeing issue included:

“

It would be a backward step to allow too many of these (pay day lenders and betting offices) to be located on the High Street. Even though it might reduce the number of empty premises, it would be detrimental to the wellbeing of our town and the community.”

“

I wouldn't want to see any more betting shops in the (Dumbarton) town centre. This is a deprived area and betting shops can be fatal for those who have a gambling addiction.”

“

In addition to the Citizen's Panel survey, discussions with Dumbarton Credit Union Ltd highlighted that there are issues within the West Dunbartonshire community with people getting into debt difficulty as a result of pay day lending and gambling (Appendix 3).

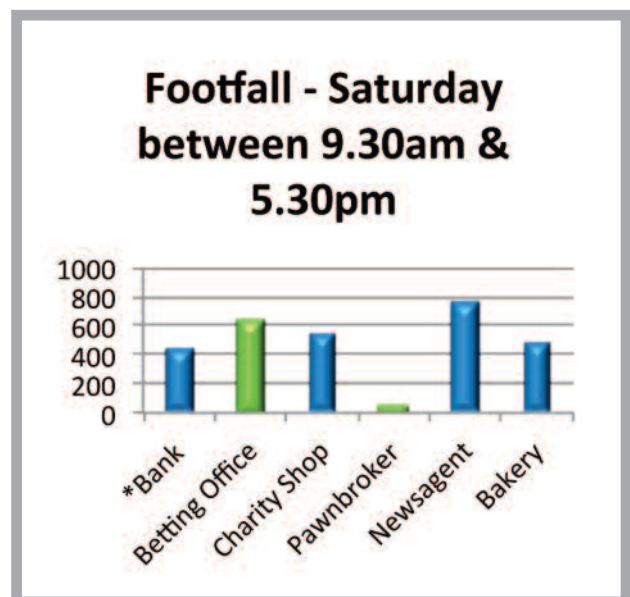
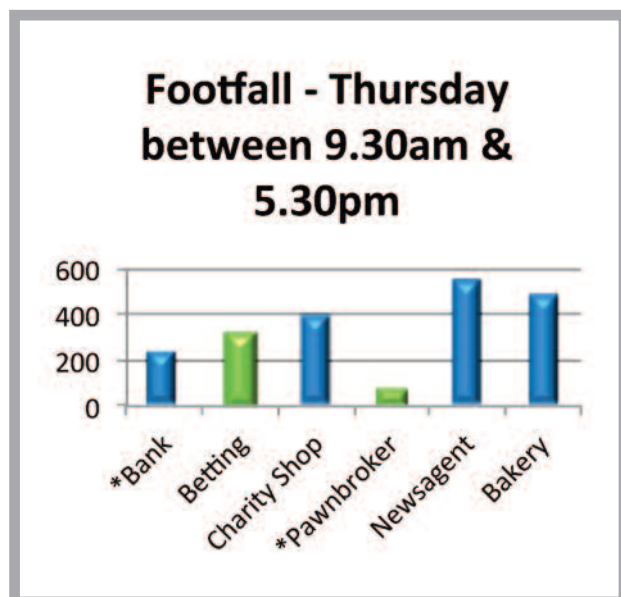
Customer/ footfall counts

The Council undertook a survey of the number of customers visiting a variety of different shop/service types in Clydebank and Dumbarton town centres in September and October 2016. Full details of the survey methodology and full results are set out in Appendix 2.

The purpose of the survey was to gain an understanding of how many customers uses such as pay day lending and betting shops attracted to the town centres in comparison to other uses.

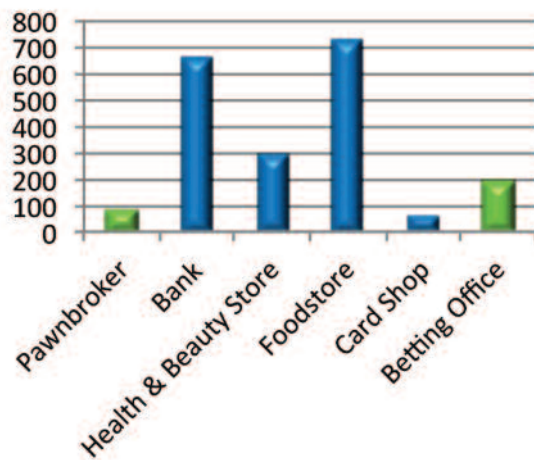
The results for Clydebank town centre indicate that whilst the betting shop surveyed attracted a comparable level of customers over the daytime period (9.30am to 5.30pm) to other uses, the pawnbroker surveyed attracted a significantly smaller amount of customers. Similar results were found in Dumbarton.

Clydebank results

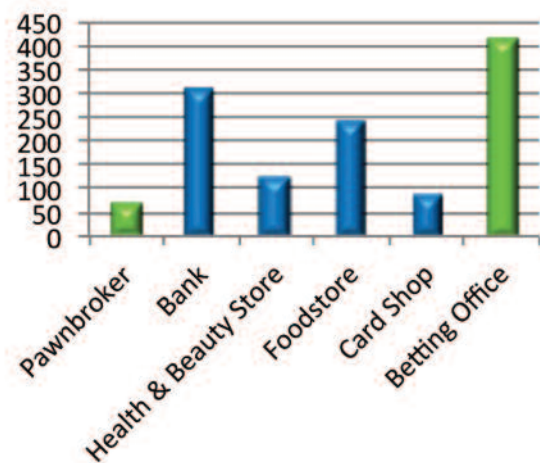


Dumbarton results

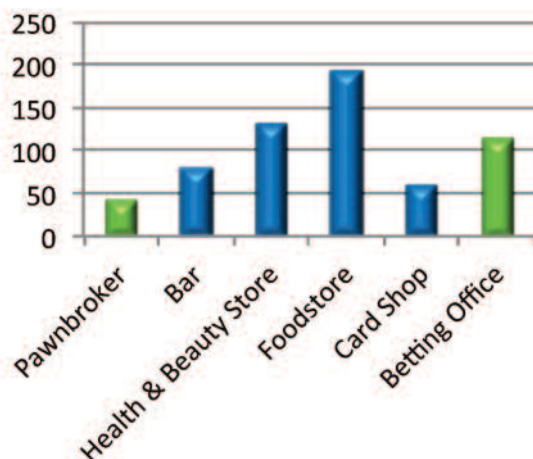
**Footfall - Thursday
between 9.30am &
5.30pm**



**Footfall - Saturday
between 9.30am &
1.30pm**



**Footfall - Saturday
between 1.30pm and
5.30pm**



Evening results

Clydebank evening count

Time	Unit	Tally
17.30 - 18.00	Ladbrokes	9
18.00 - 18.30	Paddy Power	10
18.00 - 18.30	Ladbrokes	3

Dumbarton evening count

Time	Unit	Tally
17.30 - 18.00	William Hill	10
18.00 - 18.30	William Hill	10
18.00 - 18.30	William Hill	9

Health of the High Street - the Royal Society for Public Health

The Royal Society for Public Health's report 'Health on the High Street' considers the positive and negative impacts of a range of town centre uses on health. Health was considered holistically with consideration given to:

- **Healthy lifestyle choices**
- **Social interaction**
- **Access to health care services and health advice**
- **Mental wellbeing**

The report used desk-based research, consultation with public health experts and a survey of a representative sample of 2000 members of the public to score a range of different high street uses in terms of their impact on health. Uses were given a score against each criteria ranging from +2 where the use had a positive impact on health to -2 where the use had a negative impact on health. A score of 0 was awarded when the impact was considered neutral.

Pay day loan shops scored -4, the lowest scoring use, scoring poorly against Healthy Choices and Mental Wellbeing, and neutral against Social Interaction and Access to Services and Advice.

Bookmakers scored -2, the second lowest score, scoring -1 against Healthy Choices and Mental Wellbeing, and neutral against Social Interaction and Access to Services and Advice.

The public survey part of the Royal Society for Public Health research found that with regard to pay day loan shops, 68% believe they discourage healthy choices, 65% believe they impact on mental wellbeing, and 57% believe they have no effect on providing access to health services. With regard to bookmakers, 54% believe they discourage healthy choices, 49% say they have no effect on promoting social interaction and 52% believe they have a negative impact on mental wellbeing.

Application of Local Development Plan Policy SC2 criteria

Policy SC2 of the Local Development Plan sets out the criteria the Council will apply in determining planning applications for change of use from Class 1 uses in the core retail areas of Clydebank and Dumbarton town centres. Based on the findings of the preceding survey and research information, this section of the guidance sets out the Council's position in respect of changes of use to pay day lending or betting shops.

Would the change significantly reduce the retail offer of the core retail area, or parts of it?

Whilst this is a relevant consideration in any application for change of use from retail to a pay day lending or betting use, as it is about the loss of retail rather than what the unit is to become, there is no specific guidance to be offered.

Would the change lead to the concentration of a particular use to the detriment of the town centre's vitality and viability?

The evidence of the Council's Citizen's Panel survey and focus groups is that the majority of West Dunbartonshire residents feel that there are too many pay day lending and betting shops in Clydebank and Dumbarton town centres and very few felt that these uses contributed to the vitality/vibrancy of the town centres. There was majority concern about the clustering of these

uses and a majority felt that more of these uses would have a detrimental effect on the vitality and vibrancy of the town centres.

The vitality of a town centre is best judged by those who use it regularly. There is clear evidence that the users of West Dunbartonshire's town centres consider that pay day lending and betting shops have an adverse impact on the vitality of the area's town centres.

The southern part of Clydebank town centre comprising Sylvania Way South, Chalmers Street and Kilbowie Road (south) already has a concentration of pay day lending and betting shops to the detriment of its vitality. No further uses of this type will normally be supported in this area.

The covered and enclosed part of the Clyde Shopping centre to the north of the Forth and Clyde Canal is West Dunbartonshire's prime shopping area and the most attractive location for attracting new retail investment. The introduction of pay day lending and betting shops to this environment would be to the detriment of its vitality and will not normally be supported.

With regard to Dumbarton town centre, the Council's position is that these uses are already well provided for in the core retail area and applications for more such uses will not normally be supported.

Would the proposed use contribute to the vibrancy of the town centre by increasing footfall?

The evidence of the footfall survey is that pawnbrokers offering pay day lending services attracted very few customers in relation to other town centre uses. Therefore, pay day lending uses will not be supported on the basis that they will contribute to footfall and the vitality of the town centre.

Over the course of a day, betting shops were

found to attract a level of customers that compared well to other town centre uses. However, the evidence that they increased evening activity was mixed. Therefore betting shops will not normally be supported on the basis that they contribute significantly to evening footfall and vitality.

Are there other suitable locations in the town centre for the proposed use to locate?

Both Clydebank and Dumbarton town centres have commercial streets outwith their core retail areas. Premises in these streets are not subject to policy SC2. However, the criteria set out in Policy SC2 and impact on community wellbeing may still be relevant considerations in these areas and neighbourhood centres.

Has the unit affected by the proposal been vacant and suitably marketed for retail use?

The Council accepts that a vacant ground floor unit is a lost opportunity to generate additional activity and commerce within a town centre, and that generally speaking it is of greater benefit to have a unit occupied. However, it is the Council's position that this should not be an overriding factor in any planning decision on change of use applications. This is backed up by the Citizen's Panel survey which indicated that only a small number of residents considered these uses to be important for filling vacant premises. In areas where there is already a cluster of betting and pay day lending shops the fact that a unit is vacant should be a lesser consideration.

