

WEST DUNBARTONSHIRE COUNCIL
Council Offices, Garshake Road, Dumbarton G82 3PU

13 June 2014

**MEETING: PLANNING COMMITTEE
 WEDNESDAY, 25 JUNE 2014
 COMMITTEE ROOM 3
 COUNCIL OFFICES
 GARSHAKE ROAD
 DUMBARTON**

Dear Member,

Please attend a meeting of the **Planning Committee** to be held in **Committee Room 3, Council Offices, Garshake Road, Dumbarton** on **Wednesday, 25 June 2014** at **10.00 a.m.**

The business is as shown on the enclosed agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:

Councillor Lawrence O'Neill (Chair)
Provost Douglas McAllister (Vice Chair)
Councillor Denis Agnew
Councillor Gail Casey
Councillor Jim Finn
Councillor Jonathan McColl
Councillor Patrick McGlinchey
Councillor John Mooney
Councillor Tommy Rainey
Councillor Hazel Sorrell

All other Councillors for information

For information on the agenda please contact Nuala Quinn-Ross, Committee Officer,
Legal, Democratic and Regulatory Services, Council Offices, Garshake Road,
Dumbarton, G82 3PU. Tel: (01389) 737210, e-mail: nuala.quinn-ross@west-dunbarton.gov.uk

PLANNING COMMITTEE

WEDNESDAY, 25 JUNE 2014

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3. MINUTES OF PREVIOUS MEETING

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 28 May 2014.

4. NOTE OF VISITATION

Submit, for information, Note of Visitation carried out on 27 May 2014.

5. PLANNING APPLICATIONS

Submit reports by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

Continued Application:-

- (a) DC14/008 – Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.

New Applications:-

- (b) DC14/087 – Formation of new road junction including traffic signals and associated works relating to revised car parking and landscaping at Castle Street, Dumbarton by West Dunbartonshire Council.
- (c) DC14/118 – Amendment to condition 30 of planning permission DC10/310 (to allow school sports pitches to be used by school aged children during school holidays and at weekends between 9am and 3.30pm) at Dumbarton Academy, Crosslet Road, Dumbarton by West Dunbartonshire Council.

6. DEVELOPMENT PLAN UPDATE

Submit report by the Executive Director of Infrastructure and Regeneration:-

- (a) providing an update on the progress of Development Plan preparation; and
- (b) seeking approval of the annual review of the Development Plan Scheme and Participation Statement, as detailed within Appendix 1 to the report.

7. GLASGOW PROPOSED CITY DEVELOPMENT PLAN

Submit report by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the publication of the Proposed City Development Plan for Glasgow; and
- (b) seeking approval for this Council's proposed response, detailed within the report, to the Plan.

8. LOCH LOMOND & THE TROSSACHS NATIONAL PARK MAIN ISSUES REPORT

Submit report by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the publication of the Main Issues Report for Loch Lomond & The Trossachs National Park; and
- (b) seeking approval for this Council's proposed response, detailed within Appendix 1 to the report, to the Main Issues Report.

9. WEST DUNBARTONSHIRE CORE PATHS PLAN - AMENDMENT TO CORE PATH 56, LAND CRAIG'S WOOD, DUMBARTON

Submit report by the Executive Director of Infrastructure and Regeneration seeking approval of an amendment to Core Path 56 in the West Dunbartonshire Core Paths Plan.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 28 May 2014 at 2.07 p.m.

Present: Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jonathan McColl, Lawrence O'Neill and Tommy Rainey.

Attending: Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Alan Williamson, Team Leader (Forward Planning); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Scott Kelly, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jim Finn, Patrick McGlinchey and John Mooney.

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 30 April 2014 were submitted and approved as a correct record.

NOTE OF VISITATION

A Note of Visitation carried out on 28 April 2014, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

Having heard Councillor O'Neill, Chair, the Committee noted that the report relating to the application under the heading 'DC14/008 – Formation of a new footpath using concrete "ty-blocs" with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty' had been withdrawn from the present meeting because additional information relating to the application was awaited. It was further noted that a report in relation to the application would be submitted to a future meeting of the Committee, and that a site visit would be undertaken by Members in due course.

Thereafter, reports were submitted by the Executive Director of Infrastructure and Regeneration in respect of the following planning applications.

Continued Application:-

- (a) **DC13/276 - Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Limited.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

New Applications:-

- (b) **DC14/008 – Formation of a new footpath using concrete "ty-blocs" with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.**

As recorded earlier in these minutes, the Committee noted that the report relating to this application had been withdrawn from the present meeting.

- (c) **DC14/068 – Operation of occasional market at High Street, Dumbarton by Ms Angela Scott.**

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion and having heard the Planning and Building Standards Manager in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 2 hereto.

(d) ROW14/01 – Diversion of public path at/near Wester Cochno Farm, Cochno Road, Hardgate by Mr Richard Spratt.

The Planning and Building Standards Manager was heard in further explanation of the application and the background relating thereto.

Following discussion, the Committee agreed:-

- (1) to delegate authority to the Planning and Building Standards Manager to issue a draft public path diversion order and undertake the associated statutory notification;
- (2) that in the event of there being no objections to the draft order, to delegate authority to the Planning and Building Standards Manager to confirm the public path diversion order upon expiry of the statutory notification period;
- (3) that in the event of unresolved objections being received, the application would be reported back to the Committee for further consideration at that time; and
- (4) to note that Councillor O'Neill, Chair, would respond to recent enquiries relating to this application in order to notify the correspondents of the Committee's decisions detailed above.

WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) advising of the representations received on the Proposed West Dunbartonshire Local Development Plan (as modified); and
- (b) seeking agreement that the unresolved objections to the West Dunbartonshire Local Development Plan be submitted to Scottish Ministers for Examination.

Having heard the Team Leader (Forward Planning) in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the Schedule 4s set out in Appendix 1 to the report and the non-notifiable modifications to the Plan set out in Appendix 2 to the report.

The meeting closed at 2.22 p.m.

PLANNING COMMITTEE

NOTE OF VISITATION – 28 APRIL 2014

- Present:** Councillors Denis Agnew, Jim Finn and John Mooney
- Attending:** Pamela Clifford, Planning & Building Standards Manager.
- Apologies:** Councillors Gail Casey, Jonathan McColl, Tommy Rainey and Hazel Sorrell.

SITE VISITS

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

- (a) DC13/276 – Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Ltd; and
- (b) DC14/043 – Change of use to hot food takeaway at 19 Brown Street, Alexandria by Mr Ghulam Abbas Shah.

DC13/276 - Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Limited.

CONDITIONS

1. The importation of waste and its processing is approved for a temporary period of three years from the date of this decision, or until such time as the quantity of material permitted by condition 4 has been reached (whichever of these dates is the earliest). At the end of this period, the importation and processing of waste shall be discontinued and the associated plant, haul road and compound shall be removed from the site, unless otherwise approved in writing by the Planning Authority.
2. The material imported onto the site shall comprise inert construction waste such as demolition rubble, rock and soil only. No contaminated, organic or putrescent material shall be brought onto the site.
3. The material stockpiled or deposited on the site shall comprise clean material suitable for use as infill for a residential development site. All other material (i.e. recyclable material or material unsuitable for reuse as infill for such a development) shall be removed from the site on an ongoing basis. The locations where such materials are stored temporarily awaiting removal shall be agreed in writing with the Planning Authority.
4. The quantity of processed material stored or deposited on the site shall not exceed 250,000 tonnes (measured from the commencement of operations in 2008), or the quantity of material needed to raise the whole site to a finished ground level of 5.6 metres AOD (whichever is the lower of these two quantities).
5. The developer shall submit a statement to the Planning Authority once every six months detailing the quantity of material stored on the site at that point for their approval.
6. The delivery and removal of material, the operation of the stone crushing equipment and the movement of material about the site shall take place only between 8am and 6pm Mondays to Fridays, 8am and 1pm on Saturdays and not at all on Sundays or Public Holidays, unless otherwise approved in writing by the Planning Authority.
7. Operation of the site shall be in accordance with the Noise Impact Assessment and Dust Mitigation Scheme approved in accordance with the conditions of the previous planning permission DC10/246/FUL.

8. 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 action shall be implemented in a timescale agreed with the Planning Authority.
9. A wheel wash/wheel bath shall be maintained at the site entrance in order to ensure that vehicles leaving this site do not drag mud onto the public road.
10. Full details of any proposed alterations to external illumination and lighting for the site shall be submitted to and approved by the Planning Authority prior to any such lighting being provided. Such details shall include the proposed types of illumination and proposed operating times and dates this would be utilised.

DC14/068 – Operation of occasional market at High Street, Dumbarton by Ms Angela Scott.

CONDITIONS

1. The planning permission hereby granted shall be for a temporary period until 13 November 2016 and the market shall only operate for a maximum of 5 consecutive days up to a maximum of 4 times per calendar year.
2. The market shall only trade within the area outlined in red on Drawing no.01. No stalls, goods, vehicles, signs or other market items shall be positioned outwith these areas or in such a way as would obstruct any other part of the footway, the pedestrian crossing, carriageway or bus stop.
3. The erection and dismantling of stalls shall not take place prior to 6am in the morning or after 9pm at night.

PLANNING COMMITTEE

NOTE OF VISITATION – 27 MAY 2014

- Present:** Councillors Denis Agnew and Gail Casey
- Attending:** Pamela Clifford, Planning & Building Standards Manager and Alan Williamson, Team Leader (Forward Planning)
- Apologies:** Councillor Jim Finn

SITE VISIT

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

- (a) DC13/276 – Variation of Condition 1 of DC10/246 (extension of time period) for the importation and processing of construction and demolition waste and temporary stock piling of processed material for use for future land raising on site at Queens Quay, Cart Street, Clydebank by Central Demolition Ltd.

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

DC14/008: Formation of a new footpath using concrete “ty-blocs” with a tarmacadam finish at Sandpoint Marina, Woodyard Road, Dumbarton by Mr Patrick Docherty.

