

Agenda



Planning Committee

Date: Wednesday, 2 August 2023

Time: 10.00 a.m.

Venue: Council Chambers, Clydebank Town Hall, 5 Hall Street,
Clydebank G81 1UB

Contact: Email: Nicola.moorcroft@west-dunbarton.gov.uk
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Dear Member

Please attend a meeting of the **Planning Committee** as detailed above.

The business is shown on the attached agenda.

Yours faithfully

PETER HESSETT

Chief Executive

Distribution:-

Councillor Lawrence O'Neill (Chair)
Councillor Gurpreet Singh Johal (Vice Chair)
Councillor Ian Dickson
Councillor Daniel Lennie
Provost Douglas McAllister
Councillor June McKay
Councillor Karen Murray Conaghan
Councillor Chris Pollock
Councillor Hazel Sorrell
Councillor Sophie Traynor

All other Councillors for information

Date of Issue: 20 July 2023

PLANNING COMMITTEE
WEDNESDAY, 2 AUGUST 2023

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

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

3 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

4 MINUTES OF PREVIOUS MEETING 5 - 18

Submit for approval, as a correct record, the Minutes of Meeting of the Planning Committee held on 14 June 2023.

5 NOTE OF SITE VISITATIONS 19 - 20

Submit, for information, Note of Visitations carried out on 12 June 2023.

6 PLANNING APPLICATIONS 21 - 46

Submit report by the Planning, Building Standards and Environmental Health Manager – in respect of the following Planning application:-

DC22/190/FUL - Erection of single wind turbine, 30m hub and 43m tip, access track, substation, agricultural shed and associated works at Land to East of Broomhill Wood, Bonhill, Alexandria by Mr Harris Smith.

7 CLYDEBANK BUSINESS PARK PLANNING GUIDANCE 47 - 74

Submit report by the Planning, Building Standards and Environmental Health Manager seeking approval to consult on draft Planning Guidance relating to Clydebank Business Park.

8/

8 EFFECTIVE COMMUNITY ENGAGEMENT IN LOCAL PLANNING GUIDANCE 75 - 89

Submit report by the Planning, Building Standards and Environmental Health Manager seeking agreement to submit a response to the Scottish Government Consultation on Effective Community Engagement in Local Development Planning.

9 STREET NAMES FOR HOUSING DEVELOPMENT AT GLASGOW ROAD - MILL RAOD, CLYDEBANK 91 - 93

Submit report by the Planning, Building Standards and Environmental Health Manager seeking approval to allocate two new street names within the new housing development at Mill Road/Glasgow Road, Clydebank.

10 CONSULTATION ON SCOTTISH GOVERNMENT REVIEW OF PERMITTED DEVELOPMENT RIGHTS – PHASE 3 To Follow

Submit report by the Planning, Building Standards and Environmental Health Manager regarding the above.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in Civic Space, 16 Church Street, Dumbarton, on Wednesday, 14 June 2023 at 10.00 a.m.

Present: Councillors Karen Conaghan, Ian Dickson, Gurpreet Singh Johal, Daniel Lennie, Lawrence O'Neill, Chris Pollock, Hazel Sorrell and Sophie Traynor.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; James McColl, Development Management Team Leader; Amy Melkevic, Lead Planning Officer; Matthew Spurway, Development Planning and Place Officer; Gail MacFarlane – Chief Officer Roads and Neighbourhoods; Nigel Ettles, Section Head – Litigation (Legal Officer); Nicola Moorcroft Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Provost Douglas McAllister and Councillor June Provost Douglas

Councillor Lawrence O'Neill in the Chair

DECLARATIONS OF INTEREST

Councillor Ian Dickson, declared an interest in the item under the heading DC22/201/FUL - Erection of Class 1 food store and associated access, parking, landscaping and associate works access, parking, landscaping and associated other works on land at Mixed Use Development Site, Mitchell Way, Alexandria by Lidl Great Britain Limited, being a member of the Vale of Leven Trust and intimated that he would leave the meeting during consideration of that item.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 19 April 2023 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

The reports submitted by the Planning, Building Standards and Environmental Health Manager – in respect of the following Planning applications:-

- (a) **DC22/201/FUL - Erection of Class 1 foodstore and associated access, parking, landscaping and associate works access, parking, landscaping and associated other works on land at Mixed Use Development Site, Mitchell Way, Alexandria by Lidl Great Britain Limited.**

DECLARATION OF INTEREST

Councillor Dickson, having earlier declared an interest in the following item of business, left the meeting at this point.

A copy of a letter (tabled) by Bonhill and Dalmonach Community Council, setting out objections to this planning application, was circulated for consideration.

A copy of a letter (tabled) by Daniel Wheelwright (applicant's agent) seeking a 90 minute limit on parking at the proposed food store, was circulated for consideration.

ADJOURNMENT

The Chair adjourned the meeting for a short recess. The meeting reconvened at 10.24 a.m. with the Elected Members listed in the sederunt present.

The Committee agreed to accept both tabled letters noted above.

Reference was made to a site visit that had been undertaken in respect of the above application. The Planning, Building Standards and Environmental Health Manager and the Development Management Team Leader were heard in further explanation of the report and in answer to Members' questions.

The Chair invited Ms Janice Ross objector, on behalf of Vale of Leven Trust, to address the Committee. Ms Ross was heard in support of the objections from the Vale of Leven Trust and in answer to Members' questions.

The Chair invited Mr John Fordy objector, on behalf of Bonhill and Dalmonach Community Council to address the Committee. Mr Fordy was heard in support of the objections from of Bonhill and Dalmonach Community Council and in answer to Members' questions.

The Chair invited Mr David Wheelwright (applicant's agent) and Mr Ross Jackson (on behalf of Lidl GB Ltd - applicant) to address the Committee. Both

Mr Wheelwright and Mr Jackson were heard in respect of the application and in answer to Members' questions.

After discussion, and having heard the Planning, Building Standards and Environmental Health Manager, the Development Management Team Leader and the Chief Officer – Roads and Neighbourhoods, in further explanation and in answer to Members' questions, Councillor Lawrence O'Neill moved, seconded by Councillor Daniel Lennie, that planning permission be granted subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto, amending to condition 25 to read as follows:

Notwithstanding the submitted details, the approved car park will allow for free and unrestricted parking by car park users for a maximum period of ninety minutes.

As an amendment, Councillor Chris Pollock, seconded by Councillor Karen Conaghan, moved that the Committee seek a continuation for this planning application, to develop further discussions with the applicant. On a vote being taken, 5 members voted in favour of the motion and 2 members voted for the amendment. The motion was accordingly, declared carried.

Note: Councillor Dickson re-entered the meeting at this point.