Community wellbeing

Evidence has been presented that West Dunbartonshire is one of Scotland's more deprived Council areas. Evidence has also been presented that there is a significantly higher number of betting shops per person in West Dunbartonshire than in other similar sized authorities suggesting a link between gambling and deprivation. The Citizen's Panel survey has highlighted concern within the community about the impact of pay day lending and gambling on community wellbeing.

There is sufficient evidence for community wellbeing to be considered as a material consideration in the assessment of applications for pay day lending and betting shops, and that the evidence approved within this guidance should give weight to that consideration.

Conclusion

This guidance offers the following evidence in respect of pay day lending and betting shop uses:

- The socio-economic profile of West Dunbartonshire means that it is vulnerable to the ill-effects of gambling and high-interest short-term credit
- There is already a significant presence of these uses in West Dunbartonshire, including a cluster of such uses in Clydebank town centre, and evidence of a much higher betting shop/population ratio than similar sized authorities
- A policy context exists in Scottish Planning Policy and the Local Development Plan to control the further proliferation of such uses
- The majority of residents of West Dunbartonshire held negative views in respect of the contribution these uses make to the vitality and viability of the area's town centres.
- Pay day lending uses do not contribute significantly to daytime footfall, and betting shops only make a limited contribution to evening footfall
- Public opinion surveys at the national and local level highlight concerns in respect of the impact of pay day lending and betting shop uses on community wellbeing.

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Citizens' Panel Research Report

by



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Supplementary Guidance on Pay Day Lending and Betting Offices Premises

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Supplementary Guidance on Pay Day Lending and Betting Offices Premises

1. Introduction

This document sets out our report for West Dunbartonshire Council on Citizens' Panel research conducted to help build the evidence base to support the development of Supplementary Guidance on Pay Day Lending and Betting Offices Premises.

In our report:

- Section 2 sets out the background to and objectives of the assignment
- Section 3 outlines our approach to designing and conducting the research programme
- Section 4 presents Panel members' views on the importance of a vibrant town centre
- Section 5 deals with respondents' attitudes to pay day lenders in local town centres
- Section 6 assesses Panel members' views on betting offices in their local town centre
- Section 7 establishes Panel members' views on the impact of the number and clustering of pay day lenders and betting offices in local town centres
- Section 8 sets out our concluding comments

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

2. Background and Objectives

A recent report on pay day lending and gambling in Scottish town centres and neighbourhoods¹ cited the importance of town centres as a base for small businesses and local jobs as well as the important role they play in community identity. This was echoed in a second report² which saw town centres as an important part of vibrant communities and a critical engine for economic growth in local areas. It regarded high streets as having an important role to play in supporting the public's health; a healthy high street can provide the public with healthy choices, support community cohesion and social interaction, promote access to health services and support individual well being.

Both reports also highlighted a growing concern with the clustering of pay day lenders and betting offices in town centres, with the Scottish Government's policy objectives in relation to this aiming to:

- Improve town centres, creating vibrant community hubs with a range of services by tackling the increasing numbers and clustering of pay day lenders and betting offices
- Minimise exposure and potential adverse risk to vulnerable individuals of pay day lenders via town centres
- Minimise exposure and potential adverse risk to vulnerable individuals through gambling via town centres

However, the report from the May 2014 summit recognised that a key barrier to more coherent action was the complex nature of reserved and devolved legislation; Planning and Business rates are devolved while Financial Services, Consumer Credit and Gambling are reserved. Consequently, the Scottish Government and local authorities have limited controls on how to address concerns about the impact of pay day lenders and betting offices. Nevertheless, it was felt the Planning system could be used to guard against clustering of these types of premises.

¹ Tackling Payday Lending and Gambling in Scottish Town Centres and Neighbourhoods. A report from a summit hosted by the Minister for Local Government and Planning, Scottish Government. May 2014.

² Health on the High Street. Royal Society for Public Health. 2015

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

West Dunbartonshire Council's Planning and Building Standards Department is now involved in a pilot project supported by the Scottish Government which involves the preparation of Supplementary Planning Guidance in relation to planning applications for pay day lenders and betting offices. The purpose of the pilot is to strengthen/develop the evidence base available when the Council wants to refuse planning applications for pay day lenders and betting offices.

The Supplementary Guidance is required to be based on a policy in the Council's existing Local Development Plan, which sets out criteria for the assessment of non-retail uses (such as pay day lenders and betting offices) in core retail areas. These criteria are:

- a) Whether the change would significantly reduce the retail offer of the core retail area, or parts of it;
- b) Whether the change would lead to the concentration of a particular use to the detriment of the town centre's vitality and viability;
- c) The contribution the proposed use would make to the vibrancy of the town centre by increasing footfall;
- d) The availability and suitability of other locations in the town centre for the proposed use to locate; and
- e) Whether the unit affected by the proposal has been vacant and suitably marketed for retail use.

Criteria a, d and e can be assessed objectively as they are based on unit size or availability of units. Criteria b and c are more subjective and quite often based on a single officer's assessment. The Council therefore commissioned Hexagon Research and Consulting to develop more objective evidence for these criteria (b & c) based on public opinion.

Our approach to developing this evidence base is outlined in Section 3.

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

3. Our Approach

There is a requirement to generate robust and credible data to support the Supplementary Guidance which can withstand scrutiny as it will be used in reports to the Planning Committee and be subject to independent scrutiny by Reporters considering appeals. It is also important that any evidence has not been derived from what could be viewed as 'leading' questions.

To meet these requirements, we recommended using the West Dunbartonshire Citizens' Panel, a group of over 1,500 adults evenly divided between the Regeneration areas and the rest of West Dunbartonshire (more details of the Panel are attached at Appendix 1). In our view the Panel provided the ideal basis to conduct a two stage research programme:

Stage 1 - Focus group research

Two focus groups with members of the Citizens' Panel were held in Clydebank and Dumbarton with the overall aim was of establishing respondents' views on the impact of the clustering of pay day lenders and betting offices on their town centre (positive and negative). Respondents' views on how to deal with any concerns about these types of premises, including amending the Planning guidance, were also sought.

Each focus group was based on an agreed discussion guide (attached at Appendix 2), with the aim of obtaining respondents' views in an unprompted way. With the agreement of respondents, the focus groups were recorded to ensure their comments are presented accurately and verbatim comments can be included in our report (although these have been anonymised). Once detailed transcriptions of the discussions were made, the recordings were deleted. The focus groups were held on the 24th July 2015.

Location	Number of respondents	Breakdown of respondents
Garshake, Dumbarton	7	4 male, 3 female
Town Hall, Clydebank	8	4 male, 4 female

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Stage 2 - Survey of the Citizens' Panel

On completion of the focus group programme, the second stage involved a survey of all members of the Citizens' Panel. A postal survey approach was adopted for the survey which covered a number of issues in addition to the questions required for the evaluation of pay day lenders and betting offices (see Appendix 3). Questionnaires were sent out to Panel members in early August 2015. By early September, a final response of 1,028 returns had been achieved (68%), and the table below illustrates the high level of accuracy that can be attributed to the results derived from this response overall, as well as for the two main sub areas.

Survey Response

	West Dunbartonshire	Dumbarton	Clydebank	Alexandria
Sample achieved	1,028	316	443	269
Sampling error	± 3.0%	± 5.5%	± 4.7%	± 6.0%

As illustrated above, results for the Panel as a whole have sampling errors limited to only ± 3%. This means, for example, that if 50% of Panel members say they support the proposal for the Council to introduce planning policies so they would have stronger control over the change of a use of a property into a pay day lender or a betting office, the real figure would be in a narrow range, from only 47% to 53%.

The sampling errors for the three towns rise marginally to a range from only ± 4.7% to ± 6.0% and our analysis includes a breakdown by town as well as for West Dunbartonshire as a whole.

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

4. The importance of a vibrant town centre

Surveyed Panel members from Dumbarton use their town centre less regularly than those in the other two towns. For example, only 39% said they visited the town weekly, compared to 56% of those from Clydebank and 61% from Alexandria. Despite this, there is widespread agreement across all three towns on the importance of a vibrant town centre. Almost three quarters (72%) agree this is 'very important' while only 1% stated that a vibrant town centre was 'not very important'.

How often would you visit your local town centre?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Daily	12%	8%	16%	12%
2-3 times a week	27%	48%	45%	41%
Once a week	33%	22%	23%	25%
2-3 times a month	20%	12%	9%	14%
Once a month	6%	6%	0%	4%
Less than once a month	2%	4%	7%	4%
Never	0%	Under 1%	Under 1%	Under 1%

How important do you think it is to have a vibrant town centre?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Very important	74%	67%	78%	72%
Quite important	25%	30%	21%	26%
Not very important	1%	1%	2%	1%
Not important at all	0%	0%	0%	0%
Don't know	0%	2%	0%	1%

There was also unanimous support among focus group respondents for the concept of a vibrant town centre, with many citing reasons such as its importance to the health and well being of the local community, as a base for community activity and an important centre of employment.

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Of course a vibrant town centre is important. It's a sign of the health of the local community.

Clydebank respondent

A town centre should be about more than just shopping. It should encourage people to use it for social and recreational purposes, to provide a focus for community activity.

Clydebank respondent

At one time the town centre had the post office, the big army recruitment centre, the Council office where you could pay your rent and rates, the Registrar, as well as a good range of shops. There were important civic functions as well as good commercial outlets. It provided a wide range of activities and was an important centre of employment. That's what a vibrant town centre needs.

Dumbarton respondent

The features which most survey respondents regard as 'very important' in a vibrant town centre include:

- A wide range of shops (79%)
- Good quality shops (74%)
- Banks (70%)
- Pharmacy/health facilities (68%)

Conversely, those which were regarded as being of least importance focused on:

- Betting offices (59% stated these were 'not important at all')
- Pay day lenders/pawn shops (57%)

These priorities were also reflected across the three town centres.

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

How important are the following in a vibrant town centre?

	Very important	Quite important	Not very important	Not important at all	Don't know
Wide range of shops	79%	21%	Under 1%	Under 1%	0%
Fast food outlets	11%	42%	41%	6%	Under 1%
Pharmacy/health facilities	68%	30%	2%	Under 1%	0%
Pubs	3%	43%	43%	11%	Under 1%
Charity shops	5%	49%	35%	10%	1%
Cafes and restaurants	36%	57%	5%	2%	0%
Betting offices	Under 1%	5%	35%	59%	1%
Libraries/museums/art galleries	42%	50%	7%	1%	0%
Banks	70%	29%	1%	Under 1%	Under 1%
Good quality shops	74%	24%	1%	1%	Under 1%
Pay day lenders/pawn brokers	Under 1%	6%	33%	57%	3%
Green/open spaces	38%	50%	9%	2%	Under 1%
'Pound' shops	11%	45%	30%	12%	2%
Leisure facilities (cinema etc)	45%	48%	5%	2%	0%
Local Government/civic uses	33%	51%	12%	2%	2%

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‘Very important’ aspects of a vibrant town centre

	Dumbarton	Clydebank	Alexandria
Wide range of shops	77%	76%	87%
Fast food outlets	9%	10%	15%
Pharmacy/health facilities	73%	60%	73%
Pubs	6%	2%	1%
Charity shops	8%	4%	5%
Cafes and restaurants	44%	30%	39%
Betting offices	0%	1%	Under 1%
Libraries/museums/art galleries	36%	46%	43%
Banks	75%	60%	78%
Good quality shops	81%	72%	70%
Pay day lenders/pawn brokers	0%	1%	0%
Green/open spaces	34%	41%	38%
‘Pound’ shops	11%	9%	14%
Leisure facilities (cinema etc)	45%	46%	43%
Local Government/civic uses	38%	25%	38%

Base: respondents stating “very important”

Focus group respondents agreed that the key aspects of a vibrant town centre should include good quality shops, as well as community facilities and services and effective traffic management.