1. REASON FOR REPORT

- 1.1** This application is considered to raise issues of local significance, and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application relates to land within Sandpoint Marina, which is located at the south end of Woodyard Road, Dumbarton, at the confluence of the Rivers Leven and Clyde. The site is surrounded by water on three sides, and by public open space to the west. Historically this site has had a number of uses over many years, including as a shipbuilding yard, lifeboat building works and engineering works. Most recently, the main part of the site has been used as a marina with various boating and related activities taking place, as well as an indoor recycling facility. The eastern and southern parts of the site, including the former slipways, have been subject to land reclamation using recovered building and road material in order to raise the site levels. Sandpoint Marina extends to approximately 4.5 hectares, although of that the area of land subject to this particular application is only 5,500m². All vehicular access to the site is via Woodyard Road.
- 3.2** The up-filled areas of the site are currently bounded by a rock armour revetment along the river edges. Planning permission is sought to form a new footpath along the top of the revetment, around the southern and eastern edges of the site. It would extend from the southern edge of the operational boatyard area all the way around the site as far as the boundary with Posties Park – a total length of approximately 435m.
- 3.3** The applicant has explained that the proposed path is intended for the dual purpose of providing a tidy finish to the top of the revetment, and providing an improved pedestrian route around the site. Although there is currently no formal public access to the waterfront within the site, there is informal access and people regularly walk along the top of the revetment, to which the applicant does not object. Although the path would be accessible by the public it would remain in private ownership and is not proposed to offer it for

adoption. Whilst the applicant has no current plans to redevelop the site, he is aware that any future development would be likely to require a pedestrian or possibly vehicular route along the edge of the river, and by installing such a walkway now he hopes to make the site easier to develop and more attractive to potential developers in the future. The proposed works would also stabilise the top of the revetment and would in the applicant's view provide a neater and more attractive edge to the site. The current proposal does not involve any changes to the revetments other than what would be necessary to tie the top of the embankment into the new footpath.

- 3.4** The footpath would be 7.2m in width, and would be constructed using 1.2m thick "ty-blocks" sitting on a bedding layer on top of a suitable filter fabric. Ty-blocks are a type of concrete block of the applicant's own invention, being a concrete cube containing a core of recycled tyre rubber, and understood to be very strong. On top of the ty-blocks, there would be a layer of type 1 granular material, a dense macadam base course with an asphalt top layer. A 2m high fence would be erected along the length of the footpath and it would be set back 1.2m from the inner edge of the footpath, leaving a 6m wide passageway. Details of the type of fence intended have not been submitted at this stage.
- 3.5** The current ground levels on these parts of the site vary from 4.5m AOD (Above Ordnance Datum, essentially mean sea level) to 5.5m AOD, in accordance with the various existing landraising permissions. It is proposed that the footpath would have a finished surface level of 5.55m to 5.6m AOD throughout its full length (the 5cm difference being a slight slope across the footpath to allow surface water run-off). Consequently, the eastern section of the footpath would be up to 1.1m above the adjacent permitted ground level and there would be a short slope to address this level change. This would use material excavated from the southern section of the footpath where ground levels are already 5.5m, and no new infill material would be brought onto the site. The existing rock armour slope would not be affected by this proposal. It is estimated that it would take the applicant approximately two years to complete the project.

4. CONSULTATIONS

- 4.1** Scottish Natural Heritage has stated that there are natural heritage interests of international importance very close to this site (i.e. the bird life habitats in the River Clyde). The Council is required to carry out an "appropriate assessment" of the impact on the protected habitat prior to granting planning permission, but in SNH's view, the birds would be unlikely to be adversely affected by the proposal provided it is carried out in strict accordance with the applicant's method statement and uses the machinery and material described therein.
- 4.2** Scottish Environmental Protection Agency has no objection to the application on the basis that the site has already been raised above the 1:200 year flood level (4.37m AOD).

- 4.3** West Dunbartonshire Council Roads Service has no objection to the proposal. If the path was intended to be offered for adoption by the Roads Authority, then it would be necessary for it to connect with Woodyard Road. However, this is not currently part of the proposal.
- 4.4** West Dunbartonshire Council Access Officer has no objection to the proposal but states that it is desirable to allow public access over the path.
- 4.5** West Dunbartonshire Council Estates Service has no objection to the proposal, but has noted the proximity of Council owned land to the application boundary and advised that it is important that there is no encroachment beyond the application site boundary.
- 4.6** West Dunbartonshire Council Environmental Health Service has no objection subject to a condition relating to hours of work.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan (2010)

- 6.1** The site is designated for industrial and business use, where Policy LE1 states that there shall be a presumption in favour of uses which positively extend the permanent employment potential of the site. Whilst the proposed footpath is intended to make the site more attractive for redevelopment, its formation would not affect the potential use of the site for industrial or business use and there is therefore no conflict with Policy LE1.
- 6.2** Policy R5 encourages the establishment of additional paths for pedestrian, cycle and equestrian use, with a special emphasis on access to the countryside and riverside areas. Developers of waterfront sites will be required to provide paths to and along the river bank. Although formal public access to the path is not currently proposed, the application would allow improved informal access and would provide infrastructure for future public access to the riverside as part of any future redevelopment of the site. The proposal is therefore consistent with Policy R5.
- 6.3** Policy GD1 is applicable to all new development and aims to ensure that development is of a high quality of design and respects the character and amenity of the surrounding area. The design of the proposed footpath is considered in Section 7 below, and it is considered that it would be appropriate for its intended purpose and capable of being adapted to serve any future redevelopment of the site.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (WDLDP) Proposed Plan

7.1 The application site is within the defined Dumbarton Town Centre and Waterfront “changing place”, with the Sandpoint Marina itself being specifically identified as a housing opportunity site with an indicative capacity of 100 units. The plan identifies that any such development would require to include a waterfront path, which could eventually be linked with Dumbarton High Street via a footbridge over the River Leven. Policy BC1 indicates that sites reserved for housing will be supported subject to compliance with good design guidance. The principle of a new footpath at this location is therefore supported by the proposed plan.

7.2 Policy DS1 requires all development to contribute towards creating successful places by having regard to the six qualities of a successful place. These include:

- Distinctiveness (e.g. creating quality public spaces with suitable landscaping);
- Adaptable (e.g. avoiding the creation of spaces which are likely to become neglected or obsolete);
- Easy to get to and move around (e.g. providing good pedestrian links);
- Safe and pleasant (e.g. incorporating appropriate lighting);

These issues are discussed below, and it is concluded that the proposal would comply with Policy DS1.

7.3 Policy GN6 seeks to protect and improve the quality and enjoyment of the water environment, and encourages access to, along and beside waterways for walking and cycling provided this would not adversely impact upon habitat networks or protected species. The proposal would provide such access and would therefore be consistent with Policy GN6.

Principle of Development

7.4 The applicant has indicated that the proposal is intended to tidy the appearance of the edge of the site as well as to provide improved facilities for informal public access. Although the site is currently allocated for commercial use, the emerging Local Development Plan proposes that it be re-designated as a residential development opportunity, and none of the representations received in relation to the LDP proposed plan public consultation exercise challenged the designation of the site for residential use. The only representation to the LDP proposed plan to comment on this site was from Scottish Natural Heritage, which asked that the LDP’s requirement for a continuous waterfront path be strengthened to include provision of significant new open spaces located at key points of interest along the path. Irrespective of whether residential development does take place, both the existing local plan and the emerging LDP give strong support for the provision of improved public access to the riverfront and the creation of new footpaths.

- 7.5** It is therefore considered that in principle the provision of a footpath around this site is to be welcomed, even if public access to it is currently only on an informal basis. The provision of a suitably adaptable footpath around the river edge would also make the site more appealing to future residential developers. The site occupies a prominent position and is readily visible from various positions along the opposite bank of the River Leven, and also from Dumbarton Castle, and any improvements to the appearance of the river edge would also be welcomed.

Relationship with Possible Future Development

- 7.6** Although there are no imminent plans for redevelopment of the wider site, it is desirable to ensure that any new infrastructure installed on the site is capable of being adapted to serve future development. As there are no current plans for the layout of any new development on the site it is therefore impossible to know exactly how the proposed footpath would relate to any future redevelopment. However it seems certain that any new development would incorporate a footpath or road around the edge of the site.
- 7.7** The proposal would provide a continuous 7.2m wide belt of hard surfacing around the whole of the river edge. The proposed method of construction using “ty-blocks” and tarmacadam is likely to be very robust, and should be capable of supporting vehicular traffic as part of an adoptable road, but it is likely that it would require to be modified in order to serve a new development, to incorporate surface drainage infrastructure, service strips, landscaped areas and alternative surface treatments. The applicant acknowledges this fact, but has explained that the proposal is not intended to provide a finished footpath for any as-yet unplanned long-term redevelopment proposal. If redevelopment does take place, the proposed footpath would provide a useful base for whatever river-edge treatment was then proposed. The ty-block base would not inhibit excavation of the road to install infrastructure, landscaping or a quality finishing surface. It is therefore considered that the proposal would not impact adversely upon the site’s capacity for redevelopment in the future.

Design and Appearance

- 7.8** The path would be of simple tarmacadam surfacing and would be suitable for use as a footpath. In the context of the existing uses of the site, with a mixture of commercial uses and landraising works, the functional appearance of the path would not be out of place, and it would provide a tidier and more finished appearance to the top of the existing revetments. The proposed path would therefore be of an appropriate design and appearance for its intended purpose.
- 7.9** The proposal would have minimal impact upon the appearance of the site when viewed from the opposite side of the Leven. The site is presently not particularly attractive due to the nature of its commercial use. Such landraising as would be involved in its construction would not significantly alter the appearance of the site. The proposed fence would be visible, but this would not appear out of place surrounding a commercial site. The path would be seen when looking down on the site from Dumbarton Rock, but it

would not be particularly prominent and would not detract from views towards the town.

Nature Conservation

- 7.10** The proposed works would be adjacent to the Inner Clyde Special Protection Area (SPA), which is of international importance as a habitat for overwintering redshank, and which is also a Site of Special Scientific Interest (SSSI). Whilst the proposed works are within 300m of the SPA and the works are expected to take place throughout the full year, the redshank in this area are likely to already be habituated to a degree of human activity and are therefore not likely to be disturbed by the relatively modest amount of additional human activity and machinery involved in this proposal (estimated in the applicant's method statement to be at most 4 or 5 workers and one excavator at any time). The applicant has indicated that no additional plant or machinery would be brought onto the site beyond those which are already operated thereon, and no works would be carried out to the coastal edge / sea wall. Once the footpath is completed it may give rise to an increase in use by pedestrians, but it is not likely that this would cause disturbance to the birds. Therefore, it is considered that the proposal would not give rise to any adverse impact upon the SPA, or the SSSI interests. Scottish Natural Heritage has advised that they have no objection to the proposal subject to compliance with the applicant's method statement.

Flooding

- 7.11** The proposal would involve the raising of the freeboard of part of the site (where the current ground level is 4.5m AOD), but as the whole of the site is already above the 1 in 200 year flood level this would not give rise to any significant impact upon flood storage capacity. SEPA have therefore advised that they have no objection to the proposal.

8. CONCLUSION

- 8.1** It is considered that the formation of a new footpath around the river edges would be a desirable feature in its own right, as well as being an essential component of any future redevelopment of this site. The path would be of appropriate design and appearance for its intended purpose, and would be suitable for adaptation to be incorporated into any future redevelopment. The proposal is therefore consistent with all relevant policies.

9. CONDITIONS

- 1. 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 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.**
- 2. The total number of heavy vehicles depositing material to this site and in conjunction with any other planning consent at Sandpoint**

Marina shall be limited to a maximum number of 60 vehicles per day.