- (b) **DC23/046/FUL – Proposed change of use of vacant former gas boilerhouse to form hot food takeaway with new shopfront and erection of flue at Former Gas Boilerhouse, Carson Road, Balloch, G83 8QG by Sava Estates.**

The Planning and Building Standards Manager advised that the application had now been withdrawn.

ADJOURNMENT

The Chair adjourned the meeting for a short recess. The meeting reconvened at 11.50 a.m. with the Elected Members listed in the sederunt present.

- (c) **DC22/156/FUL – Relocation and reconfiguration of current car parking area, new employee vehicular entry and exit access routes from existing roundabout, relocated on-site lorry parking, rerouted internal access roads and associated works at Kilmalid, Stirling Road, Dumbarton G82 2SS by Chivas Brothers Ltd.**

After discussion and having heard the Development Management Team Leader, in further explanation, and in answer to Members' questions, the Committee agreed that it is minded to Grant planning permission subject to the conditions set out in Section 9 as detailed within Appendix 2 hereto and delegate authority to the Planning, Building Standards and Environmental

Health Manager to issue the decision following the satisfactory conclusion of the referral of the planning application to the Scottish Ministers.

LOCAL LIVING AND 20 MINUTES NEIGHBOURHOODS PLANNING GUIDANCE CONSULTATION

A report was submitted by the Planning, Building Standards and Environmental Health Manager seeking agreement to submit a response to the Scottish Government consultation on Local Living and 20 Minute Neighbourhood draft planning guidance.

After discussion and having heard the Development Planning and Place Officer, in further explanation, and in answer to Members' questions, the Committee agreed the proposed Council response as set out in Appendix 1 of the report.

The meeting closed at 12:21

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DC22/201/FUL - Erection of Class 1 foodstore and associated access, parking, landscaping and associate works access, parking, landscaping and associated other works on land at Mixed Use Development Site, Mitchell Way, Alexandria by Lidl Great Britain Limited.

GRANT planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, all external materials of the building, hard surfaces, fencing and walls shall be submitted for the further written approval of the Planning Authority and shall thereafter be completed in accordance with the approved details.
2. Prior to the commencement of development on site, details of the design and location of the bin stores, cycle storage, feature stairway, street furniture, trolley parking and lighting shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved. The development shall thereafter be completed in accordance with the approved details prior to any of the foodstore becoming operational.
3. No development (other than investigative works) shall commence on site until such time as a updated detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - b) An assessment of the potential risks (where applicable) to:
 - human health
 - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation strategy based on the preferred option.

4. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
5. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority to protect public.
6. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.
7. If the remediation plan requires it then a monitoring and maintenance scheme (including the monitoring of the long-term effectiveness of the proposed remediation) shall be submitted to and approved by the Planning Authority. Any actions/measures ongoing shall be implemented within an agreed timescale with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.

8. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being used. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a verification report containing details of the source of the material and appropriate test results to demonstrate its suitability for use.
9. Prior to the commencement of development on site, a Delivery Management Plan shall be submitted to and approved in writing by the Planning Authority. Deliveries to the foodstore shall only occur between the hours of 0700 hours and 2300 hours. All deliveries and other servicing of the site shall then be undertaken in accordance with the approved Delivery Management Plan at all times thereafter.
10. The development including all plant/equipment and noise mitigation measures shall be completed/installed and retained in accordance with the EEC Noise Impact Assessment Version 3 Ref: EEC/EC18745-7 (27 April 2023).

On completion of development and before the proposed retail unit is brought into use the applicant shall have a third party independent verifier submit a verification report to the Planning Authority, that shall demonstrate compliance with the projections as detailed within the Noise Impact Assessment V3 are reliable and meet the requirements.

11. Notwithstanding the submitted information and prior to the commencement of development on site, details of the odour control measures of the bakery element of the foodstore in terms of ventilation, odour filtration and discharge location shall be submitted to and approved by the Planning Authority and shall be implemented before the bakery is brought into use and maintained thereafter.
12. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

13. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays:	0800-1800
Saturdays:	0800-1300
Sundays and public holidays:	No working

14. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1992 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures, which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
15. No commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 08:00 or after 18:00.
16. Prior to the commencement of development on site an air quality impact assessment shall be submitted to and approved by the Planning Authority.

The report should use a method based on the principles set out in the Environmental Protection UK document Development Control: Planning for Air Quality (2010 Update), Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(09)", and "Delivering Cleaner Air for Scotland -Guidance from Environmental Protection Scotland and the Royal Town Planning Institute Scotland, January 2017". The recommendations of the assessment shall be implemented prior to the development commencing on site or within a timescale agreed by the Planning Authority.

17. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust 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.
18. Prior to the commencement of development on the site details of an adequate sized grease trap shall be submitted to and approved by the Planning Authority and shall be installed as approved and maintained thereafter.

19. Details for the storage and the collection of waste arising from the proposed foodstore shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior to the foodstore being brought into use and thereafter be maintained.
20. The approved hard and soft landscaping scheme shall be fully implemented prior to the opening of the foodstore hereby permitted unless an alternative timescale for implementation is first agreed in writing by the Planning Authority.
21. Notwithstanding condition 20 above and prior to the commencement of development on site, details of the seed mix to be used for the proposed flowering lawn, subsoil mix and species of herbaceous planting shall be submitted to, and approved in writing by the Planning Authority. The proposed seed mix shall be of local provenance with native flowers. Thereafter the approved mix shall be used upon the site.
22. Notwithstanding the landscaping plan and condition 20 above, *Prunus avium* shall be used rather than *Prunus avium* 'plena'.
23. Prior to the commencement of development on site, full details of maintenance and management for the approved landscaping areas shall be submitted to and approved in writing by the Planning Authority Management and maintenance of the landscaping areas shall commence upon completion of the landscaping areas and any dead trees and plants shall be replaced and the landscaped areas shall remain free of litter.
24. The foodstore shall not be brought into use until the vehicle parking spaces associated with it have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
25. Notwithstanding the submitted details, the approved car park will allow for free and unrestricted parking by car park users for a minimum period of three hours.
26. No site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of development on site, the methodology and findings of which shall be submitted to and approved by the Planning Authority.
27. Tree 2128 as identified in the Tree Survey BS5837:2012 dated January 2022 shall be retained and prior to the commencement of development on site, tree protection measures for this tree shall be erected in accordance with British Standards Recommendations for trees in relation to construction, currently BS 5837:2012 and shall not be removed during the course of any construction works on site.

28. Prior to the commencement of development on site, full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Drainage Systems (SuDS) within its design, and thereafter shall be implemented prior to the occupation of the foodstore hereby permitted.
29. That prior to the commencement of any works on site, full details of the incorporation of low or zero carbon generating technologies shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
30. Notwithstanding the submitted details, any advertisements on buildings and within the curtilage of the site will require advertisement consent.