Better quality shops has to be the starting point, but the town centre should also be a place for people to interact, so meeting places, places to sit, cafes and so on are needed.

Clydebank respondent

I also think a town centre needs community services such as a library, or a health centre or the Council's one stop shop. It shouldn't just be about shopping.

Clydebank respondent

There should be good traffic management to encourage the traffic to flow along the High Street. The one-way system is meant to do that but the parking is rarely policed and you get people parking on both sides of the road. So, when a bus

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stops at a bus stop, it holds up all the traffic because the road isn't wide enough for cars to get past.

Dumbarton respondent

Panel members were then asked to indicate the extent to which they were satisfied with each of these aspects of their own town centre. A very high level of satisfaction was recorded for banks (89%) and pharmacy/health facilities (86%), while over half were also satisfied with cafes and restaurants (60%) and libraries, museums and art galleries (58%). Conversely, more than half of all Panel members were dissatisfied with the range (57%) and quality (56%) of shops and approximately a third dissatisfied with pay day lenders/pawn shops (34%) and betting offices (32%).

This pattern was largely repeated across each town centre apart from significantly higher satisfaction in Clydebank for:

- Leisure facilities (70%)
- Local government/civic uses (58%)
- The range (44%) and quality (42%) of shops
- Fast food outlets (40%)

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How satisfied are you with the following in your town centre?

	Very satisfied	Quite satisfied	Neither satisfied nor dissatisfied	Quite dissatisfied	Very dissatisfied	Don't know
The range of shops	2%	22%	19%	37%	20%	0%
Fast food outlets	5%	25%	47%	12%	9%	2%
Pharmacy/health facilities	25%	61%	10%	4%	Under 1%	Under 1%
Pubs	6%	27%	49%	9%	3%	6%
Charity shops	6%	42%	41%	9%	1%	1%
Cafes and restaurants	6%	54%	22%	12%	5%	1%
Betting offices	4%	5%	51%	15%	17%	8%
Libraries/museum s/art galleries	10%	48%	24%	10%	5%	3%
Banks	30%	59%	7%	3%	Under 1%	1%
The quality of the shops	4%	25%	14%	36%	20%	1%
Pay day lenders/pawn brokers	3%	5%	47%	16%	18%	11%
Green/open spaces	8%	37%	27%	21%	7%	Under 1%
'Pound' shops	7%	29%	42%	10%	8%	4%
Leisure facilities (cinema etc)	6%	28%	20%	24%	19%	3%
Local Government/civic uses	4%	34%	39%	12%	4%	7%

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Satisfied with aspects of your local town centre

	Dumbarton	Clydebank	Alexandria
The range of shops	8%	44%	11%
Fast food outlets	27%	40%	18%
Pharmacy/health facilities	92%	78%	93%
Pubs	40%	26%	35%
Charity shops	44%	51%	46%
Cafes and restaurants	50%	68%	56%
Betting offices	6%	12%	9%
Libraries/museums/art galleries	44%	67%	61%
Banks	88%	89%	90%
The quality of the shops	13%	42%	29%
Pay day lenders/pawn brokers	5%	7%	13%
Green/open spaces	37%	49%	47%
'Pound' shops	44%	41%	17%
Leisure facilities (cinema etc)	8%	70%	4%
Local Government/civic uses	24%	58%	23%

Base: respondents stating “very satisfied” or “quite satisfied”

These findings were consistent with the views of focus group respondents. Dumbarton residents in particular complained about the poor range of shops, the prevalence of charity shops and that there were too many empty properties.

There is very little in the town centre now. I would only go in maybe once every few weeks, usually to the bank. I think the authorities are just papering over the cracks with the town centre. It really is a terrible place and just doesn't work.
Dumbarton respondent

People do their food shopping out of town or go to the shopping centre in Clydebank. I don't know many people who would come into Dumbarton on a regular basis because the shops are so poor.
Dumbarton respondent

The shopping centre at Clydebank is undercover. They tried to put up some cover at the Artizan Centre, some sheets of glass like an awning, but it's very poorly

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designed and when it rains, the water just pours in. And they are never cleaned so the appearance is very off-putting.

Dumbarton respondent

Unfortunately, the town centre is now full of charity shops. I know they are serving a purpose but you wouldn't decide to go into town to look in the charity shops. They don't really add anything to the vitality of the High Street.

Dumbarton respondent

There are too many empty shops on the High Street. That is even worse than having lots of charity shops; it creates an air of neglect and decay.

Dumbarton respondent

Clydebank focus group respondents said they visited their town centre more frequently, with some saying the shopping centre met most of their needs. However, there was a concern that the town didn't have a genuine town centre, only a shopping centre, with none of the community focus they would prefer to see. Some also said there were too many charity shops and 'pound' shops.

I think the shopping centre is perfectly adequate. I use it every day for my food shopping and there is also a bank.

Clydebank respondent

The town centre used to be around here (the Town Hall). We don't really have a town centre, just a shopping centre. You've got 3 Queens Square where they re-instated the old bandstand and there are occasions when some event is put on. But now a cycle path goes right through it and you take your life in your hands walking across it. They spent £2.2m doing up 3 Queens Square in an attempt to improve the town centre but to me it was a complete waste of money. It doesn't provide a community focus for the town.

Clydebank respondent

I don't use it (the shopping centre) as much as I used to as it has become dominated by places like pound shops.

Clydebank respondent

There are too many charity shops, especially when they seem to be concentrated in one part of the centre.

Clydebank respondent

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5. Pay day lenders

To help the Council develop its evidence base to support new Planning Guidance, survey respondents were asked to state the extent to which they agreed or disagreed with ten statements about pay day lenders/pawn brokers in their town centre (to minimise bias, the statements were phrased to reflect both positive and negative views of pay day lenders/pawn brokers). As illustrated in the table below, there is a very high level of agreement that pay day lenders/pawn brokers:

- Make it too easy for vulnerable people to get a loan (90% agreed with this statement)
- Charge very high interest rates (76%)
- There are too many of them (71%)
- They are not good for the well being of the town centre (71%)

Significantly, 92% also disagreed that pay day lenders/pawn brokers add to the vitality/vibrancy of the town centre (with 68% 'disagreeing strongly'). There was also little support for the role pay day lenders/pawn brokers play in helping to fill vacant premises (88% disagreed that this was important, with 50% 'disagreeing strongly') or by paying business rates (62% disagreed that this was important). These views were also strongly reflected within each of the three towns.

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Do you agree or disagree with the following statements about pay day lender/pawn brokers in your town centre?

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
They are important because they help to fill vacant premises	1%	6%	38%	50%	5%
They charge very high interest rates	57%	19%	1%	3%	20%
They make an important contribution to the area by paying business rates	1%	15%	38%	24%	22%
They make it too easy for vulnerable people to get a loan	63%	27%	3%	1%	6%
They add to the vitality/vibrancy of the town centre	Under 1%	2%	24%	68%	6%
There are too many of them	44%	27%	7%	6%	16%
They provide an important service for those who can't access mainstream financial institutions	3%	21%	39%	24%	13%
They attract the wrong type of people into the town/put others off	21%	30%	25%	7%	17%
They are a valuable employer in the town centre	2%	9%	37%	25%	27%
They are not good for the well being of the community	37%	34%	8%	6%	15%

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Agreement with statements in your local town centre about pay day lenders/pawn shops

	Dumbarton	Clydebank	Alexandria
They are important because they help to fill vacant premises	10%	8%	3%
They charge very high interest rates	88%	74%	66%
They make an important contribution to the area by paying business rates	22%	14%	11%
They make it too easy for vulnerable people to get a loan	92%	87%	91%
They add to the vitality/vibrancy of the town centre	5%	2%	2%
There are too many of them	80%	75%	55%
They provide an important service for those who can't access mainstream financial institutions	30%	24%	16%
They attract the wrong type of people into the town/put others off	49%	53%	49%
They are a valuable employer in the town centre	20%	6%	8%
They are not good for the well being of the community	66%	70%	76%

Base: respondents stating “strongly agree” or “agree”

Focus group respondents were also asked if they felt there was a role for pay day lenders in their town centres. Only a few agreed, saying that they suited some people.

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There is clearly a demand for them, so they must provide a service for some people. I guess for some people they are a necessity.

Dumbarton respondent

I do some volunteering work with St. Vincent de Paul and I see the lower end of the social scale. A Credit Union is a brilliant thing but a lot of people just can't get access to these because they can't save, whether it's through drugs or alcohol dependence. For some the only option is the pay day lender. They are convenient in the sense that some people can get a small loan to see them through a short period until their benefits or wages are paid. Unfortunately, it doesn't always work out as simple as that and astronomical rates of interest are charged.

Clydebank respondent

However, the overwhelming view of focus group respondents was that pay day lenders were unwelcome in their town centres because of the high interest rates they charge, that their presence was not a sign of a healthy community as well as a feeling that the pawn broking aspect of some of the shops encouraged criminal behaviour.

I work in the local Credit Union. Why on earth do people go in to these pay day lenders when there is a Credit Union on their doorstep? The interest in the Credit Union is 1% on the reduced balance. They can save to get some money behind them and get a loan when they need it at a low rate of interest.

Clydebank respondent

The pay day lenders argue that their loans are meant to be paid off quickly and the interest payable is usually a relatively small amount, but we all know they don't work like that. People borrowing the money usually extend the loan or take out another one and the interest piles up.

Clydebank respondent

I can't see what value they (pay day lenders) bring to the community other than to a small desperate minority. When you see these shops the impression you get is of a community that has problems. They are not a sign of a healthy and vibrant community.

Clydebank respondent

Some people just see what they are getting (a pay day loan) and don't think about the consequences. It's the same with the crowds you see in places like ** where they will get a TV valued at £600 for a few pounds a week but end up paying £3,000 for it as the weekly payments go on forever.***

Clydebank respondent

My main concern is that the pay day lenders do not screen people properly so that they lend responsibly. They seem happy to lend to anyone and are probably glad when the customer can't pay back on time so they can add even more interest. That's not the type of business we should welcome on our High Street.

Dumbarton respondent

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My worry is that they look like they are fences for criminal behaviour, offering cash for goods with little concern where they came from.

Clydebank respondent

I would prefer another couple of empty shops if it meant getting rid of these places (pay day lenders) from the High Street. They create the wrong impression and attract a criminal element.