3. Prior to the commencement of works, full details of the design and location of the fence to be erected on site shall be submitted for the further written approval of the Planning Authority and shall thereafter be implemented as approved.
4. No additional waste material shall be imported onto the site and deposited for use as part of this development.
5. The development shall be undertaken in accordance with the method of operations described in the letter submitted by Daly Planning & Design dated 21 February 2014 unless otherwise approved in writing by the Planning Authority.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 9 June 2014

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Clydebank. G81 1TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

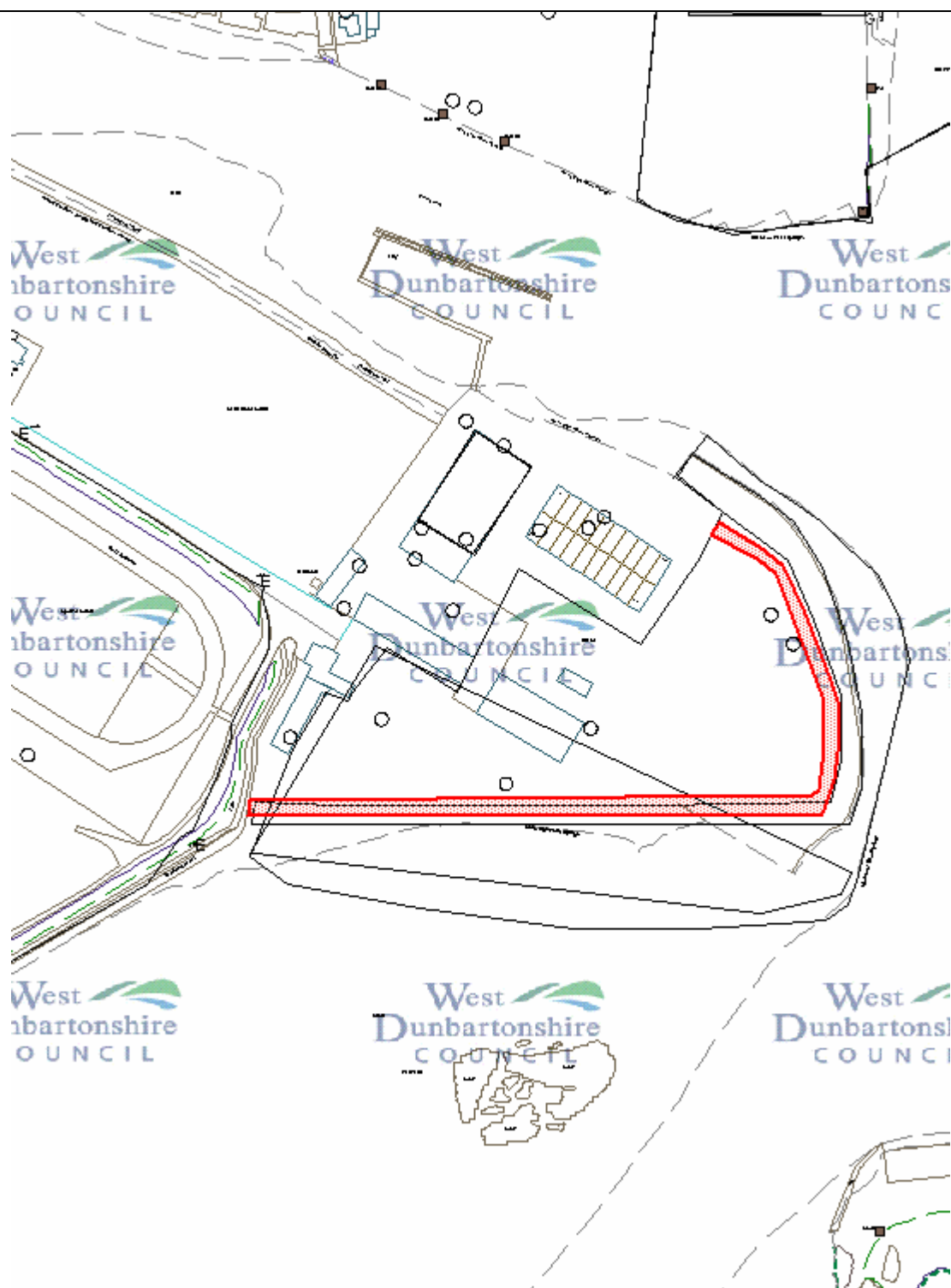
1. Application documents and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP - Proposed Plan; and
4. Consultation responses.

Wards affected: Ward 3 (Dumbarton)

DC14/008

**Formation of a new
footpath using concrete ty-
blocs with a tarmacadam
finish**

**Sandpoint Marina
Woodyard Road
Dumbarton
G82 4BG**



WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

DC14/087: Formation of new road junction including traffic signals and associated works relating to revised car parking and landscaping at Castle Street, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application is considered to raise issues of local significance, 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 the eastern section of Castle Street, to the public car park located to the north of Castle Street, and to the junction of Glasgow Road and the St James Retail Park. Castle Street was historically the main route into Dumbarton town centre from the east, but was curtailed by new road construction in the 1970s and is now a cul-de-sac which provides access to the Denny Tank museum, a small number of flats and offices ("Castle Terrace"), the public car park and the vacant development site formerly occupied by Allied Distillers. Glasgow Road is a dual carriageway with a signalised T-junction providing access into the St James Retail Park. Between the two roads is a triangular area used as a public car park, and a landscaped verge along the southern side of the dual carriageway. Apart from the Denny Tank and Castle Terrace the only building in the immediate vicinity of the site is the McDonalds drive-through restaurant which lies to the north east, but which is accessed from within the retail park.
- 3.2** Planning permission is sought to remodel the existing junction in order to form a new road access into Castle Street. The extent of the work would include construction of a new section of road linking Castle Street with Glasgow Road, reconfiguration of the junction and of Castle Street itself, revisions to the remaining public car park and to parking spaces on Castle Street, new traffic signals, and public realm works to improve the appearance of the hard and soft landscaping areas adjacent to the new junction.
- 3.3** The new road link would be formed across part of the existing public car park, and some of the existing opportunities for parking on Castle Street itself would be lost as a result of the road remodelling. Some reconfiguration of the

remaining parking is proposed in order to minimise the impact, but the total capacity of the car park and the area adjacent to Castle Terrace would be reduced from approximately of 63 spaces to 32 spaces. The grass verge and trees along the southern side of Glasgow Road would also be removed, but there would be new hard and soft landscaping at the junction in order to provide an attractive entrance to the town centre. The current provision of pedestrian barriers along Glasgow Road is to be revised and reduced. The proposed junction improvements are intended to improve pedestrian and vehicular linkages between Dumbarton town centre and the east (notably St James Retail Park), to improve access for public transport and to provide suitable access to vacant development sites on Castle Street.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates Service and Roads Service have no objection and support the application.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to construction activities and dust control.
- 4.3** West of Scotland Archaeological Service has no objection to the proposal subject to a condition being attached to any planning permission which requires the developer to undertake an archaeological watching brief during all ground disturbance.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** West Dunbartonshire Local Plan (2010)
The site is primarily located within the defined Dumbarton Town Centre, although a very small part of the site is within the neighbouring Commercial Centre. The Local Plan indicates that the Council wishes to revitalise Dumbarton Town Centre and to guide investment towards the opportunities which exist therein. Policy T2 encourages the Council to identify opportunities for access improvements to the Regeneration Priorities. The proposal would support the regeneration of the town centre by improving access and providing infrastructure which would help to unlock important development sites off Castle Street.
- 6.2** Policy GD1 states that all development is expected to be of a high quality of design and should not detract from the character or amenity of the surrounding area. In particular, any development should meet the roads, parking and access requirements of the Council. Policy T1 further states that the Council will support measures to provide sustainable transport modes and improve access to public transport and path networks. This proposal has

been designed in accordance with the Council's adopted road development standards and incorporates high quality landscaping to provide an attractive entrance into the town centre. It is therefore considered that the proposal is supported by the above policies of the adopted local plan.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

7.1 West Dunbartonshire Local Development Plan (LDP), Proposed Plan

The site is located within the defined Dumbarton Town Centre, which is also identified as one of "Our Changing Places", where significant new development is expected or desired. The plan specifically highlights the fact that the junction of Castle Street and Glasgow Road is a crucial point in the links between the town centre and St James Retail Park and states that the Council will support the re-opening of this junction to vehicular traffic and its reconfiguration to improve pedestrian and public transport accessibility and traffic flow into the town centre. The proposal would therefore support the strategy of the emerging LDP.

7.2

Policy DS1 requires that new development contribute towards the creation of successful places, by having regard to criteria which include being easy to get to and move around, and being welcoming with attractive gateways and simplicity of layout. The proposal would re-establish the historic and direct route into Dumbarton town centre from the east of the town, and would provide an attractive landscaped gateway at the new junction. It is therefore considered to be in compliance with this policy.

7.3

Policy SD1 supports the development of transport schemes set out in the Local Transport Strategy subject to adequate mitigation of adverse impacts. The West Dunbartonshire Local Transport Strategy 2013-18 identifies traffic access and management problems in the vicinity of Dumbarton town centre and Church Street roundabout as a 'Tier 1' problem of strategic and local significance, and poor pedestrian links between Dumbarton town centre and St James Retail Park as a 'Tier 2' problem of local significance. The proposal would address these issues and would therefore be in accordance with the Local Transport Strategy and with Policy SD1 of the emerging LDP.

7.4 Scottish Planning Policy (SPP)

This document supports the provision of a mixture of uses and activities within town centres and recognises that development should integrate successfully and create links with the surrounding urban fabric. It is therefore essential that town centres provide a high quality, inclusive and safe environment. Well designed public spaces and buildings can improve the health, vitality and economic potential of a town centre. Actions to support improvements in town centres and to create distinctive and successful places are encouraged and range from small scale public realm works to the assembly of larger scale development sites which aid regeneration. It is considered that the proposal would contribute towards the regeneration of Dumbarton town centre by improving access and assisting in the redevelopment of important sites, and that it would therefore be consistent with the SPP.

7.5 Historical Context

The construction of the Artizan Bridge and associated new roads in the 1970s bypassed Dumbarton Town Centre, and whilst this had the advantage of removing a large volume of through traffic from the High Street it also formed a physical barrier between the town centre and surrounding areas and resulted in the loss of the most direct vehicular route between the town centre and the east of the town (i.e. Castle Street). Although Castle Street remained open as a through pedestrian route, over the years it developed a more peripheral character due to the lack of through traffic and the demolition of the former distillery buildings. Furthermore, the fact that Castle Street had become a cul-de-sac became a constraint which makes redevelopment of the former distillery site more difficult. The development of the St James Retail Park added a major pedestrian, public transport and traffic destination to the east of the town centre, which was not well connected to the High Street due to the barrier formed by the 1970s dual carriageway. The current proposal is intended to address all of these issues.