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DC22/156/FUL - Relocation and reconfiguration of current car parking area, new employee vehicular entry and exit access routes from existing roundabout, relocated on-site lorry parking, rerouted internal access roads and associated works at Kilmalid, Stirling Road, Dumbarton G82 2SS by Chivas Brothers Ltd.

GRANT planning permission subject to the following conditions:-

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed hardsurfacing to be used within the development sites shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details.
2. That prior to the commencement of works on site, final details of the proposed road bridge over the Murroch Burn, inclusive of design, external materials and samples of external materials be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details.
3. The approved hard and soft landscaping and all associated approved planting details, inclusive of all new tree planting, shall be implemented within a timescale to be agreed prior to the commencement of works on site.
4. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the next planting season with others of a similar size and species.
5. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the commencement of works on site. Management and maintenance shall commence within a timescale agreed with the Planning Authority.
6. Notwithstanding the approved plans and condition 3 above, and prior to the commencement of works on site, a further submission which demonstrates an understanding on how the proposal enhances biodiversity beyond the current baseline including any adjustments to the approved landscaping proposals together with the implementation on site shall be submitted to and approved in writing by the Planning Authority. All measures shall then be implemented as approved.

7. All recommendations within the Phase 1 Habitat Survey dated 15th March 2022 shall be followed. This shall include all required further survey work identified as being required inclusive of Bats, Otter, Badger and nesting birds. All further survey work undertaken shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and implemented as approved.
8. Notwithstanding condition 7 above, further survey shall be undertaken to identify any possible impact on the Sand Martin colony known to breed on the Murroch Burn near the A82 and the requirement for mitigation. The survey shall be submitted to and approved in writing by the Planning Authority and any required mitigation identified implemented within an agreed timescale with the Planning Authority.
9. Notwithstanding condition 7 above and prior to the commencement of works on site, details of the incorporation of mammal ledges into the design of the new bridge over the Murroch Burn shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved.
10. Notwithstanding condition 7 above, full details of how the enhancement proposals set out in the Habitat Survey will be implemented on site shall be submitted to and approved in writing by the Planning Authority. The implementation of these proposals shall then proceed as approved.
11. That prior to the commencement of works, on site tree protection measures for all trees to be retained both within or adjacent to the application site shall be erected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, with evidence of this having been undertaken and not removed during the course of construction work.
12. That prior to the commencement of works on site, a full review of the Travel Plan for the site shall be undertaken and submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this review shall include setting out what targets of the Travel Plan agreed in connection with planning permission DC17/129 have been achieved, what targets have not been achieved and why they have not been achieved, and what further initiatives will be brought forward in the future to ensure the achievement of a meaningful switch away from the private car. Any agreed actions and measures shall be implemented at the same time as the site being brought into use.
13. Prior to the commencement of works on site, full details of the location and design of electric vehicle and electric cycle charging points/units and associated infrastructure and ducting shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this shall include how future required provision shall be accommodated. The approved charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details and maintained at all times thereafter.

14. The development shall be drained in accordance with the details set out on the approved drainage drawings and the drainage arrangements, inclusive of SuDs, shall be fully implemented prior to the occupation and use of the development hereby permitted, otherwise approved in writing by the Planning Authority.
15. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
16. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.

On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.

17. During the period of construction, all works and ancillary operations (including piling) which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

- Mondays to Fridays: 0800-1800
- Saturday: 0800-1300
- Sundays and public holidays: No working

18. 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 to, and agreed in writing with the Planning Authority in consultation with the West of Scotland Archelogy Service. 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 Archelogy Service.

19. Notwithstanding the approved plans, details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.

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PLANNING COMMITTEE**NOTE OF VISITATIONS – 12 JUNE 2023**

Present: Councillors Jim Bollan (first site only), Karen Conaghan, Chris Pollock, and Gurpreet Singh Johal.

Attending: Pamela Clifford - Planning, Building Standards and Environmental Health Manager and James McColl - Development Management Team Leader.

SITE VISITS

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

Land at Mixed Use Development Site, Mitchell Way, Alexandria

DC22/201/FUL - Erection of Class 1 foodstore and associated access, parking, landscaping and associate works access, parking, landscaping and associated other works by Lidl Great Britain Limited.

Kilmalid, Stirling Road, Dumbarton G82 2SS

DC22/156/FUL - Relocation and reconfiguration of current car parking area, new employee vehicular entry and exit access routes from existing roundabout, relocated on-site lorry parking, rerouted internal access roads and associated works by Chivas Brothers Ltd.

WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 2nd August 2023

DC22/190/FUL: Erection of single wind turbine, 30m hub and 43m tip, access track, substation, agricultural shed and associated works at Land to East of Broomhill Wood, Bonhill, Alexandria by Mr Harris Smith.

1. REASON FOR REPORT

- 1.1** The planning application is subject to a substantial body of objection. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Refuse planning permission** for the reasons set out in Section 9 of the report.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located to the east of Bonhill, Alexandria. The nearest residential areas are Beechwood and Wheatcroft Estate, Bonhill located approximately 440m to the west and Bellsmyre which is just over 1km to the south, though there is intervening woodland between the site and both residential areas. The site is to the north of the Murroch Glen (a steep wooded valley containing the Murroch Burn), on land which rises to the northeast into the Kilpatrick Hills. It forms part of an area of plantation woodland, bordered by the Murroch Glen and areas of grazing land. The application site boundary extends to 0.89 hectares, but is within a much larger area of land controlled by the applicant.

- 3.2** The proposal would involve the following works:

- Installation of a single wind turbine;
- Construction of a 550m access track;
- Construction of an electrical substation and underground cabling;
- Construction infrastructure (e.g. crane hardstanding area);
- Construction of 6 vehicle parking spaces;
- Construction of an agricultural storage shed.