Dumbarton respondent

I work in a charity shop and one of the lads who comes in from time to time told me when he is skint he nicks the footballs from outside ** ** then sells them to the pawn broker shop. He says he never gets asked where the things come from.***

Dumbarton respondent

These pawn broker places just encourage crime. I know of one lad who broke into a church and stole two big brass candlesticks. When the Police found them in a pawn broker's shop, the manager said he had bought them that morning for a fiver. They were obviously worth a lot more but the manager turned a blind eye to where they had come from. We don't want that sort of thing going on in our town centre.

Dumbarton respondent

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6. Betting offices

A similar approach was adopted to establish Panel members' views on betting offices in their town centre. Of the nine statements about betting offices, those which most survey respondents agreed with were:

- There are too many of them (80%)
- They make it too easy to gamble (79%)
- They are not good for the well being of the community (66%)

The majority of respondents also disagreed that betting offices:

- Added vitality and vibrancy to their town centre (85% disagreed, with 41% 'strongly disagreeing')
- Were important because they help to fill vacant premises (81% disagreed)

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Do you agree or disagree with the following statements about betting offices in your town centre?

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
They are important because they help to fill vacant premises	1%	13%	42%	39%	5%
They make it too easy to gamble	44%	35%	13%	3%	5%
They make an important contribution to the area by paying business rates	2%	26%	30%	20%	22%
There are too many of them	44%	36%	6%	2%	12%
They add to the vitality/vibrancy of the town centre	2%	7%	44%	41%	6%
They attract the wrong type of people into the town/put others off	20%	28%	28%	9%	15%
They provide an important service for those who like to gamble	4%	40%	25%	17%	14%
They are not good for the well being of the community	32%	34%	17%	3%	14%
They are a valuable employer in the town centre	3%	20%	32%	19%	26%

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Agreement with statements about betting shops

	Dumbarton	Clydebank	Alexandria
They are important because they help to fill vacant premises	11%	15%	17%
They make it too easy to gamble	86%	81%	68%
They make an important contribution to the area by paying business rates	24%	27%	32%
There are too many of them	75%	83%	83%
They add to the vitality/vibrancy of the town centre	9%	6%	15%
They attract the wrong type of people into the town/put others off	55%	46%	46%
They provide an important service for those who like to gamble	47%	44%	39%
They are not good for the well being of the community	67%	69%	62%
They are a valuable employer in the town centre	29%	19%	22%

Base: respondents stating “strongly agree” or “agree”

Several focus group respondents acknowledged that betting offices have been around for a long time and can provide a useful service for some people. There was also an acceptance that they help to create employment and contribute income to the area through the payment of business rates.

The bookie's has always been part of our society and I'm sure there are some who enjoy the odd punt. I had a friend who went to the bookies each morning to place his bets then came home and spent the afternoon watching the races on the TV. It wouldn't appeal to me but he enjoyed it and it got him out of the house every day.
Dumbarton respondent

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I've got a neighbour and he likes to have a wee bet now and then. I'm not opposed to that but surely we don't need to have more than one or two in the town.

Clydebank respondent

At least they pay business rates to the Council rather than there being even more depressing empty premises which generate no income. It might not be the shop that you want but it provides employment for some people.

Dumbarton respondent

However, there was widespread concern among most focus group respondents about the number of betting offices, their siting at the heart of town centres and the growth of fixed odds betting terminals.

Clydebank is a deprived area and people can't afford to lose money through gambling so I'm opposed to them being in busy places where people passing by might be tempted to go in.

Clydebank respondent

As well as the bookies there are places in the shopping centre where there are loads of fruit machines where kids as young as 10 or 12 can go. I think it's incredible that we are encouraging school kids to go to these places. In a few years time they will graduate to the bookies and a lifetime of debt.

Clydebank respondent

In the olden days they (betting offices) were hidden up closes but now they are right on the High Street. Unfortunately, they now seem to be right at the centre of our community.

Dumbarton respondent

These fixed odds betting terminals just eat money. I heard that they keep about 99 pence out of every pound bet.

Dumbarton respondent

The profit from the slot machines (fixed odds betting terminals) is massive. They are a real menace.

Clydebank respondent

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7. The number and clustering of pay day lenders and betting offices in town centres

Given the views expressed above in relation to the perceived impact of pay day lenders and betting offices in West Dunbartonshire's town centres, it is not surprising that the majority of Panel members stated they were concerned about the number of these premises (75%) as well as their clustering in particular parts of the town centres (70%). Conversely, typically only one in five respondents stated they were 'not very concerned' or 'not concerned at all'.

Are you concerned about the number and clustering of pay day lenders and betting offices in your town centre?

	Very concerned	Quite concerned	Not very concerned	Not concerned at all	Don't know
The overall number of pay day lenders and betting offices in the town centre	31%	44%	15%	3%	7%
The clustering of pay day lenders and betting offices in particular parts of the town centre	32%	38%	18%	3%	9%

Are you concerned about the number and clustering of pay day lenders and betting offices in your town centre?

	Dumbarton	Clydebank	Alexandria
The overall number of pay day lenders and betting offices in the town centre	82%	75%	69%
The clustering of pay day lenders and betting offices in particular parts of the town centre	69%	77%	59%

Base: respondents "very concerned" or "quite concerned"

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Focus group respondents in both towns also raised the issue (unprompted) of the clustering of pay day lenders and betting offices, with most saying they would prefer to see fewer of these outlets in their town centre.

In the lower part of Clydebank (shopping centre) all you have are charity shops, pound shops, pay day lenders, pawn shops and bookies. We definitely don't need any more of these. I understand some people want these places but we really don't need three or four of each in such a small area.

Clydebank respondent

The top half of the centre is not too bad; there are some good shops there. But the bottom part is all pound shops, charity shops, bookies, fruit machine places. There is also a beautiful listed building, the old Co-operative building that is lying empty.

Clydebank respondent

There are three pay day lenders or pawn shops in a row at the bottom end of the shopping centre. I think there are more now than there were a few years ago. It's definitely not a problem that is going away.

Clydebank respondent

I wouldn't want to see any more betting shops in the town centre. This is a deprived area and betting shops can be fatal for those who have a gambling addiction.

Dumbarton respondent

You also get these 'cash generator' type of shops opening all the time. They can be good to get your foreign exchange when you're going on holiday, but the pawn broking and pay day loans side of the business is not welcome.

Dumbarton respondent

Two of the Council's key criteria for the assessment of non-retail uses (such as pay day lenders and betting offices) in core retail areas are:

- Whether a change would lead to the concentration of a particular use to the detriment of the town centre's vitality and viability or,
- Whether the proposed use would make a contribution to the vibrancy of the town centre by increasing footfall

As illustrated in the table below, the vast majority of survey respondents (82%) agree that more pay day lenders and betting offices would have a detrimental effect on the vitality and vibrancy of their town centre. Conversely, only 4% agreed that more pay day lenders and betting offices would improve the vitality and vibrancy and vitality of their

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town centre by increasing footfall. In addition, 81% agreed that more pay day lenders and betting offices would be bad for the health and well being of the local community. These views were strongly reflected within each of the three towns.

The effect of more pay day lenders and betting offices in your town centre

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
It would have a detrimental effect on the vitality and vibrancy of the town centre	51%	31%	8%	1%	9%
It would improve the vitality and vibrancy of the town centre by increasing footfall	2%	2%	45%	45%	6%
It would be bad for the health and well being of the community	43%	38%	6%	3%	10%

The effect of more pay day lenders and betting offices in your town centre

	Dumbarton	Clydebank	Alexandria
It would have a detrimental effect on the vitality and vibrancy of the town centre	86%	77%	87%
It would improve the vitality and vibrancy of the town centre by increasing footfall	2%	6%	3%
It would be bad for the health and well being of the community	84%	81%	77%

Base: respondents stating "strongly agree" or "agree"

Survey respondents were asked to state the extent to which they agreed that the Council should be able to restrict the number and clustering of pay day lenders and betting offices in their town centre. Overall, 95% agreed with this statement, with 75% 'strongly agreeing', a pattern found across all three town. Less than 1% disagreed.

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To what extent do you agree that the Council should be able to restrict the number and clustering of pay day lenders and betting offices in your town centre?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Strongly agree	76%	77%	69%	75%
Agree	19%	18%	24%	20%
Disagree	0%	1%	0%	Under 1%
Strongly disagree	0%	1%	0%	Under 1%
Don't know	5%	3%	7%	5%

There was also universal agreement among focus group respondents that steps should be taken to prevent more pay day lenders and betting offices from opening in town centres, and in particular, from clustering in particular parts of the town centre.

I'm a gambler and I like the fact that having two or three bookies in the town centre means there is competition and I can get shop around to get better odds, but we don't need any more than the ones we've got. Two or three is plenty.
Clydebank respondent

We do not want more pay day lenders and bookies opening in the shopping centre or the streets around it. We made that clear during the Harry Corry case. We were up in arms about it.
Clydebank respondent

It would be a backward step to allow too many of these (pay day lenders and betting offices) to be located on the High Street. Even though it might reduce the number of empty premises, it would be detrimental to the well being of our town and the community.
Dumbarton respondent

If there was a growth in the number of pay day lenders and bookies in Dumbarton, you may as well turn the lights out because it would destroy the town. People would avoid the High Street full stop. The High Street would be dead.
Dumbarton respondent

They give them catchy names like but they are basically pawn shops. I get the feeling these are the only shops which can fill up the empty spaces in the High Street but I wouldn't say that was a good thing because there are simply too many of them already. I can understand some people may need them but surely one or two on the High Street is enough.
Dumbarton respondent

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The real problem is the proximity of bookies in one place. If there was one at either end of the shopping centre, I don't think people would complain. But having them concentrated near each other, and near pawn shops or pay day lenders, is going to create an environment that is very off putting to most people coming into the centre.

Clydebank respondent

Siting a bookie's next to a pay day lender or a pawn broker is just asking for trouble.

Clydebank respondent

Surely it has reached the point where the local authorities can say, 'That's it. There aren't going to be any more bookies or any more pay day lenders'. I assume business of that nature have to be licensed so surely the Council can just stop awarding licenses to restrict the numbers.

Dumbarton respondent

The Council licenses bookies so I can't see why they don't refuse more licenses to reduce the number of premises.

Dumbarton respondent

Can't the Council set a cap on the number of licenses issued?

Clydebank respondent

I don't think the Council can do that (cap the number of licenses) because the Harry Corry case was an example of where the Council seemed unable to prevent the application for another betting office.

Clydebank respondent

What made me angry recently was when Harry Corry was closing someone wanted to use the site for another bookie's shop. The people of Clydebank all said no; we don't want another bookie's. That's the last thing we need. But the Council said they can go ahead and open a bookie's there. How can the Council take a decision like that against the wishes of the people? What can the people of Clydebank do to stop more bookies being opened if the Council won't help? It feels like we don't have a voice.

Clydebank respondent

Respondents were informed that the Council has limited powers to address the number and clustering of pay day lenders and betting offices in town centres but one option would be to introduce planning policies so that the Council would have stronger control over the change of use of a property into a pay day lender or a betting office. As illustrated in the table below, 95% of Panel members said they would support this proposal, with more than two thirds (68%) saying they would 'strongly support' it. Only 2% said they opposed it.