7.6 Traffic and Parking

Currently traffic congestion can arise on the stretch of Glasgow Road between St James Retail Park and the Strathleven Place roundabout. The reopening of Castle Street would allow traffic from the town centre to avoid this stretch of Glasgow Road. This should reduce congestion and which would be particularly beneficial to bus passengers and motorists travelling to the town centre as the new route would be shorter and would avoid the Strathleven Place roundabout. The Roads Service considers that the overall impact on traffic would be positive.

7.7 The proposal would result in the loss of around 30 car parking spaces from the Castle Street area. The loss of parking spaces within the town centre is not something which would generally be encouraged, but the existing car park on Castle Street is not used to its full potential. Other car parks are closer to the High Street, and it is likely that the parking at the east end of Castle Street is mainly used by Castle Street residents and businesses. The public car park is very rarely used to anything approaching its full capacity, and there is therefore scope to reduce parking numbers without this having a significant impact. The proposal would retain 18 spaces within a smaller public car park to the west of the new junction, and a total of 14 spaces on the short stub of Castle Street serving Castle Terrace and the Denny Tank museum (which also has its own small private car park). Some of the spaces opposite Castle Terrace would be reconfigured to increase capacity at this location. It is considered that this level of provision would be sufficient to meet the needs of these properties, and that the overall impact upon parking would be acceptable.

7.8 Regeneration

Whilst Castle Street is already the most direct pedestrian route to the east of the High Street, the existing connections onto Glasgow Road are not particularly attractive, and the linkage across Glasgow Road to the retail park is considered to be particularly poor. Although the St James Retail Park is actually relatively close to the High Street, the two locations function as two

separate destinations rather than complement each other, and it is hoped that the provision of an improved pedestrian route between them would encourage people visiting the retail park to visit other shops and facilities within the town centre, including the Denny Tank. The improvements to the pedestrian facilities on Castle Street would also benefit residents walking to the town centre from residential areas in the east of the town and would encourage walking trips to the town centre from this direction.

- 7.9** The proposal would also have the very important benefit of assisting in the redevelopment of the former Allied Distillers site and the land to the east of the Burgh Hall. The proposed alterations to the road have been designed to accommodate additional traffic which may arise from future redevelopment of these sites. Redevelopment of these key sites would have significant benefits for the regeneration of the town centre and Dumbarton as a whole.

7.10 Appearance and Design

The new junction would form an important gateway into Dumbarton town centre and it is important that it presents an attractive appearance. Although the proposal will inevitably require the removal of an existing verge containing a number of medium-sized trees, the proposal will retain such trees as it is possible to keep, and will provide new landscaped areas alongside the new road link. Whilst the design of the proposed landscaping is constrained by the need to maintain forward visibility around the curve approaching the junction, the proposed landscape scheme would provide an attractive green area at the junction. It is also proposed to retain the section of disused railway siding which passes through the western edge of the car park, as this is considered to be an interesting historical feature. It is proposed to retain and improve the stone cobbles along the line of the old siding and to install an information plaque explaining its history and those of the industries it served.

8. CONCLUSION

- 8.1** This proposal would result in significant improvements to the road network and pedestrian linkages to the east of Dumbarton town centre. In addition to being beneficial to traffic movement and public transport, the proposal would provide improved access to Dumbarton High Street and enhanced links between the High Street and St James Retail Park. The new road link would also provide access to key regeneration sites off Castle Street. The proposal would assist in the regeneration of Dumbarton Town Centre, which is one of the Council's major planning policy objectives, and the proposal accords with the policies contained in both the adopted and proposed local plan.

9. CONDITIONS

- 1. Exact details and specifications of all ground surfaces, bins, seating, external lighting, railings and walls shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented prior to the junction being operational.**

2. Notwithstanding the approved plans, final landscaping details shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented the next planting season following the implementation of the new junction.
3. 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 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.
4. No development shall commence on site until such time as a scheme for the control and mitigation of dust has been 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.
5. No development shall take place within the development site 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 to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 6 June 2014

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Appendix: None.

Background Papers:

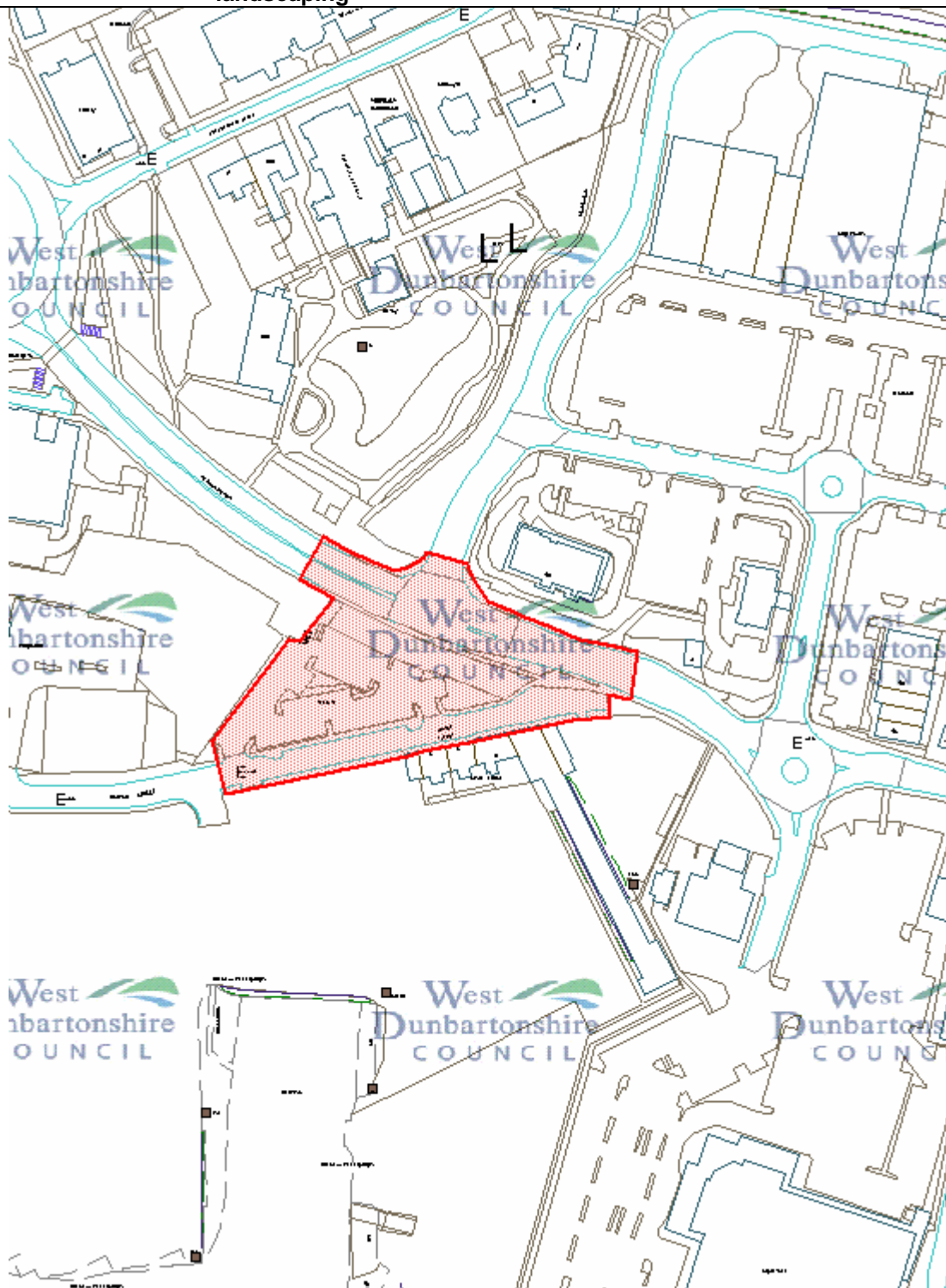
1. Application documents and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP - Proposed Plan; and
4. Consultation responses.

Wards affected: Ward 3 (Dumbarton)

DC14/087

**Formation of new road
junction including traffic
signals and associated
works relating to revised
car parking and
landscaping**

**Castle Street/Glasgow Road
Dumbarton**



WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

DC14/118: Amendment to condition 30 of planning permission DC10/310 (to allow the school sports pitches to be used by school aged children during school holidays and at weekends between 9am and 3.30pm) at Dumbarton Academy, Crosslet Road, Dumbarton, by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application is classified as a major application, 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** Planning permission for the erection of the new Dumbarton Academy secondary school and associated works was granted on 7 February 2012 (DC10/310). The previous Dumbarton Academy building and Brock Bowling Club were demolished, and the new secondary school erected. The positioning of the new school building and sports pitches within the site differ from those of the original school, as the new building was built alongside the original school in order to minimise disruption to education during construction.
- 3.2** The site is broadly level and surrounded by housing, with the school building fronting onto Crosslet Road. Within the grounds of the school there are two synthetic sports pitches and a grass football pitch. The two synthetic pitches are located to the rear (north) of the site and are floodlit, whilst the grass pitch is adjacent to Crosslet Road. The synthetic pitches are enclosed by ball stop fencing varying in height from 5m up to 7.5m behind the goals. The synthetic pitches are located on ground which was previously occupied by a grass football pitch and a synthetic pitch, neither of which was floodlit.
- 3.3** When planning permission was granted for the new school, the following planning condition was attached:
- “30. The sports pitches on site shall only be available for use by Dumbarton Academy and are not to be made available for hire. The pitches shall not be in use beyond 8pm Monday to Friday and 5pm on*

Saturdays and Sundays. The use of the pitches for hire would require the submission of a further application for planning permission.

Reason: In order to avoid disturbance to nearby residential properties.”

- 3.4** This condition allows for use by Dumbarton Academy sports clubs in the evenings and weekends, but not for use by other organisations at any time. The background to this condition is explained in Section 7 below. Planning permission is sought to amend condition 30 in order to permit the use of the school sports pitches by supervised groups of children (though not specifically Dumbarton Academy pupils) during school holidays and at weekends during the daytime. This would be in addition to the continued use of the pitches by Dumbarton Academy at the times already permitted.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions limiting use other than by the school itself to 9am to 3.30pm (Mondays to Saturdays) and 11am to 3.30pm (Sundays), unless otherwise approved for specific one-off events.