- 3.3** The turbine would be a three-bladed, horizontal axis turbine, with a nominal rated capacity of 250kW. It would have a hub height of 30m and a maximum height to the blade tip of 43m. The turbine would be of the conventional design for such pieces of equipment, featuring a tubular tower and blades finished in a non-reflective pale grey colour consistent with the industry standard used in most UK wind turbines.
- 3.4** The turbine would sit on a concrete base measuring roughly 7.5m x 7.5m, with an expected depth of 3m, although the exact design of the foundation would depend upon which specific manufacturer's turbine was used (which is not known at this stage). In addition to the foundation, an area of hardstanding would be required adjacent to the turbine as a crane platform for construction and ongoing maintenance. Adjacent to the base of the turbine would be an external substation measuring approximately 7.5m x 4m, and 2.8m in height. The colour of the substation is currently unspecified, however the supporting statement suggests it will be either green or pale grey. Due to the relatively small generator size of the proposed turbine, a local connection to the distribution network is anticipated and without the need for more extensive reinforcement or upgrade works.
- 3.5** Access to the site would be by way of the existing private access track leading to Highdykes Farm, which is, itself, accessed from Broomhill Crescent. A new 550m access track would be created between the farm track and the proposed turbine. The new track would be 4.5m wide and surfaced in hardcore, with a passing place and areas to permit the turning of long vehicles. The road is likely to sit proud of the existing ground by approximately 300mm with banking at either side. No borrow pits are proposed as part of the development and material would be imported to construct the access track. The level of material required to be imported is not, however, specified in the application submission. The access track crosses a drainage ditch around 330 metres from the junction with the existing farm track, which a short section of pipe being installed below the hardcore.
- 3.6** A shed, which the applicant describes as an agricultural shed, is proposed to be sited to the north of the proposed turbine. The shed would measure 20m by 14m and be 6.3m in height. It would be of a standard agricultural shed design and the external walls would be clad in dark green corrugated sheeting and the roof would be grey corrugated sheeting. The purpose of the agricultural shed is for general storage of tractors and farming equipment as well as a secure unit to lay turbine parts if and when needed. During the assessment of the application, further details were sought from the applicant on whether the land comprised an agricultural holding. In response, the applicant indicated that they are a freehold owner of the land contained within the application boundary and intends to use the ground for general farming purposes.

- 3.7** In terms of the planning history of the site, there has been a previous application for the erection of a wind turbine of the same size, as well as the associated access track on this site. The Planning Committee considered this application on 29 April 2015 and were minded to grant planning permission subject to the conclusion of a legal agreement to ensure that a suitable financial bond is put in place to cover restoration liabilities for the site and the community benefit contribution. The financial bond was never concluded and with a lack of any progress over an extended period, the application was considered withdrawn in March 2021.
- 3.8** Works to create the access track associated with the wind turbine have already commenced on site. The applicant was advised that the works were being undertaken without planning permission and requested on a number of occasions to stop works until such time that planning permission was granted. The applicant continued works on the access track and a Temporary Stop Notice was subsequently issued. Works initially continued after the Notice was issued and then halted. At the expiry of the Temporary Stop Notice works commenced again, despite it remaining that no planning permission was in place. However, at the time of writing, works had halted once more.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health Service recommends the following conditions relating to hours of work, a noise control method statement, sound insulating materials on plant or machinery, noise emissions, noise complaints, and shadow flicker.
- 4.2** West Dunbartonshire Council Roads Service have no objections in relation to flooding matters. A Traffic Management Plan was requested initially by the Roads Service. Once submitted the Roads Service confirmed that the clarifications and qualifications contained within the plan made the proposal acceptable to the Roads Service.
- 4.3** West of Scotland Archaeological Service (WoSAS) have no objection subject to a condition requiring the implementation of an archaeological watching brief.
- 4.4** West Dunbartonshire Council Biodiversity Officer notes that the Preliminary Ecological Assessment submitted offers mitigation in section 7 of the document and should be conditioned if the development is to proceed. The proposed mitigation includes following national guidelines and standards for any tree/hedgerow retention, that best working practice measures are adhered to safeguard otters and badgers, and a walkover survey prior to works commencing within bird breeding season. If any otter or badger

resting place is found then an ecologist should produce an otter protection plan. Should the development proceed there should be a clear intention provided of the biodiversity enhancement works that will be included to meet the requirements of NPF4 Policy 3. It should be specifically noted what is being regarded as mitigation and enhancement so that a clear picture of the 'positive effect on biodiversity' can be determined.

- 4.5** Glasgow Airport and National Air Traffic Services have no objections to the proposal.
- 4.6** RSPB Scotland note that if construction work is to take place during the breeding season, there is a risk of direct mortality, disturbing nesting birds or damaging their nests, and an offence being committed. Without survey work it is challenging to assess which species may be at risk during the construction phase, or subject to collision or displacement in the operational phase. It is also noted that the Ecological Report states that no priority species of plants were recorded on the site visit in mid-December. By that time many herbaceous plants will have died back for the year. It is concluded that it is difficult to be sure whether species that may be at higher risk of collision are actually present or not.
- 4.7** Loch Lomond & The Trossachs National Park Authority, Stirling Council, Inverclyde Council and Argyll and Bute Council have not provided a response at the time of writing this report.

5. REPRESENTATIONS

- 5.1** One hundred and thirty two representations from one hundred and eighteen representees have been received in connection with the proposal including from Jackie Baillie MSP and Beechwood & Wheatcroft Residents Association. All are in objection. The full details are contained within the planning file and are available for public viewing. However, the points raised can be summarised as follows:

Roads and traffic

- There has been/will continue to be an increase in noise from traffic, volume of traffic and size of vehicles which pass close to properties and cars including at times early in the morning, particularly during construction.
- The side is accessed via narrow residential roads with delivery vehicles mounting the kerb to pass each other.
- Concern for children and elderly in relation to the increase in traffic.
- The surrounding streets have recently been resurfaced.

- Damage being created to the surrounding streets and farm track which are in a poor condition and provision must be made for the developer to make good any damage.
- Heavier trucks will require access to supply timber for alleged woodmill.

Location and visual impact of the development

- Concern for the visual impact on the fringes of the National Park and does not meet with the character/design of the area i.e., Open Countryside.
- No access track previously existed at this location previously.
- A previous application was withdrawn after local residents voiced their concerns about the size of the structure and impact on the landscape.
- There are industrial estates within Dumbarton and Vale of Leven which are more suited to a development of this nature.

Residential amenity

- Nearby residents would be adversely affected by noise disturbance.
- There are potential health side effects from living beside a wind turbine, including from vibration and shadow flicker.
- There will be a detrimental effect on the mental health of those living closest.
- The area is a residential area and is too close to residents/houses.

Environmental matters

- Air pollution may result from the development, particularly during construction.
- The development would adversely impact upon wildlife, trees, and hedgerows
- The Green Belt is being destroyed.
- The Murroch Glen should be covered by a Tree Preservation Order.
- One of the Council's Objectives for Natural & Semi Natural Green Space is to increase the amount of woodland habitat.

Procedural concerns

- No notification was undertaken to the surrounding residents.

Other matters

- That the development of the access track has already commenced.
- The area of ancient woodland shown has a wrong scale.
- No connection to the grid has been indicated.