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To what extent would you support planning policies so that the Council would have stronger control over the change of a use of a property into pay day lender or a betting office?

	Dumbarton	Clydebank	Alexandria	West Dunbartonshire
Strongly support	67%	72%	61%	68%
Support	30%	21%	32%	27%
Oppose	1%	4%	Under 1%	2%
Strongly oppose	0%	1%	0%	Under 1%
Don't know	2%	2%	7%	3%

This proposal was also widely welcomed by focus group respondents as an effective way to prevent the future clustering of pay day lenders and betting offices in their town centres.

That's definitely something I would support. If only the Council had those powers at the time of the Harry Corry case, we would have felt a lot happier. At the time we felt we were being ignored but now I understand the Council and the Scottish government had no option.

Clydebank respondent

It clearly won't help with the existing problem of bookies and pay day lenders. We have to accept that. But it will ensure the problem won't get any worse.

Clydebank respondent

The Council should be in a position to be able to refuse an application for a new bookie's or pay day lender if they feel there are too many of them in the area already and more would be detrimental to the well being of the town. If the simplest way to do that is to amend the planning laws, then I'm all for that.

Dumbarton respondent

A lot of the political parties mentioned taking action against the proliferation of pay day lenders and betting offices in their manifestos. It's good to see that now seems to be bearing fruit. The pay day lenders are the scourge of our nation and they need to be stopped.

Clydebank respondent

That sounds a lot better than playing around with the business rates. It tackles the issue head on by refusing to allow more premises to be turned into pay day lenders or bookies shops.

Dumbarton respondent

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I'm delighted to hear that action is being taken on this (dealing with the clustering of pay day lenders and betting offices). It restores your faith in the political process.

Clydebank respondent

The Scottish government has been criticised for being too authoritarian but this (the clustering of pay day lenders and betting offices) is an issue which does need intervention.

Dumbarton respondent

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8. Concluding Comments

The survey and focus group research programme with members of the West Dunbartonshire Citizens' Panel has generated feedback on three key issues:

The importance of a vibrant town centre – respondents widely acknowledged the vital role a vibrant town centre can play in promoting community well being and cohesion

Major concerns about the number and clustering of pay day lenders and betting offices – there was universal concern about the number of pay day lenders and betting offices premises, and in particular, their clustering in some of the busiest parts of town centres where they had an unhealthy impact on community well being. Significantly,

- 82% of survey respondents agreed that more pay day lenders and betting offices would be detrimental to their town centre's vitality and vibrancy (Criterion b for the assessment of non-retail uses in core retail areas)
- Only 4% stated that more pay day lenders and betting offices would improve the vitality and vibrancy of the town centre by increasing footfall (Criterion c)
- 95% of Panel members agreed that the Council should be able to restrict the number and clustering of pay day lenders and betting offices in town centres

Widespread support for Supplementary Planning Guidance – there was widespread support (95%) for planning policies which would give the Council stronger control over the change of use of a property into a pay day lender or a betting office

Jim Patton

Director

Hexagon Research and Consulting

September 2015

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Appendix 1 **West Dunbartonshire Citizens' Panel**

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

The West Dunbartonshire Citizens' Panel was recruited with the following aims:

- To be representative of local residents and willing to be surveyed on a regular basis about the policies and services of the community planning partners
- To recruit approximately 500 Panel members from the regeneration areas and a further 500 across the rest of West Dunbartonshire
- To allow these views to be fed into the decision-making processes of the community planning partners
- To keep Panel members informed of the actions taken by community planning partners in response to the views expressed

Previous Recruitment Exercises

The original Panel recruitment exercise in 2005 produced 1,185 members, with 542 in the Regeneration areas and 639 across the rest of West Dunbartonshire. With the aim of running typically four surveys with the Panel each year, it was agreed to refresh the Panel on a regular basis and refresh exercises were carried out in October 2007, March 2009, February 2011, September 2012 and March 2014.

The 2014 Refresh

Between late February and late March 2014, two exercises were completed to refresh the Panel:

- To replace those removed from the Panel, a fresh sample of 7,500 residents was drawn from the edited edition of the 2013 Electoral Register for West Dunbartonshire. Of these, 5,000 lived in the Regeneration areas and 2,500 lived elsewhere within West Dunbartonshire. Based on previous recruitment exercises, it was anticipated there would be an interest to join the Panel from approximately 5% of those from the Regeneration areas and 10% from those who lived elsewhere in West Dunbartonshire, generating approximately 500 new Panel members. The recruitment questionnaire (Appendix 1) was therefore issued to

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the sample of 7,500 which generated 511 responses from residents who ticked a declaration to indicate they wished to become Panel members

- In recognition of wanting to maintain the Panel at a similar size, the response to the last two survey exercises was examined, revealing 490 Panel members who had not replied to either. These were sent a letter advising them they would be withdrawn from the Panel unless they indicated they wished to remain Panel members through a Freepost reply. However, none responded to say they wished to remain Panel members, leaving a core of 992 Panel members before the refresh exercise

When the 511 new Panel members were added to the 992 existing Panel members, this gave a refreshed Panel of 1,503 members, with 747 in the regeneration areas and 756 in the rest of West Dunbartonshire.

2014 Panel Characteristics

Overall, the 2014 Panel has a very similar composition to the 2012 Panel and also continues to reflect many of the characteristics of the West Dunbartonshire adult population, with most variations being limited to only a few percentage points (a full breakdown is provided in Appendix 2 to this report). This is particularly the case in terms of the following characteristics:

- Residents aged 30-59 (53.5% of the Panel compared to 50.9% in the Council's estimate)
- Gender (56.1% of the Panel is female compared to 53.6% in the Council's estimate)
- Ethnicity (the Council estimates 99.3% of the adult population is white. Excluding 'not stated' responses, the Panel has 97.8% white members)
- Residents in owner occupation (62.6% of the Panel compared to 58% in the Council's estimate)

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However, the principal difference is that the Panel has a higher proportion of who are aged 60+ (37.1% compared to 28.8% in the Council's estimate).

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Appendix 2

Focus group discussion guide

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Supplementary Guidance on Pay Day Lending and Betting Offices Premises
Focus Group Discussion Guide

Introduction	<p>Welcome respondents and outline purpose of discussion:</p> <p>Stress the confidentiality of the discussion</p>
Your town centre	<p>How often do you visit your town centre?</p> <p>What do you visit the town centre for?</p> <p>Overall, how important is it to have a town centre that is ‘vibrant’ and has a positive impact on the well being of the local community?</p> <p>Why do you say that? <i>Prompt:</i> <i>Good for community cohesion</i> <i>Important for the local economy</i> <i>Provides an identity for the town</i> <i>Diverse range of shopping outlets</i> <i>Important community facilities</i> <i>Important business location</i></p>
A ‘vibrant’ town centre	<p>What are the characteristics you would associate with a good town centre? <i>Prompt:</i> <i>Good range of shops</i> <i>Pharmacies/health facilities</i> <i>Leisure centres/health clubs</i> <i>Libraries</i> <i>Museums/art galleries</i> <i>Pubs</i> <i>Cafes and restaurants</i> <i>Good open/green spaces</i> <i>Good parking facilities</i> <i>Good public transport</i></p> <p>What are the characteristics you would associate with a town centre that was not good? <i>Prompt:</i> <i>PDLs</i> <i>BOs</i> <i>Tanning salons</i> <i>Fast food outlets</i> <i>Vacant premises</i> <i>Litter</i> <i>Traffic congestion</i></p>

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Rating your town centre	<p>Overall, how would you rate your town centre on these characteristics?</p> <p>What do you regard as the best aspects of your town centre?</p> <p>What do you regard as the worst aspects of your town centre? <i>Prompt:</i> <i>Clustering of PDLs and BOs</i></p>
PDLs	<p>What are your views on the presence of PDLs in your town centre? First of all, your positive views.</p> <p><i>Prompt:</i> <i>They help fill vacant premises</i> <i>They help increase the footfall in the town centre</i> <i>They provide a service for those who can't access mainstream financial institutions</i></p> <p>Have you any negative views on the presence of PDLs in your town centre? <i>Prompt:</i> <i>They exploit the most vulnerable by making it too easy to get a loan</i> <i>They charge very high interest rates</i> <i>They are aggressive when pursuing payment</i> <i>There are too many of them</i> <i>They create a bad impression</i> <i>They attract the wrong type of people into the town/put others off</i> <i>They are not good for the well being of local communities</i></p>
BOs	<p>What are your views on the presence of BOs in your town centre? First of all, your positive views.</p> <p><i>Prompt:</i> <i>They help fill vacant premises</i> <i>They help increase the footfall in the town centre</i> <i>They provide a service for those who like to gamble</i></p> <p>Have you any negative views on the presence of BOs in your town centre? <i>Prompt:</i> <i>They exploit the most vulnerable by making it too easy to gamble</i> <i>There are too many of them</i> <i>They create a bad impression</i> <i>They attract the wrong type of people into the town/put others off</i> <i>They are not good for the well being of local communities</i></p>

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Clustering of PDLs and BOs	<p>Do you think that allowing more properties to change their use to become PDLs or BOs would affect the town centre?</p> <p>In what way?</p> <p><i>Positive prompts:</i></p> <p><i>It would be good for the vibrancy and vitality of the town centre</i></p> <p><i>It would be good for community well being</i></p> <p><i>It would help fill vacant premises</i></p> <p><i>It would help increase the footfall in the town centre</i></p> <p><i>It would provide a service for those who like to gamble</i></p> <p><i>Negative prompts:</i></p> <p><i>It would not be good for the vibrancy and vitality of the town centre</i></p> <p><i>It would not be good for community well being</i></p> <p><i>They exploit the most vulnerable by making it too easy to gamble</i></p> <p><i>There are already too many of them</i></p> <p><i>They create a bad impression</i></p> <p><i>They attract the wrong type of people into the town/put others off</i></p>
Solutions	<p>To what extent would you say you were concerned about the clustering of PDLs and BOs in your town centre?</p> <p>Overall, do you think action is needed to curtail the number and clustering of PDLs and BOs in your town centre?</p> <p>What steps do you think should be taken?</p> <p><i>Prompt:</i></p> <p><i>They should be charged higher business rates</i></p> <p><i>Planning permission should be refused for a change of use to a PDL or BO</i></p>
Closing remarks	<p>Council's role in pilot scheme to develop supplementary guidance by September for the Scottish Government</p> <p>Thank respondents and end</p>

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Appendix 3 Survey Questions

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Section 2: Your Town Centre**Q7.** Which of the following do you regard as your local town centre?

- Dumbarton (the High Street, including the Artizan Shopping Centre) ☐ 1
- Clydebank (the Clyde Shopping Centre, Sylvania Way South and the streets near this) ☐ 2
- Alexandria (Main Street, Bank Street and Mitchell Way) ☐ 3

Q8. How often would you visit your local town centre?

- Daily ☐ 1
- 2-3 times a week ☐ 2
- Once a week ☐ 3
- 2-3 times a month ☐ 4
- Once a month ☐ 5
- Less than once a month ☐ 6
- Never ☐ 7

Q9. How important do you think it is to have a vibrant town centre?

- Very important ☐ 1
- Quite important ☐ 2
- Not very important ☐ 3
- Not important at all ☐ 4
- Don't know ☐ 5

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Q10. How important are the following in a vibrant town centre?