5. REPRESENTATIONS

- 5.1** At the time of writing this report, five letters of representation have been received from parents, all of which support the use of the sports facilities by supervised groups of children at weekends and during school holidays. The period for submission of representations had not yet expired and further representations may be received after this report is finalised. The number and nature of any subsequent representations shall be reported to the Committee orally, along with any changes to the report or recommendation which might arise there from.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** West Dunbartonshire Local Plan (2010)
The site is identified as a Community Learning Campus. Policy R3 states that the Council will endeavor to maximise community use of sports facilities within schools outwith school hours. The proposed use of the school sports pitches by school aged children during school holidays and at weekends is consistent with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 7.1** West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan
The site is located within an Existing Neighbourhood, where Policy BC3 states that development will not be permitted if it would significantly harm the residential amenity, character or appearance of the area. The additional use

of the sports pitches at weekends and during school holidays is considered to be in accordance with this policy since it is an appropriate use for school playing fields and would not have an unacceptable detrimental impact on the residential amenity of the surrounding area.

7.2 Scottish Planning Policy (SPP)

This notes that playing fields are an important resource for sport, and should be provided in sufficient quantity, quality and accessibility to satisfy community demand. For many sports and recreation developments, locations within or close to residential areas will be the most appropriate location and advice will be taken from Sport Scotland in this regard. Sport Scotland were consulted during the processing of the original planning application for the new Dumbarton Academy and advised that they were satisfied with the dimensions and type of pitches proposed as part of the development. Whilst they were prepared to accept the pitches only being available for use by the school, their preference was to encourage as much use of the pitches as possible. Extending the use of the pitches to allow use by other supervised groups of children would therefore be consistent with the SPP and with the previous advice of Sport Scotland.

7.3 Reason for Existing Condition

At the time of the original planning application (DC10/310), the Education Service had hoped to make the floodlit synthetic pitches available for community lets, up until 10pm at night. However despite repositioning these pitches to the optimal part of the application site, following a noise impact assessment and discussions with the Environmental Health Service it was considered that it would not be possible to install any noise mitigation measures capable of limiting noise to a level suitable for times after 8pm (weekdays) or 5pm (weekends). Furthermore, the noise mitigation measures which were possible would have involved the use of 4m to 6m high acoustic fencing; however this was not taken forward due to a significant number of local residents objecting on visual grounds. As a result, the application was determined on the basis that there would be no acoustic fencing provided and the pitches would be used solely by Dumbarton Academy.

7.5 Current Proposal

The purpose of the original condition was therefore to protect residents from the noise of regular evening use of the pitches, and use for community let purposes which might give rise to different noise characteristics, and it did not seek to restrict use of the pitches for normal educational purposes. However, in practice the wording of the condition does prevent some relatively innocuous activities which would normally be associated with the use of school pitches and facilities. A specific issue which has arisen is the use of the pitches by the Sports Development Section of West Dunbartonshire Leisure Trust, which operates children's sports activities and coaching sessions at various schools during school holiday periods. Such use is technically outwith the letter of condition 30 because the activities are not being run by the school itself, and they are open to children from other schools. The Education Service has therefore applied to vary condition 30 in

order to allow use of the pitches by supervised groups of school-aged children during the daytime.

7.6 Impact on Residential Amenity

Whilst the proposal would obviously increase use of the pitches during holiday periods, and potentially at weekends (although this is not currently planned), by limiting such use to school-aged children under supervision and restricting the hours of such use to 9am to 3.30pm (commencing at 11am on Sundays), the impact on surrounding residential properties would be minimised and would not be greater than the impacts arising from use by Dumbarton Academy. The most sensitive periods in terms of noise disturbance (i.e. late afternoon/evenings, and early on Sunday mornings) would remain excluded so there would be no additional disturbance at these times. It is therefore considered that the impact of the proposed change upon the amenity of neighbouring residents would be relatively minor. Furthermore the proposal would provide benefits for the wider community by making the high quality sports facilities more widely available to local children, for their enjoyment and to the benefit of their health, which should be encouraged.

8. CONCLUSION

- 8.1** The rebuilding of Dumbarton Academy has resulted in significantly improved sports facilities being available for use by the school, but these facilities are not available for general community use. Nonetheless, it is considered that limited community use by supervised groups of school-aged children during the equivalent of normal school hours would not have a significant impact on residents and would be an appropriate use of the facilities. Such a use of the pitches would make more effective use of the new sports facilities for the benefit of the local community, and would be in accordance with relevant planning policies.

9. CONDITIONS

Note: as this is an application under Section 42 of the Town and Country Planning (Scotland) Act 1997, it grants a new permission for the school and it is therefore necessary to re-state all of the outstanding conditions. Most of the original conditions have already been discharged or partly discharged. The only condition which is relevant to this application is condition 6, which replaces the original condition 30.

- 01. Landscaping of the site shall remain in accordance with the approved landscaping scheme agreed under planning permission DC10/310. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.**
- 02. The floodlights shall be maintained in accordance with details approved under planning permission DC10/310. Any subsequent**

changes to their position or specification shall be subject to the prior written approval of the Planning Authority.

03. The floodlights shall be switched off and shall not be in use after 8pm Monday to Friday and 5pm on Saturdays and Sundays.
04. The actions arising from the School Travel Plan and Workplace Travel Plan approved under planning permission DC10/310 shall be maintained hereafter.
05. No development including any landraising shall be carried out in the functional floodplain which forms part of the application site (0.5% annual probability) as shown on Figure 3 Rev B (Proposed Site Plan) prepared by Jacobs dated June 2011 as a part of planning permission DC10/310.
06. The external sports pitches on the site shall not be used or made available for hire to groups or at times outwith those specified as follows:
 - a) Use by Dumbarton Academy (including sports clubs, teams and events associated therewith) between the hours of 9am to 8pm Monday to Friday and 9am to 5pm Saturday and Sunday; and/or
 - b) Use by other supervised groups of children of school-age or younger between the hours of 9am to 3.30pm on any day of the week (including school holiday periods and weekends)

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 9 June 2014

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Appendix: None.

Background Papers:

1. Application documents, plans and representations;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP - Proposed Plan; and
4. Environmental Health consultation response.

Wards affected: Ward 3 (Dumbarton

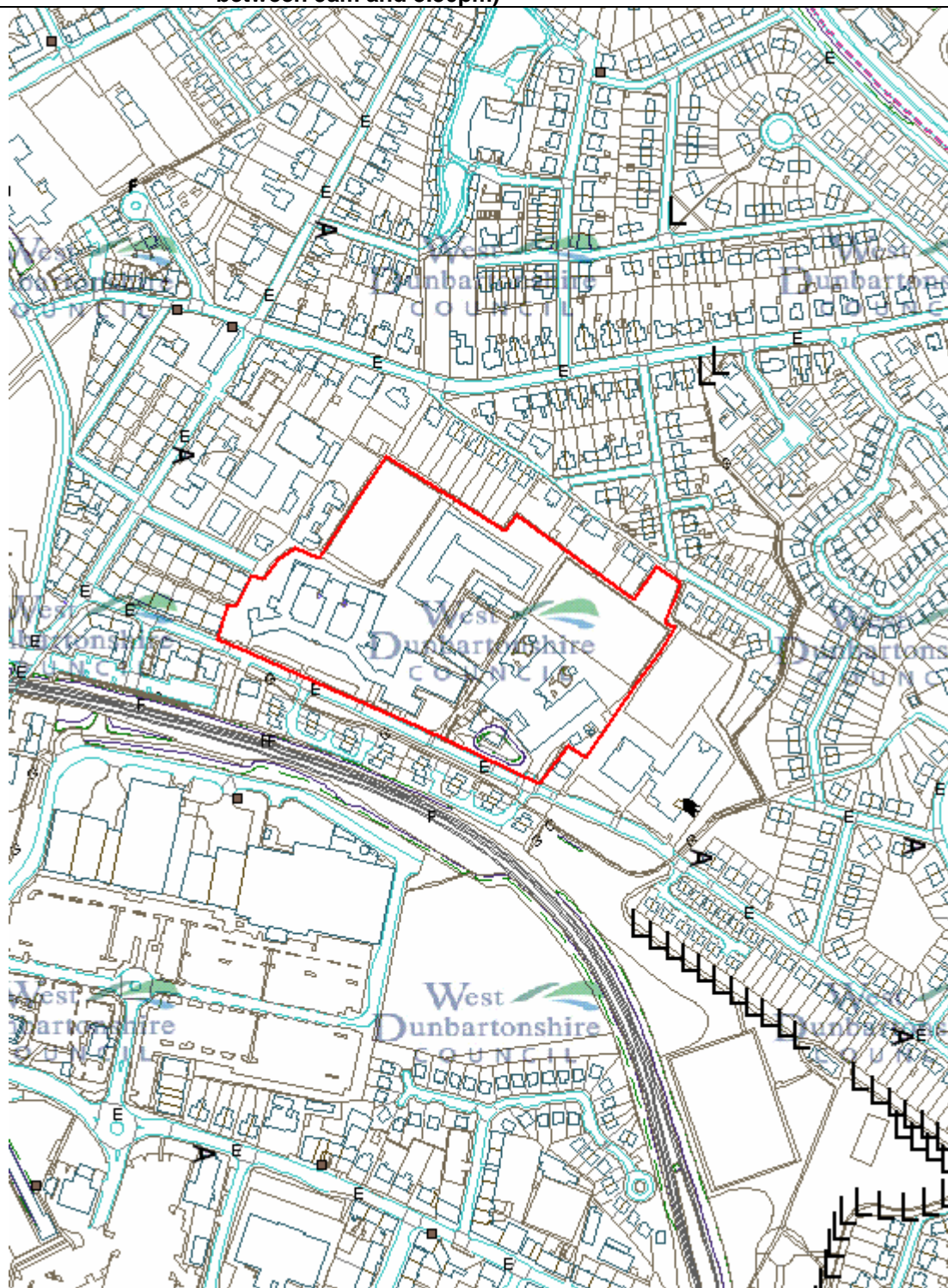
Map Register No: HQ398

Date: 12 June 2014

DC14/118

Amendment to condition
30 of planning permission
DC10/310 (to allow the
school sports pitches to be
used by school aged
children during school
holidays and at weekends
between 9am and 3.30pm)

Dumbarton Academy
Crosslet Road
Dumbarton
G82 2AJ



WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

Subject: Development Plan Update

1. Purpose

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

2. Recommendations

- 2.1** It is recommended that the Committee approve the 2014 review of the Development Plan Scheme and Participation Statement contained in Appendix 1.

3. Background

- 3.1** The Development Plan sets out the strategy and policies for the use of land. The 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. In due course the West Dunbartonshire Local Plan will be replaced by the West Dunbartonshire Local Development Plan. The National Park Authority prepares the Development Plan for the National Park 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, covers a period of five years and remains the relevant document against which to assess planning applications.