- Property prices will be affected.
- The applicant has indicated to residents that the agricultural shed will be used for the production of bio fuel pellets from imported timber.
- The drain shown on the redacted diagrams actually cross the proposed track line, not where it ends in the drawings to the west of the track.
- Approval would set a precedent and open the area to further large scale turbines.
- West Dunbartonshire Council's Open Space Strategy 2011 states that planning authorities are expected to support, protect and enhance open space and opportunities for sport & recreation.

5.2 The matters of concern raised above are considered and addressed in Sections 6 and 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

National Planning Policy 4

6.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13th of February 2023 and now forms part of the Development Plan.

6.2 Policy 1 relates to tackling the climate and nature crises and states that when considering all development proposals significant weight will be given to the global climate and nature crises. Policy 2 also relates to the climate in the form of climate mitigation and adaptation and states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and development proposals will be sited and designed to adapt to current and future risks from climate change.

6.3 Policy 3 states that development proposals will contribute to the enhancement of biodiversity and should integrate nature-based solutions where possible. Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Policy 4 requires that development proposals do not have an unacceptable impact on the natural environment inclusive of environmental designations and protected species. Policy 5 states that development proposals will only be supported if they are designed and constructed in accordance with the mitigation hierarchy by first avoiding and then minimising the amount of disturbance to soils on undeveloped land and in a manner that protects soil from damage including from compaction and erosion that minimises soil sealing.

6.4 Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the

archaeological resource at an early stage so that planning authorities can assess impacts in accordance with Policy 7.

6.5 Policy 8 supports development within the green belt in a limited number of circumstances. These include:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use.

Additional requirements include justification is provided for the green belt location; the purpose of the green belt is not undermined by the development; the development is compatible with the surrounding countryside and landscape character; the development is of an appropriate scale, massing and external appearance and minimises visual impact; and there will be no long-term impacts on the environmental quality of the green belt.

6.6 Policy 11 supports proposals for all forms of renewable, low-carbon and zero emissions technologies. Policy 11 also states that development proposals will only be supported where they maximise net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities. The policy also lists impacts which must be addressed including residential amenity, visual impact, noise and shadow flicker, impacts on road traffic and on adjacent trunk roads, including during construction; and the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans.

6.7 Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale as per Policy 14. Policy 20 states that development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this. Green infrastructure is defined as features or spaces within the natural and built environments that provide a range of ecosystem services. An ecosystem services is the benefits people obtain from ecosystems.

- 6.8** Policy 23 relates to health and safety and states that development proposals that are likely to raise unacceptable noise issues will not be supported. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.
- 6.9** The matters relevant to the assessment against the above policies are addressed in detail in Section 7 below. Based on that assessment, it is concluded that the proposal is not in accordance with NPF4 as it is considered the proposed shed is not a form of development which can be supported in this green belt location with reference to Policy 8 and would result in an unjustified sporadic development within the green belt location.

West Dunbartonshire Adopted Local Plan 2010

- 6.10** The site of the proposed turbine is identified as Green Belt. Policy GB1 indicates a general presumption against development within the Green Belt, other than in certain circumstances, including where there is a specific locational requirement and established need for the development and it cannot be accommodated on an alternative site. Development in the Green Belt will not be permitted if it would have an adverse effect on the landscape character of the area.
- 6.11** All development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located in accordance with policy GD1.
- 6.12** Policy E5 relates to development affecting trees. There are trees on site which line the proposed access route. In accordance with policy E5 new development proposed on sites with, or adjacent to, existing trees will be assessed in accordance with best practice. Policy BE5 states that where the presence of archaeology becomes apparent once development has commenced, adequate opportunity must be afforded by the developer for an archaeological investigation.
- 6.13** The development takes access via a designated core path and as such policy R5 applies. Policy R5 states that the Council will undertake to protect Core Paths using the Council's statutory powers.
- 6.14** Policy DC6 states that renewable energy proposals will be permitted where these would not give rise to unacceptable detriment to the landscape, natural or built heritage, sport or recreation interests or local amenity. Development proposals are to be considered against the following criteria:
- visual impact and effect on landscape character, including the landscape character of the Kilpatrick Hills RSA;
 - nature conservation interests;

- historic environment and its setting, including scheduled ancient monuments;
- local amenity, including noise, traffic and broadcast interference;
- any cumulative impacts

6.15 Policy DC3 states that within the Glasgow Airport Safeguarding Zone, development which adversely affects the operational integrity or safety of the airport will not normally be permitted.

6.16 Policy GN1 seeks to promote, protect and improve the Green Network. It states that development which is detrimental to the green network will be considered contrary to the Plan, and that new development should contribute positively to the protection and improvement of the green network. The Kilpatrick Hills are recognised as an important green network resource in West Dunbartonshire owing to their landscape value, the habitats and species found there and the outdoor recreation opportunities they offer. Policy SUS1 states that all development should seek to conserve and enhance environmental resources and ensure environmental impact is minimised.

6.17 Policy E3A states that the Council will seek to maintain and enhance the environmental resources of the Plan area by protection of habitats, species and natural features which are vulnerable and/or specifically protected, including Local Nature Conservation Sites. It also states that proposals should not have an adverse effect on the integrity or character of Local Nature Conservation Sites and that satisfactory arrangement for habitat creation/site enhancement elsewhere should be made to compensate where development would cause the total or partial loss of a Local Nature Conservation Site. The application is in close proximity to Murroch Burn but is located outwith the Local Nature Conservation Site.

6.18 The matters relevant to the assessment against the above policies are addressed in detail in Section 7 below. It is concluded that the proposal is not in accordance with the Local Plan as it is considered the proposed shed is not a form of development which can be supported in this green belt location with reference to Policy GB1 and would result in an unjustified sporadic development within the green belt location.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

7.1 On 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council's most

up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications, subject to compatibility with NPF4. The Scottish Ministers' Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.

- 7.2** The proposed turbine does not trigger Policy RE2: Spatial Framework for Wind Energy, and therefore requires to be assessed against Policy RE3, which is supportive of wind energy proposals where it can be demonstrated that there will be no unacceptable significant adverse impacts on the local area and the wider landscape and where they avoid unacceptable landscape, visual, aviation, infrastructure, cumulative and residential impacts and unacceptable impacts on the built and natural environment and do not have an adverse effect on a Natura 2000 site.
- 7.3** Policy GB1 restricts development in the green belt to a limited number of circumstances. These include development associated with agriculture, horticulture and forestry, rural economic development and infrastructure with a specific locational need.
- 7.4** Any development proposed within the Kilpatrick Hills Local Landscape Area must; protect and enhance the landscape character; protect and enhance the integrated network of habitats and important geological features; and protect and enhance the Hills as an accessible recreation resource in accordance with policy KH1.
- 7.5** Policy H4 of the LDP2 relates to residential amenity. The policy states that the Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against the establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents.
- 7.6** Policy ENV2 relates to landscape character. Development proposals should be sited and designed to relate to the local landscape character of the area and ensure that the integrity of this landscape character is maintained and, where appropriate, enhanced. Policy ENV4 relates to forestry, trees and woodland. The loss or fragmentation of long established woodland, high conservation value or areas covered by tree preservation orders will only be supported where any significant adverse effects are clearly outweighed by significant social or economic benefits. Policy ENV8 relates to air, light and noise pollution. All new development must ensure that significant adverse noise impacts on surrounding properties and uses are avoided.