	Very important	Quite important	Not very important	Not important at all	Don't know
Wide range of shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Fast food outlets	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Pharmacy/health facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Pubs	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Charity shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Cafes and restaurants	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Betting offices	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Libraries/museums/art galleries	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Banks	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Good quality shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Pay day lenders/pawn brokers	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Green/open spaces	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
'Pound' shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Leisure facilities (cinema etc)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Local Government/civic uses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Q11. Thinking of your own town centre, how satisfied or dissatisfied are you with the following?

	Very satisfied	Quite satisfied	Neither satisfied nor dissatisfied	Quite dissatisfied	Very dissatisfied	Don't know
The range of shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Fast food outlets	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Pharmacy/health facilities	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Pubs	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Charity shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Cafes and restaurants	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Betting offices	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Libraries/museums/art galleries	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Banks	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
The quality of the shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Pay day lenders/pawn brokers	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Green/open spaces	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
'Pound' shops	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Leisure facilities (cinema etc)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6
Local Government/civic uses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5	<input type="checkbox"/> 6

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Pay Day Lenders/Pawn Brokers

Q12. To what extent do you agree or disagree with the following statements about pay day lenders/pawn brokers in your town centre?

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
They are important because they help to fill vacant premises	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They charge very high interest rates	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They make an important contribution to the area by paying business rates	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They make it too easy for vulnerable people to get a loan	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They add to the vitality/vibrancy of the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
There are too many of them	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They provide an important service for those who can't access mainstream financial institutions	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They attract the wrong type of people into the town/put others off	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They are a valuable employer in the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They are not good for the well being of the community	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Betting Offices

Q13. To what extent do you agree or disagree with the following statements about betting offices ('bookies') in your town centre?

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
They are important because they help to fill vacant premises	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They make it too easy to gamble	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They make an important contribution to the area by paying business rates	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
There are too many of them	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They add to the vitality/vibrancy of the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They attract the wrong type of people into the town/put others off	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They provide an important service for those who like to gamble	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They are not good for the well being of the community	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
They are a valuable employer in the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Clustering of Pay Day Lenders and Betting Offices

Q14. To what extent are you concerned about the number and clustering of pay day lenders and betting offices in your town centre?

	Very concerned	Quite concerned	Not very concerned	Not concerned at all	Don't know
The overall number of pay day lenders and betting offices in the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
The clustering of pay day lenders and betting offices in particular parts of the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Q15. What would be the effect of more pay day lenders and betting offices being opened in your town centre? Please state whether you agree or disagree with the following statements

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
It would have a detrimental effect on the vitality and vibrancy of the town centre	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
It would improve the vitality and vibrancy of the town centre by increasing footfall	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
It would be bad for the health and well being of the community	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Supplementary Guidance on Pay Day Lending and Betting Offices Premises

Q16. To what extent do you agree that the Council should be able to restrict the number and clustering of pay day lenders and betting offices in your town centre?

Strongly agree

Agree

Disagree

Strongly disagree

Don't know

☐ 1☐ 2☐ 3☐ 4☐ 5

Q17. The Council has limited powers to address the number and clustering of pay day lenders and betting offices in town centres.

One option would be to introduce planning policies so the Council would have stronger control over the change of a use of a property into a pay day lender or a betting office.

To what extent would you support this option?

Strongly support

Support

Oppose

Strongly oppose

Don't know

☐ 1☐ 2☐ 3☐ 4☐ 5

Betting office and pay day loan lender customer count

Introduction

This research provides background information in support of the Pay Day Lending and Betting Shops Planning Guidance. The guidance will assist in the decision making of planning applications for pay day lending and betting shops.

It was considered it would be useful to establish what contribution pay day lending and betting shops make to footfall in Clydebank and Dumbarton town centres in comparison to other town centre uses.

Survey methodology

A total of 6 units were surveyed in each town centre across the typical shopping hours of 9.30am - 5.30pm and extended to count evening footfall generated by betting shops. This was carried out on a Thursday 10th September and Saturday 12th September in Clydebank; and Saturday 19th September and Thursday 1st October in Dumbarton; two days for each town centre. Of the 6 units surveyed in each town centre, a betting office and pay day lender were included, as well as 4 other retail/commercial related uses (see charts below). The method was to count the number of people entering each unit, with some exclusions such as young children, staff and postal workers. Surveys were based on a 10 minute count per unit per hour, and therefore do not reflect the actual footfall count for the day. However, the results have been weighted to reflect what an average count for the day would have been, based on the 10-minute results. The weighted results can be seen in the charts below.

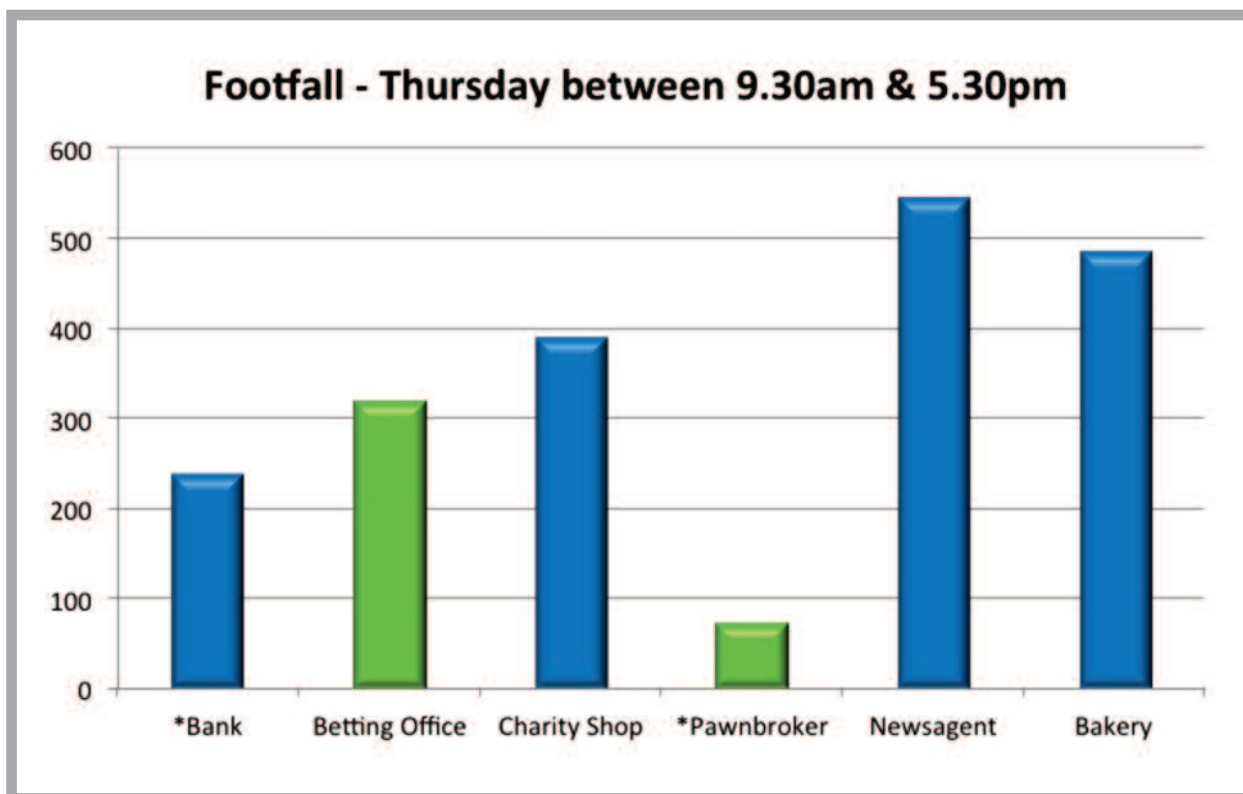
A further evening count of the betting offices was undertaken to gauge footfall coming into the centre after normal shop opening hours.

The survey was undertaken by Council staff.

Footfall results

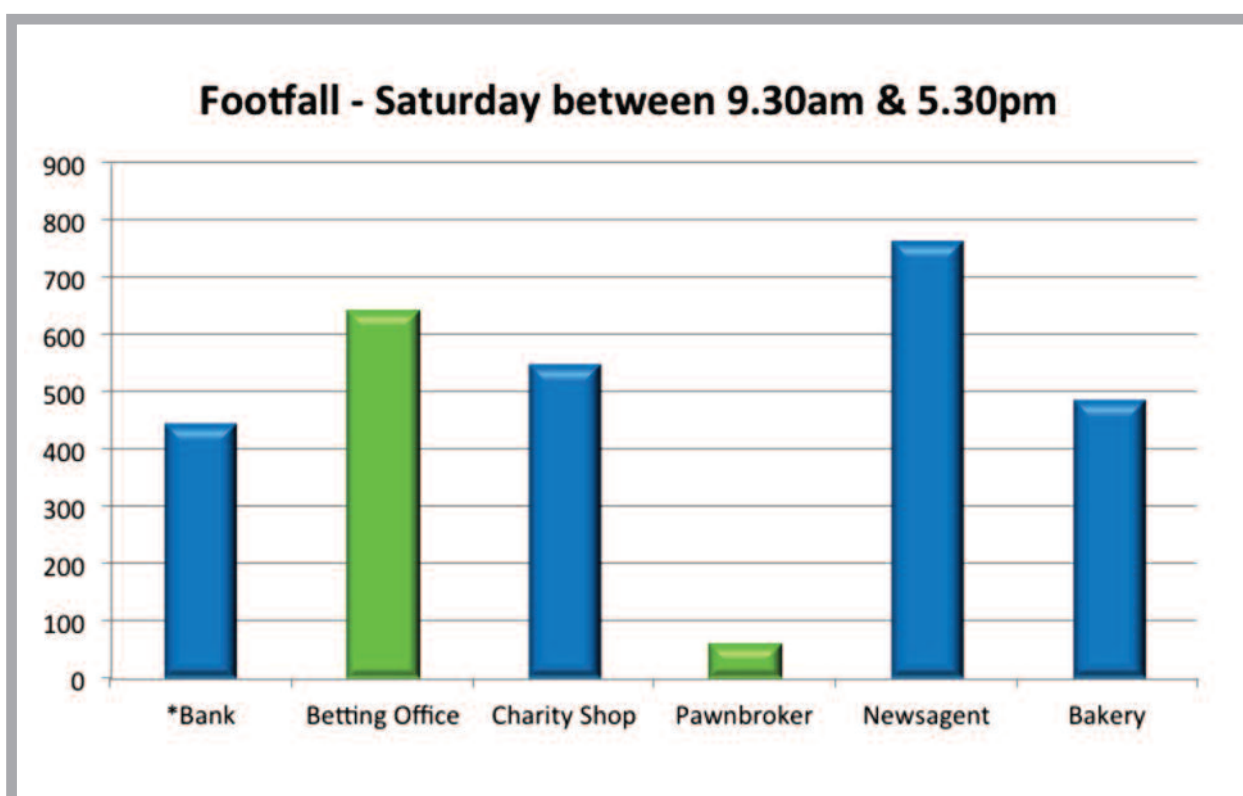
Figures 1 and 2 show the Clydebank results for each day. On Thursday the betting office was the fourth busiest shop, with the charity shop, newsagent and bakery attracting more customers. On Saturday, the betting office was the 2nd busiest unit, with the highest number of customers visiting the newsagent.