West Dunbartonshire Local Development Plan

- 4.2** Appendix 1 contains the 2014 Development Plan Scheme and Participation Statement for approval. Submission of the Plan to the Scottish Ministers for Examination is scheduled for June 2014. The 2013 Development Plan Scheme had anticipated this would occur in March 2014, but it has been delayed owing to the requirement to publish a modification to the Plan in respect of Duntiglennan Fields. It is anticipated that the Examination may take 6-9 months. A shorter Examination would allow for the new Plan to be adopted within 5 years of the adoption of the current Local Plan i.e. by March 2015.

- 4.4** The revised timetable is as follows:

- Main Issues Report – March 2012
- Publication of Proposed Plan – September 2013
- Submission of Proposed Plan to Scottish Government – June 2014
- Examination of Plan – 2014
- Plan Adoption – 2015

Glasgow and the Clyde Valley Strategic Development Plan

- 4.5** The Glasgow and the Clyde Valley Strategic Development Plan was approved in May 2012. Preparation of Strategic Development Plan 2 is now underway. The key stages for the preparation of that document are set out in the 2014 Strategic Development Plan Development Plan Scheme and Participation Statement. These are:
- Main Issues Report – January 2015
 - Proposed Plan – February 2016
 - Submission of Proposed Plan to Scottish Ministers – May 2016

Loch Lomond and the Trossachs National Park Local Plan

- 4.6** The National Park Authority's Local Plan 2010-2015 was adopted in December 2011. Preparation of the new Local Development Plan for the National Park Area has commenced with the Main Issues Report out for consultation and the Councils response is the subject of a separate report to this Committee. The National Park Authority recently approved its 2014 Development Plan Scheme and the timeline for the preparation of the new Local Development Plan is indicated as:
- Main Issues Report – April 2014
 - Proposed Plan – April 2015
 - Submission of Proposed Plan to Scottish Ministers - June 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 There are no equalities issues associated with this report. Equalities impact assessments are undertaken in relation to the respective development plans.

9. Consultation

9.1 The Development Plan Scheme and Participation Statement attached at Appendix 1 will not be subject to consultation. Consultation will be undertaken in relation to the emerging development plans.

10. Strategic Assessment

10.1 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.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 31 May 2014

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Alan Williamson, Team Leader – Forward Planning,
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Appendices: Appendix 1: Development Plan Scheme and Participation Statement

Background Papers: None

Wards Affected: All

West Dunbartonshire Local Development Plan

Development Plan Scheme and Participation Statement



JUNE 2014


West
Dunbartonshire
Council

Development Plan Scheme and Participation Statement

Introduction

This document provides information on Development Plan coverage within West Dunbartonshire (excluding that part of the Council area within the Loch Lomond and the Trossachs National Park), with regard to both existing plans 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 (LDP) will be undertaken. The National Park Authority is responsible for the Development Plan Scheme and Participation Statement for that part of West Dunbartonshire within the National Park.

What is a Development Plan?

It is a document which sets out policies and proposals for the use of land 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 operating 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. They will eventually replace Local Plans, including the current adopted West Dunbartonshire Local Plan.

Local Development Plans can be supported by Supplementary Guidance to provide more detailed information on specific issues.

What Development Plans are currently in place in West Dunbartonshire?

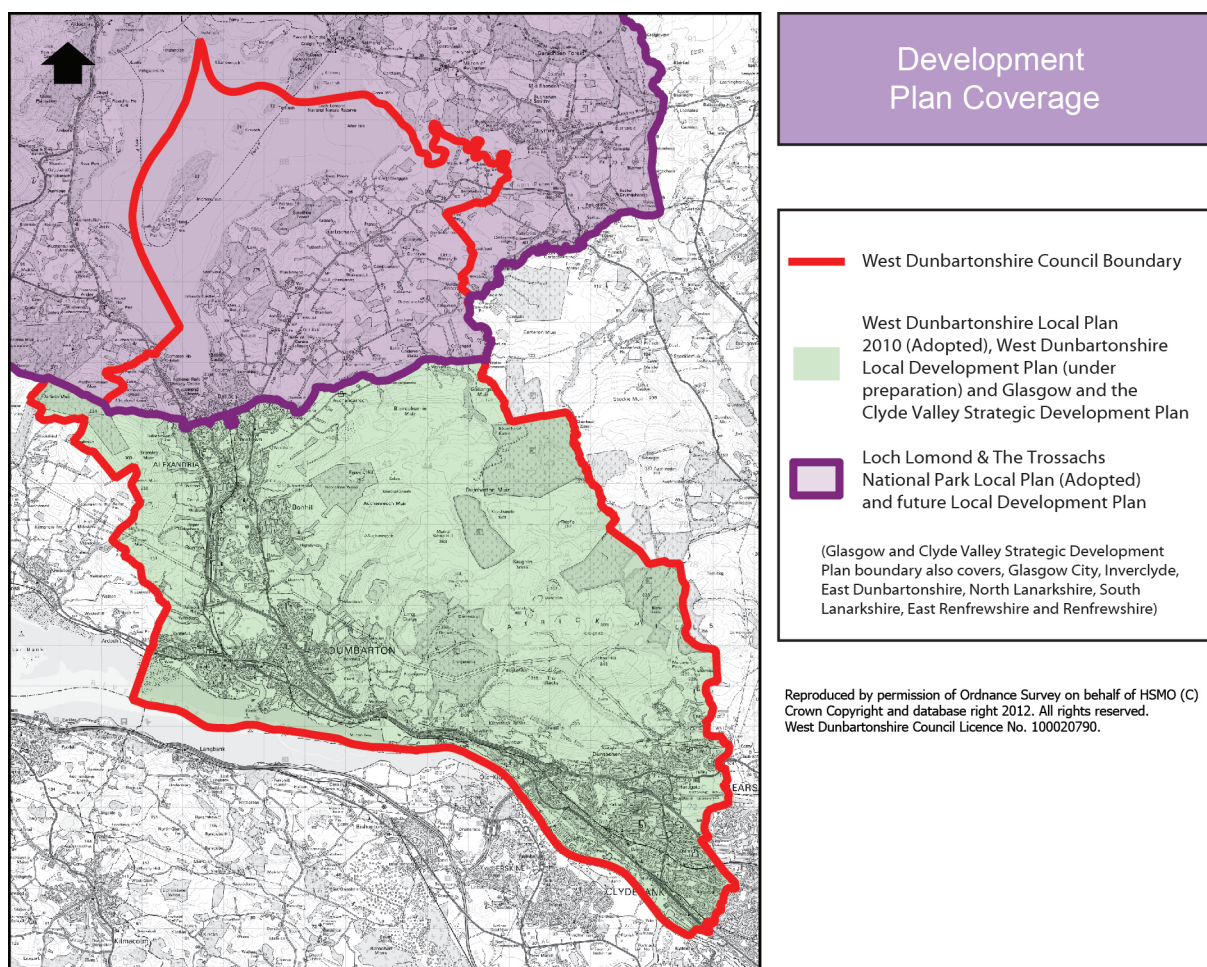
The Glasgow and the Clyde Valley Strategic Development Plan (approved 29 May 2012) covers the West Dunbartonshire Council area with the exception of the area within the National Park. A new Strategic Development Plan is currently under preparation. Further information can be found at www.gcvsdpa.gov.uk.

The current Local Plan is the West Dunbartonshire Local Plan which was adopted on 3 March 2010. This plan covers West Dunbartonshire with the exception of that area within the National Park.

The replacement Local Development Plan for West Dunbartonshire is currently being prepared.

In addition, the Council has produced supplementary planning guidance and advice notes which are listed in Appendix 1.

The National Park Local Plan was adopted in December 2011. The Local Development Plan for the National Park is under preparation. Further information can be found at www.lochlomond-trossachs.org/planning.



What are the main stages in preparing the replacement LDP?

The significant stages and documents in the preparation of the LDP 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.
- **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.

Development Plan Scheme and Participation Statement

Timetable for the preparation of the new LDP for West Dunbartonshire

The timetable for the preparation of the Local Development Plan is set out below.



Strategic Environmental Assessment

The Council will undertake a Strategic Environmental Assessment (SEA) of the new LDP. At key stages in the preparation of the LDP the Council will produce an Environmental Report assessing the environmental impact of the Plan's policies and proposals, and of any alternatives. These Environmental Reports will be subject to public consultation.

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 LDP. There are stages of the process associated with the publication of documents when the Council is required to formally consult with participants, for example on the Main Issues Report and the Proposed Plan.

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 & scoping report		
Who will be involved	Publicity and Participation Methods	Progress at June 2014
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups, other Council sections, adjoining/GCVSDA local authorities	A Participation Strategy will be issued to stakeholders and published online to highlight the beginning of the LDP process and encourage engagement.	Complete
	Information on the preparation of the LDP and key LDP documents will be made available on the WDC website .	Complete
	An invitation to participate will be sent by letter and email to individuals and organisations likely to have an interest in the LDP process. This will encourage registration of interest and submission of early representations ('call for sites'). A form to register electronically will also be available on the LDP webpage.	Complete
	Meetings will be sought and offered to interested individuals and organisations.	Complete
	A newsletter will be sent out to all those on the participant database, publicised on the website and at Council Offices and libraries.	Complete
	A questionnaire seeking views on potential main issues will be issued to registered participants and others.	Complete
	A visionary workshop event will be held involving community organisations, developers and consultants, landowners, Elected Members and Council staff.	Complete
	Meeting with Elected Members on a ward or individual basis.	Complete
	Member-Officer Workshops to discuss the MIR when it is being drafted.	Complete

Development Plan Scheme and Participation Statement

MIR Stage - Main Issues Report, Monitoring Statement & Environment Report		
Who will be involved	Publicity and Participation Methods	Progress at June 2014
Scottish Government, Key Agencies, developers, planning consultants, land owners, members of the public, Community Councils and other community groups other Council sections, adjoining/ GCVSDPA local authorities	The MIR will be placed in the main Council offices and libraries	Complete
	The MIR will be made available on the Council's website .	Complete
	A publication notice will be placed in local papers.	Complete
	An invitation to participate and a newsletter updating on the process and promoting participation in the MIR will be sent out to all those on the participant database and made available on the website and at Council offices and libraries.	Complete
	Meetings will be offered and sought to discuss the MIR.	Complete
	Drop-in-sessions will be held across the Council area to discuss the MIR and encourage engagement.	Complete
	There will be a formal consultation period of 12 weeks to allow for representations to be made.	Complete

Proposed Plan Stage - Proposed Plan, Proposed Action Programme & Revised Environmental Report (if necessary)		
Who will be involved	Publicity and Participation Methods	Progress at June 2014
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.	The Plan will be placed in the main Council offices and libraries.	Complete
	The Plan will be made available on the Council's website.	Complete
	A publication notice will be placed in local papers.	Complete
	Notification of publication will be sent to all those who commented on the MIR of publication.	Complete
	A newsletter updating on the process and promoting participation in the Proposed Plan will be sent out to all those on the participant database, publicised on the website, and made available in Council offices and libraries.	Complete
	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.	Complete
	Meetings will be offered and sought to discuss the Proposed Plan and resolve objections where possible.	Complete
	Information sessions will be held across the Council area to discuss the Proposed Plan and encourage engagement.	Complete
	There will be a formal consultation period of at least 6 weeks to allow for representations to made.	Complete

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 so, the same method of publicity and participation will apply at this stage as at the 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 Reporter's recommendations will be reported back to the Council and any suggested modifications will be accepted unless there is justification not to do so. The amended Plan will be published and sent to the Scottish Ministers.