- 7.7** Policy CON3 is not supportive of development which disrupts or adversely impacts on any existing or potential core path, right of way, bridle path, or footpath, including off-path access rights, used by the general public for recreational or other purposes.
- 7.8** Policy BE1 states that unscheduled archaeological sites should be preserved insitu where possible. Where not possible, provision should be made by the developer to undertake the excavation, recording analysis, publication and archiving of the archaeological remains. Development that would adversely impact on the operations of Glasgow Airport or would be adversely affected by aircraft noise will not be permitted in accordance with Policy E7.
- 7.9** Policy CP1 requires new development to take a design led approach to creating sustainable places which puts the needs of people first and demonstrate the six qualities of successful places. Policy CP2 requires all development to demonstrate that green infrastructure has been integrated into the design approach from the outset.

The matters relevant to the assessment against the above policies are addressed in detail below. It is concluded that the proposal is not in accordance with proposed Local Development Plan 2 as it is considered the proposed shed is not a form of development which can be supported in this green belt location with reference to Policy GB1 and would result in an unjustified sporadic development within the green belt location.

Kilpatrick Hills Local Landscape Area – Statement of Importance

- 7.10** This Statement of Importance explains the reasons why the Kilpatrick Hills have been selected for the designation. The special qualities of the Kilpatrick Hills are identified as being:
- Strong sense of remoteness, wildness and open horizons;
 - Distinctive geomorphology and topographical features; and
 - A unique diversity of views.

The impact of the proposed development on these special landscape qualities of the Kilpatrick Hills is assessed below, and it is concluded that the proposal would not significantly detract from the special qualities of the Local Landscape Area.

Renewable Energy Local Development Plan (Proposed Plan) Planning Guidance November 2016

- 7.11** Whilst written in the context of proposed Local Development Plan 1 together with Scottish Planning Policy (SPP), both of which no longer form a material consideration in the assessment of planning applications, much of the

general advice and guidance set out remains relevant in assessing wind energy proposals.

This document provides guidance on planning for wind energy including a Spatial Framework and guidance on the factors that will be considered in assessing wind energy proposals. The spatial framework applies to “wind farms” which are defined by the Council as:

- Any development containing a turbine of 50m and above to tip height; or
- Any development of 3 or more turbines, containing a turbine of 30m above to tip height.

As this turbine is a single turbine and 43m to blade tip it falls under the threshold for the spatial framework.

7.12 It remains, however, that the document provides guidance on the assessment of all proposals for wind energy. This includes considering matters pertaining to landscape character, forestry and woodland, the water environment, the path network, built heritage, aviation, residential amenity in respect of noise, shadow flicker and visual intrusion, economic benefit, contribution towards renewable energy targets, effect on soils, impact on the road network and decommissioning. These matters are fully assessed in detail below where it is concluded that, in taking into account all material planning considerations, the wind turbine proposal is acceptable.

7.13 The guidance also highlights the expectation for all wind energy applicants to provide a community benefit. In this case, the proposed turbine is indicated to have generating capacity of 250kw so any financial amount will be small. However, the guidance does not have a minimum threshold and therefore this aspect is applicable and a financial contribution would be required if the proposal is approved.

Overall, it is considered that the proposal presents no conflict with the aims of the guidance.

Site Selection and Design

7.14 The application site was selected by the applicant as it was established to benefit from an above average windspeed. Further operational advantages include its proximity to a grid connection point and the proximity off the A82 being relatively short without requiring extensive works impacting the local road network. In terms of impacts on the surrounding area, although the nearest settlement to the site (Bonhill) is located only 440m away, the site is well screened from it by high ground and trees.

7.15 Both the wind turbine and the agricultural shed are located in the green belt and require to be justified against Policy 8 of NPF4 and GB1 of both the adopted Plan and Proposed Plan. In first considering the principle of the proposed agricultural shed in the Green Belt, whilst development associated with agriculture is supported by the above policies, the applicant's supporting statement, and further clarifying correspondence all state that the purpose of the agricultural shed is for storing farming equipment and vehicles required to cut and maintain the fields. The shed can further be used to store wind turbine parts safely and securely as and when it may be required. The application submission does not set out what the maintenance requirements of the applicant's landholding comprises or why the maintenance would be so regular or intensive that vehicles and equipment would require to be kept on site, rather than simply attending the site periodically as required.

7.16 As the applicant describes the shed as being for agricultural purposes, full details of the registered agricultural holding on this land were requested from the applicant. This can be done by providing maps which are produced by the Scottish Government and provided to those who have an agricultural holding or croft. In response the applicant indicated that they are a freehold owner of the land contained within the application boundary and intends to use the ground for general farming purposes, although full details of what this general farming operation would entail are not provided. The applicant advises that he further intends to make an application to Forestry Land Scotland for a felling license to allow parts of the ground to be cleared. As no evidence has been provided in order to establish that the land is part of an agricultural holding or otherwise comprises a farming operation at this location, it is not considered that the application site can be classed as comprising part of an agricultural unit and it cannot be concluded that the shed is required for agricultural purposes. Furthermore, the applicant also fails to quantify what wind turbine parts would require to be stored routinely on site and why spare parts would not simply be brought to the site should they require to be fitted. Given the above, it is concluded that the proposed shed would result in an unjustified sporadic development within the green belt location and not a form of development which can be supported with reference to Policy 8 of NPF4 and Policies GB1 of both the adopted Local Plan and proposed Local Development Plan.

7.17 Turning to the remaining aspects of the proposal comprising the wind turbine and associated works, essential infrastructure is acceptable within the green belt with reference to the above policies. Essential infrastructure includes all forms of renewable energy generation. Therefore the wind turbine itself together with the associated access, crane pad and sub-station would in principle be acceptable. The design and height of the turbine and would follow current wind energy industry practice, and the turbine would be of the type widely used elsewhere. The locaPage 13

has also been selected in order to minimise its prominence. Due to the height of the turbine, some views from sensitive locations such as the National Park and Kilpatrick Hills are unavoidable but not significant enough to be unacceptable. It is acknowledged that an effort has been made by the applicant to minimise the impact of the development on the landscape.