For both survey days, the pawnbroker attracted the least customers of all six units. It should be noted that the bank on both days closed earlier than the other stores (4.30pm on Thursday and 3.30pm on Saturday), as did the pawnbroker on the Thursday count (4.30pm).



¹Figure 1

***Bank and Pawnbroker closed during last hour of count (4.30pm - 5.30pm)**



¹Figure 2

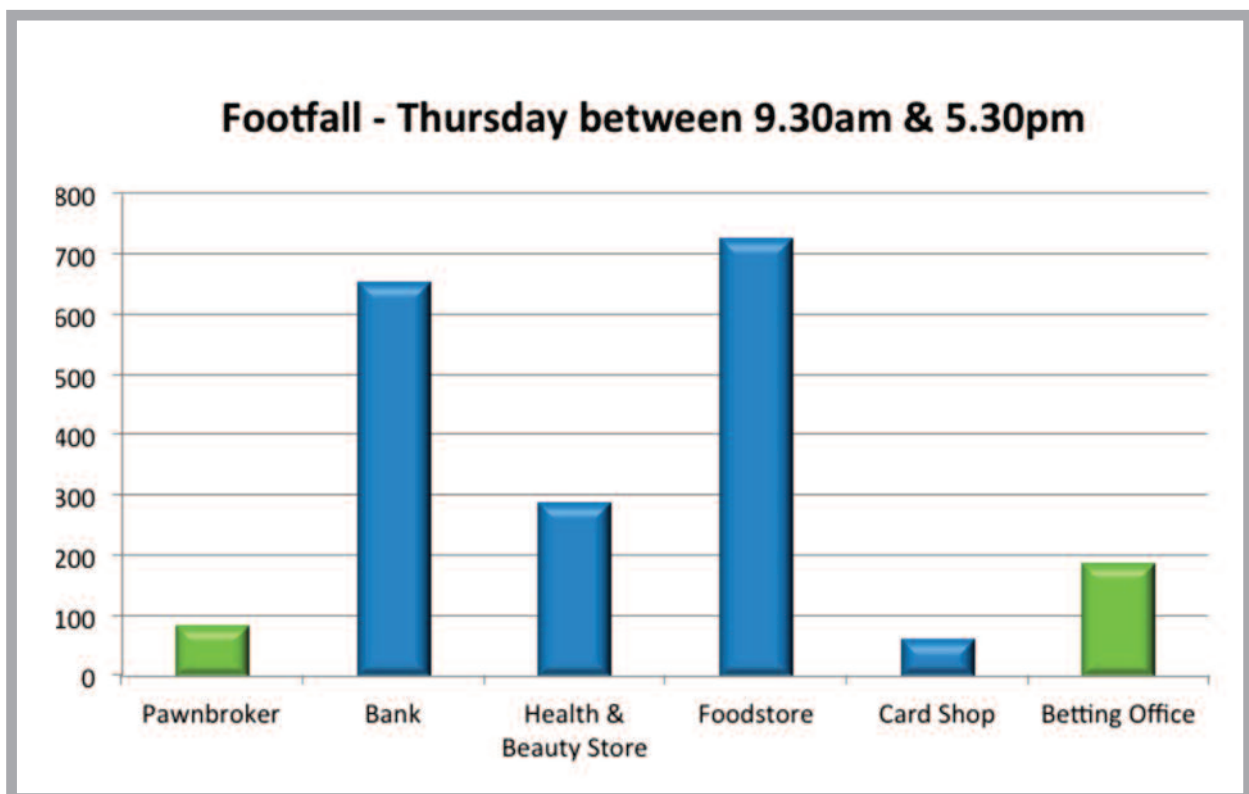
***Bank closed during last two hours of count (3.30pm - 5.30pm)**

¹ Results have been weighted to reflect an average count for the day

Figures 3 - 5 show the results for Dumbarton. Thursday's footfall was of a similar pattern to Clydebank, the betting shop was the fourth busiest unit when compared to the others. On Saturday morning the betting shop faired the busiest with higher footfall than the other units surveyed. In the afternoon this dropped to the third highest footfall.

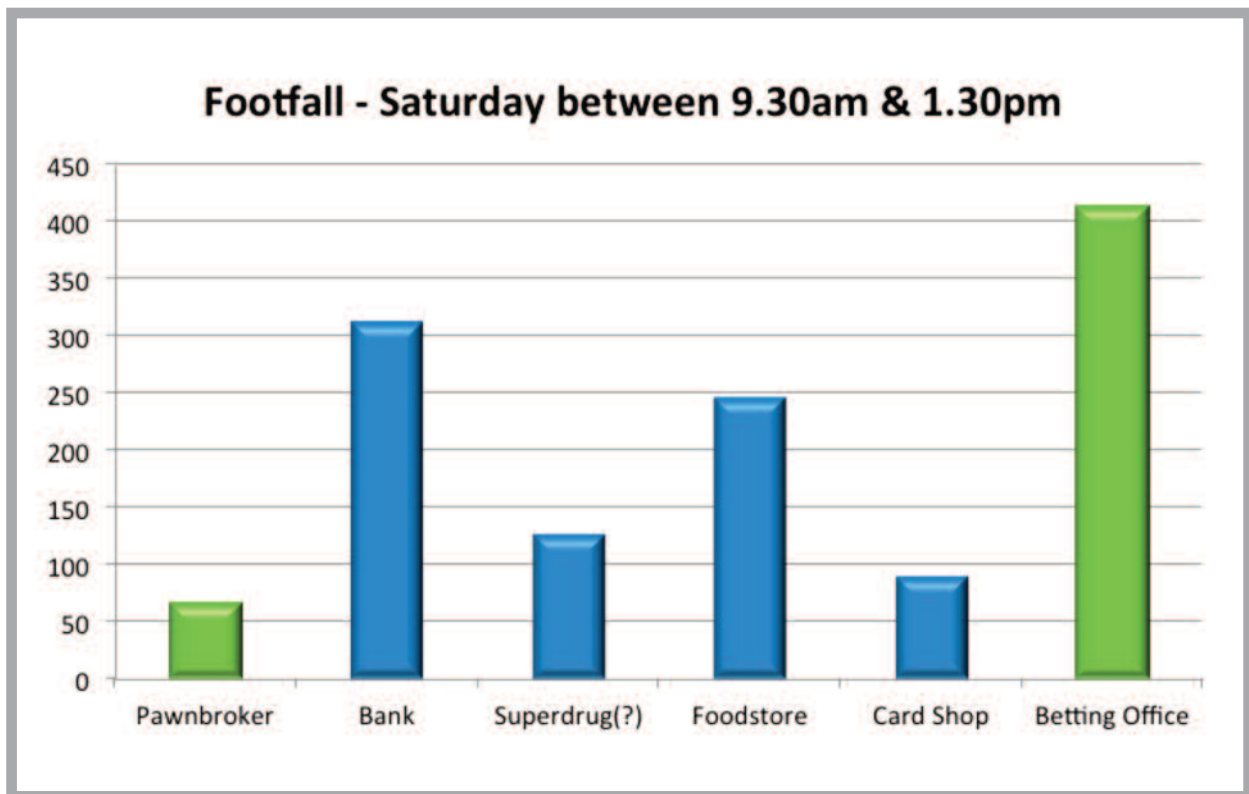
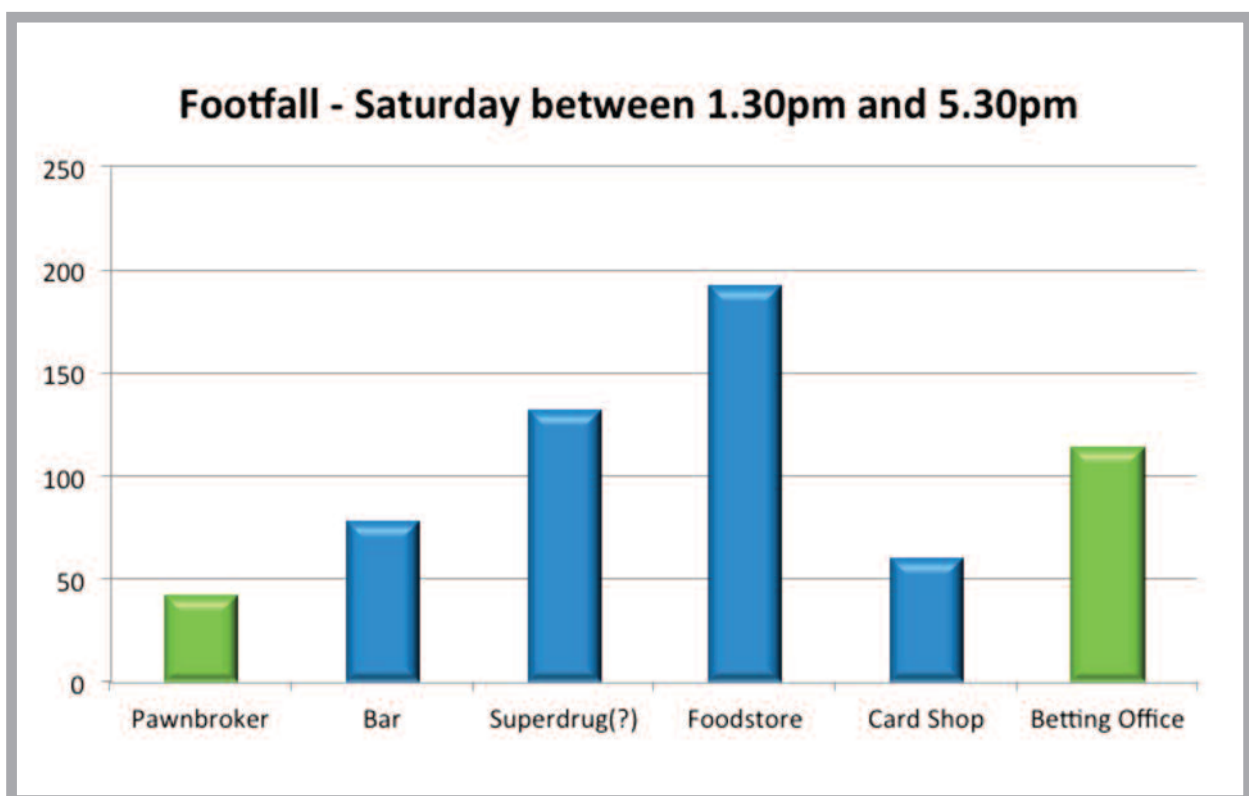
The pawnbroker took the second lowest footfall on Thursday with only the card shop taking less. On Saturday the pawnbroker had the lowest footfall for both morning and afternoon.

There are two separate charts displayed for Saturday. This is due to the bank closing at midday, and for the afternoon a public house was surveyed instead.



²Figure 3

² Results have been weighted to reflect an average count for the day

³Figure 4³Figure 5³ Results have been weighted to reflect an average count for the day

Evening count

This provided evidence of the footfall attracted into the centres during evening hours, after the typical closing hours of other stores. Betting shops in both town centres were open late into the evening.

In Clydebank two betting shops were surveyed for half hour periods between 5.30pm and 7pm on Thursday 12 September.