West Dunbartonshire Council will adopt the Plan 28 days after advertisement of intention of adopt the Plan.

Contact Details and Registration for Participation

An LDP participant database has been established to record the details of all individuals, organisations and businesses who want to be kept up to date with the LDP 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
Telephone: 01389 738539
Write: Forward Planning
Planning & Building Standards
West Dunbartonshire Council
Council Offices
Rosebery Place
Clydebank
G81 1TG

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

Appendix 1- Supplementary Guidance, Advice Notes and Protocols

Supplementary Guidance

Alexandria

Alexandria, Heart of the Vale, Town Centre Action Plan, 2004
Alexandria Streetscape Design Guide, 2007
Alexandria Town Centre Masterplan, 2008

Clydebank

Clydebank Retail Strategy, 2003
Clydebank Design Guide (Page and Park), 2003
The Clydebank Plan, 2003 - 2010 (updated 2004)

Dumbarton

Rediscovering Dumbarton, Dumbarton Town Centre Action Plan, 2001
Dumbarton Town Centre Public Realm Design Guide, 2001
Dumbarton Waterfront Design Framework, 2004
Dumbarton Town Centre Signage Strategy, 2006
Dumbarton Town Centre Masterplan, 2008

West Dunbartonshire wide

Shopfront Design Guide, 2001
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, 2011
Residential Development: Principles for Good Design, 2014

Development Management Advice Notes

Householder advice notes

Fencing
Driveways
Decking
Satellite Dishes
Extensions
Garages
Porches
Dormers & Velux Windows

Protocols

Facilitating Appropriate Development on Key Development Sites

- Pre-Application Advice
- Liaison Meetings
- Elected Member Involvement in Pre-application Discussions
- Planning Processing Agreements

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

Subject: Glasgow Proposed City Development Plan

1. Purpose

- 1.1** To advise of the publication of the Proposed City Development Plan for Glasgow and agree the Council's response to the Plan.

2. Recommendations

- 2.1** It is recommended that a response be submitted to Glasgow City Council supporting the Plan on the following basis:
- protection of the green belt to the west of the city;
 - focus of housing development opportunities on brownfield land;
 - support of the city centre and other town centres; and
 - identification of the Fastlink project along the north bank of the River Clyde

3. Background

- 3.1** Glasgow City Council is preparing a new Local Development Plan for its authority area, which on adoption will replace the Glasgow City Plan 2 which was adopted on 7 December 2009. This is the second stage in the preparation of the Plan, with this Council having previously responded on the Main Issues Report in December 2011.

4. Main Issues

- 4.1** The Proposed City Development Plan for Glasgow was published on 1 May 2014 with an eight week period for the submission of representations ending on 27 June 2014.
- 4.2** The Plan has two key aims: (1) a healthy, high quality place and (2) a compact city form that supports sustainable development. There are four strategic outcomes: (1) a vibrant place with a growing economy, (2) a thriving & sustainable place to live and work, (3) a connected place to move around and do business in, and (4) a green place which is resilient, accessible & attractive. The key aims and strategic outcomes are supported by twelve policies, details of which are set out below.

The Placemaking Principle

- 4.3** The aim of this policy is to improve the quality of development taking place in Glasgow by promoting a design-led approach. It will contribute to protecting

and improving the environment, improving health and reducing health inequalities, making the planning process inclusive and ensuring that development attains the highest sustainability levels.

Sustainable Spatial Strategy

- 4.4** This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development.

Economic Development

- 4.5** The aim of this policy is to promote the creation of economic opportunity for all of the City's residents and businesses and encourage sustained economic growth.

Network of Centres

- 4.6** This policy aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by:
- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
 - protecting and revitalising all Town Centres within the Network;
 - supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres ;
 - supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and
 - embracing the principles of placemaking, and building on the strengths of each Centre.

Resource Management

- 4.7** This policy aims to ensure that Glasgow:
- supports energy generation from renewable and low carbon sources;
 - promotes energy efficient design and use of low and zero carbon generating technologies in new development;
 - helps safeguard communities from the potentially adverse impacts of energy generation or oil/gas extraction;
 - makes efficient use of energy generation and/or industrial processes by supporting combined heat and power systems and district heating networks;
 - manages its waste to minimise landfill and help meet national targets; and
 - benefits from secure supplies of low carbon energy and heat.

Green Belt and Green Network

- 4.8** This policy aims to ensure the development and enhancement of Glasgow's Green Network by:
- protecting and extending the Green Network and linking habitat networks;
 - providing for the delivery of multifunctional open space to support new development;
 - protecting the Green Belt; and
 - supporting development proposals that safeguard and enhance the Green Network and Green Belt.

Natural Environment

- 4.9** This policy aims to:
- ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development;
 - help enhance biodiversity and protect the health and function of ecosystems;
 - help the natural environment adapt to climate change and; and
 - protect important landscape and geological features in the City.

Water Environment

- 4.10** This policy aims to:
- aid adaptation to climate change;
 - protect and improve the water environment;
 - support the development of integrated green infrastructure throughout the City;
 - meet the requirements of the Flood Risk Management (Scotland) Act 2009, Scottish Planning Policy and the Metropolitan Glasgow Strategic Drainage Plan (MGSDP) Scheme; and
 - contribute to the reduction of overall flood risk and make satisfactory provision for SUDS.

Historic Environment

- 4.11** This policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants.

Meeting Housing Needs

- 4.12** This policy aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

Sustainable Transport

- 4.13** This policy aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel, by:
- supporting better connectivity by public transport;
 - discouraging non-essential car journeys;
 - encouraging opportunities for active travel;
 - reducing pollution and other negative effects associated with vehicular travel; and
 - optimising the sustainable use of transport infrastructure, including the River Clyde and Forth and Clyde Canal, and supporting economic development.

Delivering Development

- 4.14** This policy aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources.

What it means for West Dunbartonshire

- 4.15** The Proposed Local Development Plan for Glasgow does not raise any issues of concern for West Dunbartonshire. With regard to matters of common interest:
- Housing Land – the plan continues to identify greenfield 'community growth areas' to the east of the city that were first identified in City Plan 2. Some smaller greenfield releases, all with a capacity of less than 50 units, are made at Carmunnock, Darney and Robroyston, none of which are close to West Dunbartonshire. Otherwise, the Plan focuses development on brownfield land, which is supportive of the regeneration agenda of Glasgow and adjoining authorities.
 - The Green Belt adjoining West Dunbartonshire is unchanged.
 - Fastlink – The Fastlink route along the north bank of the River Clyde continues to be identified by the Plan.
 - Network of Centres – the Plan seeks to strengthen and support the City Centre and protect and revitalise other town centres within Glasgow.

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 There are no equalities issues associated with this report.

9. Consultation

9.1 The views of the Council's Housing, Roads, Waste, Greenspace, Asset Management, and Economic Development sections were sought for the preparation of this report. No concerns were received in respect of the content of the Proposed Glasgow Local Development Plan.

10. Strategic Assessment

10.1 The Glasgow Proposed City Development Plan is concerned with the use of land outwith the West Dunbartonshire Council area. However, as an important employment location for West Dunbartonshire residents it is important with regard to the strategic priority of 'Improve economic growth and employability'. The City Development Plan addresses key employment locations through the Economic Development and Network of Centres sections.

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 2 June 2014

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Rosebery Place, Clydebank, G81 1TG

Alan Williamson, Team Leader – Forward Planning,
Housing, Environmental and Economic Development
Council Offices, Rosebery Place, Clydebank, G81 1TG

Appendices: None

Background Papers: Glasgow Proposed City Development Plan

Wards Affected: None

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Planning Committee: 25 June 2014

Subject: Loch Lomond & the Trossachs National Park Main Issues Report

1. Purpose

- 1.1** To advise the Committee of the publication of the Main Issues Report for Loch Lomond & the Trossachs National Park and to agree the Council's response.

2. Recommendations

- 2.1** It is recommended that Appendix 1 is submitted to the National Park Authority as this Council's response to the Main Issues Report.

3. Background

- 3.1** The National Park Authority is preparing a new Local Development Plan for the National Park area including that part within West Dunbartonshire, for which it acts as Planning Authority. The Main Issues Report is the first statutory consultation stage in the preparation of the new Plan. On adoption the new Local Development Plan would supersede the National Park Local Plan which was adopted in December 2011. The new Plan will cover the period 2016 to 2021, but will also look further ahead.

4. Main Issues

- 4.1** The Main Issues Report focuses on what may change between the existing Local Plan and the new Local Development Plan. The areas of change identified are:

- Rural Economy
- Visitor Experience
- Infrastructure & Services
- Housing

Settlement maps and development opportunities are also set out, including for Balloch and Gartocharn.

Rural Economy

- 4.2** The change proposed relates to existing Local Plan policy ED3 which refers to Economic Development in the Countryside. The suggested change would lift the restriction for economic development to be associated with supporting or securing the retention of a rural based economic activity and would allow any economic activity, subject to physical, visual or other environmental impacts. The policy would also be changed to allow for development in accordance

with agreed Estate Management Plans that the National Park Authority had been a partner in preparing.

- 4.3** Alternative options presented include allowing the aforementioned change to policy ED3 to apply only within existing building groups or to keep policy ED3 as it is.
- 4.4** It is also proposed that pilot Rural Development Frameworks are prepared for Luss and its wider area and for the area between Balmaha and Drymen. These would provide more clarity for landowners and communities on what is acceptable in planning terms.
- 4.5** The proposed Council response in Appendix 1 supports the preferred option in respect of changes to policy ED3 and queries the implications of West Dunbartonshire areas not being covered by Rural Development Frameworks.

Visitor Experience

- 4.6** The Main Issues Report proposes adding Aberfoyle and Blairmore/ Kilmun/ Strone to the key locations where strategic tourism development will be supported. Balloch is already such a location. It also identifies other areas where small scale tourism in the countryside should be directed. There are none of these within West Dunbartonshire.
- 4.7** The proposed Council response supports Balloch continuing as a location for strategic tourism development, agrees with the identification of areas for small scale tourism development in the countryside, and supports camping and motorhome provision within appropriate locations in West Dunbartonshire parts of the National Park.