Impact on Landscape Character

- 7.18** The proposed turbine would be located on the edge of the Kilpatrick Hills which are designated as “Rugged Moorland Hill” Landscape Character Type (LCT). The actual application site is on the boundary of the urban area and the Rugged Moorland Hill LCT of the Kilpatrick Hills. The Kilpatrick Hills have a distinctive upland character created by the combination of elevation, exposure, rugged landform, moorland vegetation and the predominant lack of modern development. These areas share a sense of apparent naturalness and remoteness which contrasts strongly with the farmed and developed lowland areas. The general aim should be to conserve the upland character of the Rugged Moorland Hills and where possible, the visual influence of existing developments should be reduced. New developments which would introduce modern elements or which would undermine the sense of ‘wildness’ and remoteness should be resisted even though it is accepted that these areas already contain tall structures such as pylons and communications masts. Although this landscape can provide an essential location for this type of infrastructure, the erection of certain structures can lead to disproportionate levels of landscape impact, affecting the remote character of the moorland hills. Additional masts and other tall structures should be discouraged within the hills, with particular concerns relating to wind development. It is therefore vital that developments which could have a significant and adverse effect on the landscape character are resisted.
- 7.19** In general, there is limited capacity to accommodate wind turbines within or adjacent to the Rugged Moorland Hill LCT of the Kilpatrick Hills, particularly in areas which are identified as Green Belt and which form part of the landscape and recreational setting for the settlements which they surround. In this instance however, the sloping ground and established tree coverage would help to screen the site from surrounding areas. This tree cover would also limit the visibility of the proposed access track. The proposed turbine would be viewed from certain positions in the context of an urban area, backclothed by the hills and woodland and importantly, it would not impact upon the skyline or detract from the remoteness of the Kilpatrick Hills. On this basis, it is considered that the wind turbine would not have a significant impact on the landscape quality or the character of the Kilpatrick Hills and surrounding area. This is a similar opinion taken when 2014 previous application was assessed.

- 7.20** The 2014 application did not include the erection of an agricultural shed. Whilst the principle of the shed cannot be supported in the green belt as detailed above, it remains appropriate to assess whether it would raise any additional concerns in terms of landscape character. The proposed shed whilst having a larger massing than the turbine is not as tall. It is of a similar scale to those at the adjacent Highdykes Farm. Due to the lesser height and green/grey tones of the materials proposed being appropriate to the greenbelt setting it is considered that the agricultural shed will also not have a significant impact on the landscape quality or the character of the Kilpatrick Hills and surrounding area.

Designated Landscapes

- 7.21** Regional Scenic Areas/Local Landscape Areas are landscapes which have been designated as of local importance by the relevant local planning authority. Such designations seek to preserve a high quality landscape and its natural character. The Regional Scenic Area/Local Landscape Area most affected by this proposal is the Kilpatrick Hills Regional Scenic Area/Local Landscape Area, which covers the area of the Kilpatrick Hills located within the West Dunbartonshire Council area. The wind turbine would be located in close proximity to the Kilpatrick Hills Regional Scenic Area but within the more recently designated Local Landscape Area. Whilst the site is readily visible from a wide area within the Regional Scenic Area/Local Landscape Area the turbine would be close to the urban edge where it would be seen against the backdrop of other man-made development. When viewed from out with the Regional Scenic Area/Local Landscape Area it would normally be seen against a backdrop of rising land and it would not break the skyline. Although it would introduce a large man-made structure into the environment, the turbine would not be visually dominant or would detract from the sense of remoteness and wildness provided by the Kilpatrick Hills. The overall impact upon the Regional Scenic Area/Local Landscape Area is therefore considered to be acceptable. The turbine would be 4km from the southern boundary of Loch Lomond and Trossachs National Park. Whilst it would be visible from some places within the National Park, it would be seen in the context of an urban area, backclothed by the hills and woodland and would not impact on the skyline of the Kilpatrick Hills which forms part of the setting of the National Park. This was previously confirmed as part of the last planning application by the Loch Lomond and Trossachs National Park Planning Authority in their consultation response. Since then, nothing significant has changed in terms of changes to the landscape character to arrive at a different opinion. There is also no change in the proposed access track and this, together with the other infrastructure proposed raises no concerns.
- 7.22** Notwithstanding that the shed is not a development the principle of which can be supported in this green belt location, this is at a lesser height to the wind turbine and of materials and colours which are appropriate to the

setting. It is considered that it would not impact on the skyline of the Kilpatrick Hills and setting of the National Park. There would not be any significant adverse visual impacts from this development on the setting, special landscape qualities, landscape character or visual amenity of the National Park.

Visual Impact

- 7.23** The information accompanying the application demonstrates that the wind turbine would not be visible from most of the closest built up area (Bonhill) because of the intervening high ground, but that it would be visible from much of Dumbarton and from areas further afield such as Port Glasgow, at distances of up to 10km. However, when viewed from distance, it would be difficult to differentiate the turbine from the overall urban context due to the proximity of the turbine to the built up area of Bonhill. Consequently, the visual impact would be less significant from greater distance. Outwith settlements, the wind turbine would be visible from much of the western shore of Loch Lomond, the River Clyde and areas within the Kilpatrick Hills. However, due to the distances involved and the size of the turbine, it will not have a significant impact on the landscape from distance and therefore will have an acceptable visual impact.
- 7.24** The applicant has provided photomontages and wireframe drawings for each of 20 previously agreed viewpoints, in accordance with the national methodology for such visual modeling exercises. These photomontages provide a representation of how the turbine might typically appear in clear weather from representative and sensitive locations, although obviously the appearance would vary according to weather conditions. The majority of the viewpoints demonstrate that the turbine would not be visible or that it would be seen at sufficient distance to have little impact on the landscape. From the viewpoints at Auchiewannie Wood and Cardross Road, the turbine would be visible to the rear/side of the settlement of Bonhill. Further viewpoints at Auchenreoch Muir and the core path at Highdykes Farm show the turbine appearing more dominant in views looking south/south west. It is accepted that turbine development cannot take place on this site without being visible from a large area, however the size of turbine proposed is suitable for the location and will minimise any visual impacts beyond 5km and the proposal is therefore acceptable.
- 7.25** The landform behind the turbine provides a backdrop setting which would ensure that from most viewpoints, the turbine would not breach the skyline of the Kilpatrick Hills. Although the turbine is a total height of 43 m, the location, size and setting of the turbine are such that it will not have a detrimental visual impact on the Kilpatrick Hills regional scenic area or significantly alter the local landscape. It is further considered, the access track would not result in an adverse visual impact within the landscape.