In Dumbarton. A single betting shop was surveyed between 5.30pm and 7.00pm on Thursday 1 October, with numbers recorded for half hour periods.

Summary

From the results above, it is demonstrated that the betting offices attract a similar and at times higher footfall than that of other high street retailers/commercial users. It is also evident that such uses attract footfall into the early evening.

Generally speaking, the pawnbrokers did not have many customers in comparison to other high street occupiers.

Customer count - actual recorded results

Clydebank:
Weather conditions: **Thursday 10th September**
Good, generally sunny throughout

Hour: 9.30 - 10.30

Unit	Tally
Clydesdale Bank	7
Paddy Power	4
British Heart Foundation	5
H & T Pawn	2
RS McColl	14
Greggs	8

Hour: 10.30 - 11.30

Unit	Tally
Clydesdale Bank	5
Paddy Power	8
British Heart Foundation	13
H & T Pawn	1
RS McColl	11
Greggs	11

Hour: 11.30 - 12.30

Unit	Tally
Clydesdale Bank	3
Paddy Power	11
British Heart Foundation	22
H & T Pawn	3
RS McColl	16
Greggs	22

Hour: 12.30 - 13.30

Unit	Tally
Clydesdale Bank	7
Paddy Power	10
British Heart Foundation	12
H & T Pawn	1
RS McColl	14
Greggs	18

Hour: 13.30 - 14.30

Unit	Tally
Clydesdale Bank	4
Paddy Power	8
British Heart Foundation	7
H & T Pawn	2
RS McColl	10
Greggs	13

Hour: 14.30 - 15.30

Unit	Tally
Clydesdale Bank	4
Paddy Power	5
British Heart Foundation	3
H & T Pawn	2
RS McColl	7
Greggs	3

Hour: 15.30 - 16.30

Unit	Tally
Clydesdale Bank	10
Paddy Power	2
British Heart Foundation	2
H & T Pawn	1
RS McColl	9
Greggs	3

Hour: 16.30 - 17.30

Unit	Tally
Clydesdale Bank	CLOSED
Paddy Power	5
British Heart Foundation	1
H & T Pawn	CLOSED
RS McColl	10
Greggs	3

Clydebank:
Weather conditions: **Thursday 10th September, evening count**
Good, light

Time	Unit	Tally
17.30 - 18.00	Ladbrokes	9
18.00 - 18.30	Paddy Power	10
18.00 - 18.30	Ladbrokes	3

Customer count - actual recorded results

Clydebank:
Weather conditions: **Saturday 12th September**
Overcast, occasional rain

Hour: 9.30 - 10.30

Unit	Tally
Royal Bank of Scotland	16
Paddy Power	5
British Heart Foundation	6
H & T Pawn	1
RS McColl	21
Greggs	6

Hour: 10.30 - 11.30

Unit	Tally
Royal Bank of Scotland	13
Paddy Power	17
British Heart Foundation	12
H & T Pawn	0
RS McColl	21
Greggs	10

Hour: 11.30 - 12.30

Unit	Tally
Royal Bank of Scotland	16
Paddy Power	16
British Heart Foundation	10
H & T Pawn	2
RS McColl	22
Greggs	12

Hour: 12.30 - 13.30

Unit	Tally
Royal Bank of Scotland	10
Paddy Power	17
British Heart Foundation	19
H & T Pawn	1
RS McColl	14
Greggs	8

Hour: 13.30 - 14.30

Unit	Tally
Royal Bank of Scotland	6
Paddy Power	13
British Heart Foundation	16
H & T Pawn	4
RS McColl	14
Greggs	23

Hour: 14.30 - 15.30

Unit	Tally
Royal Bank of Scotland	13
Paddy Power	22
British Heart Foundation	10
H & T Pawn	1
RS McColl	10
Greggs	7

Hour: 15.30 - 16.30

Unit	Tally
Royal Bank of Scotland	x
Paddy Power	4
British Heart Foundation	9
H & T Pawn	0
RS McColl	13
Greggs	10

Hour: 16.30 - 17.30

Unit	Tally
Royal Bank of Scotland	x
Paddy Power	13
British Heart Foundation	9
H & T Pawn	1
RS McColl	12
Greggs	5

Customer count - actual recorded results

Dumbarton:
Weather conditions: **Saturday 19th September**
Cloudy

Hour: 9.30 - 10.30

Unit	Tally
Ramsdens	1
Bank of Scotland	12
Superdrug	6
William Hill	14
Farmfoods	10
Hallmark & Thorntons	0

Hour: 10.30 - 11.30

Unit	Tally
Ramsdens	2
Bank of Scotland	17
Superdrug	1
William Hill	20
Farmfoods	2
Hallmark & Thorntons	7

Hour: 11.30 - 12.30

Unit	Tally
Ramsdens	4
Bank of Scotland	18
Superdrug	9
William Hill	27
Farmfoods	16
Hallmark & Thorntons	6

Hour: 12.30 - 13.30

Unit	Tally
Ramsdens	4
Bank of Scotland	5
Superdrug	5
William Hill	8
Farmfoods	13
Hallmark & Thorntons	2

Hour: 13.30 - 14.30

Unit	Tally
Ramsdens	5
Bank of Scotland	3
Superdrug	3
William Hill	8
Farmfoods	12
Hallmark & Thorntons	0

Hour: 14.30 - 15.30

Unit	Tally
Ramsdens	0
Bank of Scotland	3
Superdrug	10
William Hill	6
Farmfoods	4
Hallmark & Thorntons	5

Hour: 15.30 - 16.30

Unit	Tally
Ramsdens	2
Bank of Scotland	5
Superdrug	5
William Hill	1
Farmfoods	9
Hallmark & Thorntons	4

Hour: 16.30 - 17.30

Unit	Tally
Ramsdens	0
Bank of Scotland	2
Superdrug	4
William Hill	4
Farmfoods	7
Hallmark & Thorntons	1

Customer count - actual recorded results

Dumbarton:
Weather conditions:

Thursday 1st October
Foggy start, clear/sunny for remainder

Hour: 9.30 - 10.30

Unit	Tally
Ramsdens	1
Bank of Scotland	16
Superdrug	2
Farmfoods	8
Hallmark & Thorntons	0
William Hill	1

Hour: 10.30 - 11.30

Unit	Tally
Ramsdens	0
Bank of Scotland	22
Superdrug	8
Farmfoods	10
Hallmark & Thorntons	1
William Hill	1

Hour: 11.30 - 12.30

Unit	Tally
Ramsdens	3
Bank of Scotland	12
Superdrug	6
Farmfoods	25
Hallmark & Thorntons	2
William Hill	2

Hour: 12.30 - 13.30

Unit	Tally
Ramsdens	2
Bank of Scotland	18
Superdrug	9
Farmfoods	10
Hallmark & Thorntons	4
William Hill	6

Hour: 13.30 - 14.30

Unit	Tally
Ramsdens	3
Bank of Scotland	17
Superdrug	8
Farmfoods	20
Hallmark & Thorntons	1
William Hill	3

Hour: 14.30 - 15.30

Unit	Tally
Ramsdens	3
Bank of Scotland	7
Superdrug	9
Farmfoods	15
Hallmark & Thorntons	1
William Hill	11

Hour: 15.30 - 16.30

Unit	Tally
Ramsdens	0
Bank of Scotland	9
Superdrug	4
Farmfoods	15
Hallmark & Thorntons	1
William Hill	3

Hour: 16.30 - 17.30

Unit	Tally
Ramsdens	2
Bank of Scotland	8
Superdrug	2
Farmfoods	18
Hallmark & Thorntons	0
William Hill	4

Dumbarton:
Weather conditions:

Thursday 1st October, evening count
Good, light

Time	Unit	Tally
17.30 - 18.00	William Hill	10
18.00 - 18.30	William Hill	10
18.00 - 18.30	William Hill	9



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Alan Williamson
Team Leader – Forward Planning
Planning & Building Standards
Aurora House
Aurora Way
Clydebank
G81 1BF

16 October 2015

Dear Alan

Further to our recent meeting I would like to confirm that in the credit union's experience we have encountered many cases where we have been asked to help members who have been caught up in the never ending circle of pay day lenders. We have also been asked to help members who have fallen into debt because of their problems with gambling and the easy access to betting shops within our area.

People do not seem to realise the hold these organisations can have until it is too late with their importance being placed on the repayment amount rather than the total to be paid back and then they encounter difficulty should they fall into arrears. With both payday lenders and betting shops being plentiful in this area it is difficult for those in great need to avoid the temptation.

Dumbarton Credit Union tries to help those who are referred to them by either local agencies or relatives and friends. Members who for example have chaotic lifestyles, are unable to complete forms or have hidden debt they do not wish discovered were all persuaded by pay day lenders and have now managed to turn their lives around with our help.

I cannot emphasise enough how much these pay day lending and gambling organisations ruin the lives of many local residents.

Yours sincerely

Mrs Brenda Pasquire
Office Manager



Credit Union

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority

Appendix 2: Responses to consultation on draft Planning Guidance on Pay Day Lending and Betting Shops

Respondent	Summary of Comment	Recommended Council response
Bonhill & Dalmonach Community Council	Enquiry as to whether it could request for Alexandria to be included in the guidance. (A response was sent to the community council advising that this would be a valid matter for it to include in a response, however no further correspondence was received).	The relevant Local Development Plan policy and survey work undertaken relates only to Clydebank and Dumbarton town centres. Therefore, without additional evidence, applying the guidance to Alexandria or other areas at this stage would make it less robust. It is considered this is a matter that should be reviewed as part of the Local Development Plan process.
Craig Edward	Welcome a review of the guidance that would bring to an end the over-provision, and to strengthen the Planning Committee's ability to decline such requests.	Support noted.
Dumbarton Credit Union	<p>Welcome the draft proposals set out in the document. The Board wish to express their full support.</p> <p>The Board of Directors note with interest that the draft document includes reference to "Community wellbeing" and fully supports the inclusion of this within the finalised document.</p> <p>The Board of Directors recommend this draft report for its' insight and forethought in bringing to light the ineffectiveness of payday lenders in offering consumers a</p>	Support noted.

	healthy and ethical facility of money lending, and ask the Council to fully support said document and contents.	
G. King	There are too many betting shops in Clydebank and surrounding areas. Gambling appears to have taken on a whole new depth, where you are encouraged to bet on just about anything, you can be separated from all your money in a very short space of time. Bookmakers and pay day lenders exist to make money they are not there to help people. Could West Dunbartonshire consider charging them a larger amount of rent than it does for other properties in order to discourage them?	Noted. The rent issue is not one that can be addressed through this document on planning matters.
Old Kilpatrick Community Council	There are too many betting shops throughout West Dunbartonshire. More pressure should be placed on the Scottish Government to alter its planning policy on matters such as these.	Noted. In its response to a previous Scottish Government consultation on pay day lending and betting shops the Council sought for planning system to be changed to enable stronger controls on these uses.
The Scottish Government	The Scottish Government welcomes the guidance as an innovative means to address the issue where it arises. The draft document presents evidence clearly and uses a mapping approach to show where clusters are. It is an example we will look to promote to other authorities concerned about clusters of particular uses in their town centres.	Support noted.