Infrastructure and Services

- 4.8** The preferred option with regard to infrastructure and services includes focussing new development in or adjacent to existing settlements, identifying infrastructure and service requirements for each settlement, securing greater planning contributions towards infrastructure and services, and greater focus on improving town and village centres
- 4.9** West Dunbartonshire Greenspace has identified a requirement for a cemetery extension in Gartocharn and a preferred site at Kilmaronock Church. It is proposed to the National Park Authority that this site (identified in Appendix 1) should be included in the new Local Development Plan.

Housing

- 4.10** The Main Issues Report identifies a preferred option of continuing to plan for 75 new houses a year across the Park area, requiring land for 750 units for the period 2016-2026. There is land identified in the existing local plan for 380 houses in this period. Additional opportunities are proposed in Arrochar and Callander for 160 units, with the remaining balance coming from windfall

opportunities. Two alternative options are proposed. One reduces the requirement to 50-60 units per annum and does not require any additional land to be identified. The other suggests reducing the requirement to match recent completions of 23 houses per annum.

- 4.11** On this matter, the proposed Council response supports that the National Park Authority continues to plan on the basis of 75 completions per year. This does not significantly affect the amount of land identified for housing in Balloch or Gartocharn, and ensures a generous supply of land for housing.
- 4.12** The Main Issues Report sets out options for contributions towards affordable housing based upon the location of proposed development. These locations are:
- On sites within settlements.
 - From sites adjacent to settlements.
 - From sites within small rural communities and building groups in the countryside.
- 4.13** On affordable housing contributions from sites within settlements, the preferred option is to seek a minimum of 25% affordable housing contribution on housing sites of 4 or more units in all settlements with the exception of Loch Lomondside (Tarbet, Luss, Gartocharn, Drymen & Croftamie) where a 50% requirement would apply. On housing sites of up to 3 units, an affordable or smaller size house will be required or a contribution towards funding affordable housing elsewhere, with a higher contribution sought from Loch Lomondside houses. Alternative options include all small sites (i.e. 3 units or less) on Loch Lomondside being for affordable or local needs housing only or not requiring any affordable housing contribution from small sites outwith the Loch Lomondside settlements.
- 4.14** On affordable housing contributions from sites adjacent to settlement boundaries which are not identified in the Local Plan, the preferred option is to allow open market housing where this cross-subsidises affordable housing. The alternative options are to only allow affordable housing on sites proposed adjacent to existing settlements or to not allow development adjacent to existing settlements.
- 4.15** Within small rural communities and building groups in the countryside, the preferred option is to allow small to medium sized houses, which must meet affordable needs for its first 10 years. Alternative options are for such houses to be retained as affordable in perpetuity, or to allow open market houses in such locations but seek financial contribution towards affordable housing.
- 4.16** The preferred option for affordable housing contributions from sites within settlements continues the requirement currently in place for Balloch and Gartocharn (i.e. 25% and 50%). The proposed Council response supports this. On the issue of development adjacent to settlement boundaries, it is proposed that the alternative option of focussing on identifying sites within settlements or amending settlement boundaries is taken. This would be a plan-led approach, and on the basis of planning for a generous supply of 75

units per year, there should be no need for additional sites to come through the planning application process.

Balloch

- 4.17** The Main Issues Report strategy for Balloch includes:
- Support for development of Balloch Castle that safeguards the building and enhances Balloch park as a visitor attraction.
 - Improved water transport links.
 - Retention of current tourism/recreation sites.
 - Rezoning of a housing site between Ben Lomond Way and Old Luss Road to tourism/commercial use.
 - Support opportunities to add to Loch Lomond Shores.
 - Retention of 3 housing sites with capacity for 53 units.
 - Support for improvement to public realm around old station.
- 4.18** The preferred strategy for Balloch does not raise any concerns .

Gartocharn

- 4.19** The Main Issues Report preferred strategy for Gartocharn retains the existing housing site identified at French Farm for 6 units and identifies an additional opportunity for approximately 10 units at Burnbrae Farm at the western edge of the village.
- 4.20** The preferred strategy for Gartocharn does not raise any concerns.

5. People Implications

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

6. Financial Implications

- 6.1** The requirement for a 25% affordable housing contribution will affect the receipt the Council will receive for the Carrochan Road site in Balloch. However, this requirement is already in the existing Local Plan.

7. Risk Analysis

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

8. Equalities Impact Assessment (EIA)

- 8.1** There are no equalities issues associated with this report.

9. Consultation

- 9.1** The views of the Council's Housing, Roads, Greenspace, Asset Management, and Economic Development services were sought for the preparation of this report. Greenspace requested that the Council response include a cemetery

extension at Kilmaronock Church. The Main issues Report did not raise any concerns for the other Council services.

10. Strategic Assessment

10.1 The Main Issues Report is the first stage in the preparation of a new Local Development Plan for the National Park. The Local Development Plan is a wide ranging document which has an impact on all of the Council's strategic priorities. This response has been prepared with specific regard to the Council's strategic priorities of:

- Improving economic growth and employability
- Improving local housing and environmentally sustainable infrastructure

Richard Cairns

Executive Director of Infrastructure and Regeneration

Date: 6 June 2014

Person to Contact:	Pamela Clifford, Planning & Building Standards Manager, Housing, Environmental and Economic Development, Council Offices, Rosebery Place, Clydebank, G81 1TG Alan Williamson, Team Leader – Forward Planning, Housing, Environmental and Economic Development Council Offices, Rosebery Place, Clydebank, G81 1TG
Appendices:	Appendix 1 - West Dunbartonshire Council Response to Loch Lomond & the Trossachs National Park Local Development Plan Main Issues Report
Background Papers:	Loch Lomond & the Trossachs National Park Main Issues Report
Wards Affected:	1

Appendix 1

West Dunbartonshire Council Response to Loch Lomond & the Trossachs National Park Local Development Plan Main Issues Report

Rural Economy

The preferred option of allowing greater flexibility for economic development within the countryside is supported by this Council, as long as the requirement for development not to have a detrimental impact on the special qualities of the Park is maintained.

The current requirement for economic development to be associated with existing activity seems unnecessarily restrictive when there is a continuing need for diversification of the rural economy. Further, there is no need to restrict development to within groups of buildings when the safeguard of protecting the special qualities of the Park is in place.

The Main Issues Report does not make clear what form or format the Rural Development Frameworks for Luss and Drymen/Balmaha will take, but does suggest that they will provide more clarity for landowners and communities on what is acceptable in planning terms. Whilst recognising resource restrictions, it would be a concern if that part of the National Park within West Dunbartonshire was put at a disadvantage – both in terms of protecting the environment and attracting economic investment – by not having a Rural Development Framework in place.

Visitor Experience

This Council agrees that Balloch should be identified as a key location for strategic tourism development. Small scale tourism development should be supported in the countryside, with guidance defining which countryside areas are most appropriate for this type of development. The Council would be supportive of camping and motor home provision in appropriate locations within the West Dunbartonshire part of the Park.

Infrastructure and Services

West Dunbartonshire Greenspace has identified a requirement for a cemetery extension in Gartocharn and a preferred site at Kilmaronock Church. It is proposed to the National Park Authority that this site should be included in the new Local Development Plan.

Housing

The Council supports the preferred option and status quo of requiring a 25% affordable housing contribution from sites in Balloch and 50% from sites in Gartocharn.

On the matter of affordable housing from sites adjacent to settlement boundaries, Alternative Option 2 is preferred. Housing development should be plan-led, and on the basis of planning for a generous supply of 75 units per annum, there should be no need for additional sites to come forward via the planning application process.

Balloch

The preferred strategy does not raise any concerns.

Gartocharn

The preferred strategy does not raise any concerns.

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure & Regeneration

Planning Committee: 25 June 2014

Subject: West Dunbartonshire Core Paths Plan – Amendment of Core Path 56, Lang Craig’s Wood, Dumbarton

1. Purpose

- 1.1** To seek approval of an amendment to Core Path 56 in the West Dunbartonshire Core Paths Plan.

2. Recommendations

- 2.1** It is recommended that the Committee agree to the amendment of the Core Paths Plan to show the route of the completed path.

3. Background

- 3.1** The Land Reform (Scotland) Act 2003 places a duty on all Local Authorities to produce a Core Path Plan.
- 3.2** The West Dunbartonshire Core Paths Plan was compiled in accordance with the terms of the Act and the Guidance produced by the Scottish Government and was adopted on 5 May 2009 by the Council.
- 3.3** The West Dunbartonshire Local Access Forum and local community groups were involved in the selection of the Core Paths for the Plan in accordance with the Guidance.
- 3.4** The designation of a path or track as a Core Path will involve the path or track being promoted via signage on site, and being highlighted on Ordnance Survey maps as a Core Path.
- 3.5** Core Path 56 was originally planned to lead from Garshake Road, Dumbarton, past the Garshake Water Works, follow the access track to Maryland Farm, then follow the line of a proposed farm access track round the perimeter of a field and end at the edge of Auchenreoch Muir. The path provides an excellent route for recreational walking and cycling for recreation and is well used by the local community.

4. Main Issues

- 4.1** A section of Core Path 56 was to follow a proposed farm access track round the perimeter of a field near Maryland Farm. However before the construction of the track was completed the land was purchased from the previous owner by the Woodland Trust Scotland. The Woodland Trust Scotland has changed the use of the land from agricultural use to amenity woodland. They have planted large areas of woodland and created a path network. The area is now well-used by the local community who are also involved with the planting works.
- 4.2** The path created by the Woodland Trust Scotland in this location follows a slightly different route to the proposed agricultural track. The completed path is engineered to provide a pleasant walking experience through the newly planted woodland.
- 4.3** In order to keep the Core Paths Plan accurate and reflect what has been constructed on site, an amendment is proposed to the plan to show the correct route of the Core Path (see Appendix 1).

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** No issues were identified in a screening for potential equality impact of this measure.

9. Consultation

- 9.1** The West Dunbartonshire Access Forum and the Woodland Trust Scotland have both been consulted. Both were supportive of the proposed change.

10. Strategic Assessment

- 10.1** An assessment has been carried out on the proposal in respect of the Council's five main strategic priorities for 2012 – 2017. It is likely that it will improve the well-being of the local residents in the area through an increase in the use of the path for recreation.

Richard Cairns
Executive Director of Infrastructure and Regeneration
Date: 5 June 2014

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Rosebery Place, Clydebank, G81 1TG

Donald Petrie, Access Officer, Greenspace, Elm Road
Tel: 01389 608407
E-mail: donald.petrie@west-dunbarton.gov.uk

Appendices: Appendix 1 – Map showing proposed route of Core Path
56 and proposed amended route

Background Papers: West Dunbartonshire Core Paths Plan, 5 May 2009.

Wards Affected: Ward 2 - Leven



**Core Path 56 as currently
shown on Core Paths Plan**

**Proposed amendment of
Core Path 56 (as built)**