Considering the shed, this would also benefit from the landform behind the proposal minimizing its visual impact. Whilst larger in footprint, the shed is lower in height which will mean that it too will not breach the skyline from most viewpoints. As such the shed, should it have been justified in the green belt, will not have a detrimental visual impact on the Kilpatrick Hills regional scenic area or significantly alter the local landscape either.

Residential Amenity

- 7.26** The proposed turbine and shed would be located 440m from the edge of Bonhill, but their impact would be minimal as between the proposed turbine and shed and the settlement is an area of plantation woodland and a further area of woodland adjacent to the houses. This would provide adequate separation in terms of both amenity and visual impact, ensuring that the turbine and shed would be adequately screened from the nearest residential properties. Whilst the wind turbine, and lesser so, the shed may be visible from some urban areas further from the site, such as Dumbarton and parts of Alexandria, it would be sufficiently distant to avoid being visually dominant and therefore it would have an acceptable impact. The proposed access track takes access from an existing track which serves Highdykes Farm. It is visually separated from the nearest residential neighbours by trees. As part of the operation of the turbine and shed there are minimal traffic movements proposed. As such the proposed access road is considered not to have an unacceptable impact to residential amenity.

Shadow Flicker

- 7.27** Shadow flicker is the flickering effect caused when rotating wind turbine blade periodically cast shadows through constrained openings such as the windows of neighboring properties. The distance at which shadow flicker is created is accepted to be 10 times the rotor diameter. In this case the rotor diameter is 26m and as such the distance would be 260m. The closest property to the proposed wind turbine is 65B Broomhill Crescent, notes at 447m away from the proposed turbine. The application also gives scope for a 25m buffer for micro siting. This could mean the turbine could be 422m away from 65B Broomhill Crescent, however this is still outwith the 260m distance at which shadow flicker could be created. The Council's Environmental Health Service have raised no objection in this regard, although they nonetheless recommend a condition for any granting of permission, requiring the site operator to investigate any complaints and instigate appropriate mitigation measures in the event of shadow flicker occurring.

Noise & Air Quality

- 7.28** Turbines produce two distinct types of noise – the mechanical noise produced by the machine and the aerodynamic noise produced by the passage of the blades through the air. The “Assessment and Rating of Noise from Wind Farms” (Final Report, Sept 1996, DTI), (ETSU-R-97)

provides a UK framework for the measurement of wind turbine noise, including indicative noise levels deemed to be appropriate. Subsequent UK government reports have concluded that there is no evidence of health affects arising from infrasound or low frequency noise generated by turbines.

- 7.29** The supporting information predicts that the operation of the wind turbine is capable of meeting ETSU-R-97 standards at the nearest properties, the closest of which is 440m from the proposed turbine location. Hours of work could be limited by condition to avoid disturbance during the construction phase. The Council's Environmental Health Service has no objection to the proposal on noise grounds subject to appropriate conditions. No issues have been raised in terms of air quality.

Road Traffic Impact

- 7.30** As part of the proposal, a new access track is proposed which joins the existing farm track leading from Broomhill Crescent at the point before the entrance to Highdykes Farm. Throughout the application the access track is referred to as new. As noted above, the construction of this track has already commenced. The applicant has stated that this was done as the access track was existing and was being upgraded. The Traffic Management Plan submitted as part of the application states that where practicable, material for the access track and hard standings will be recycled material that is available on-site. Any additional material that is required shall be sourced from a local quarry. As part of the "proposed" access track already constructed on site, it is clear that recycled materials have not been used. Deliveries have occurred from local quarries, however, there appears to have been no co-ordination of or a structured approach to deliveries which the objections highlight has caused congestion on the residential roads with large delivery vehicles being unable to pass on both the residential roads and the farm track. If the application is approved, a robust condition regarding a delivery management strategy for materials delivered on site would be required to ensure that the further importation of material would be carefully managed and to minimise the disruption to adjacent residential properties. The Councils Roads Service have no objections to the proposal subject to the implementation of the Traffic Management Plan. Comments raised in objections regarding continuous traffic from a wood mill/sawmill/bio fuel facility cannot be considered at this time due to the application not including such details. The applicant has stated that the agricultural shed is to be used by themselves for farming the land. As such this is not considered to be a large traffic generating use. Whilst concerns are raised in respect of potential damage to road surfaces, any damage that did occur would be a matter to be addressed in conjunction with the Roads Service.

7.31 Once operational wind turbines generate negligible traffic, but the size of the turbine components is such that delivery of the turbine to the site can cause disruption due to oversized loads. Deliveries would be from the south, off the A82, onto Stirling Road (A813) heading northbound and then towards the Nobleston roundabout. From there any deliveries would traverse onto residential roads to the south of the Bonhill area via Beechwood Drive, Murroch Crescent and Broomhill Crescent before moving onto the access track and onto the “proposed” access into the site. The Traffic Management Plan states that that from point 6 Redburn/Beechwood Drive measures would be required in order to facilitate the deliveries of the wind turbine. For the duration of the journey a support vehicle is recommended. At point 6, the open verges would need to be used and a banksman and support vehicle. The same applies for point 7 Beechwood Drive / Murroch Crescent. Once the turbine delivery would reach point 8 Murroch Crescent/Broomhill Crescent the previous measures as well as the clearing of parked cars is recommended. At point 10, the alignment of the track is noted to be a “concern”. It is indicated that the track would be require to be widened to support load-bearing surface to the western edge. This track is not, however, included within the applicant’s ownership or within the red line boundary of the site. Accordingly, any works required to this track would be a civil matter between the parties involved and if the works are to an extent that planning permission is required, a separate application would require to be brought forward in this circumstance. Point 11 is from the “proposed” new access track which has been designed for the proposed use.

Impact on recreation, open space and the core path network

7.32 The development will not result in the loss of open space that has been laid out with the purpose of providing amenity, an area of public access or an area for countryside recreation. There is also no impact on any areas of open space specifically identified on the Proposals Maps of the adopted local plan or proposed local development plan. Consequently, it is not considered that the proposal will adversely impact on open space or countryside recreation or the sustainable access to such.

7.33 The existing access track to Highdykes Farm which will provide access to the application site is designated as a core path. Whilst this track will be used to access the site and for deliveries during construction, overall the impact on users of the core path will be minimal during construction and following completion it is not considered there will be any discernible impact.

Cumulative Impacts

7.34 The proposal would be the first significant wind turbine to be located within the West Dunbartonshire area, so there would be no localised cumulative impacts. The proposed wind turbine is well separated from other wind turbine development in neighbouring Council areas.

Natural Heritage – Designated Sites/Peat and Soils/Habitats/Protected Species/Ornithology

- 7.35** There are no site-specific statutory nature conservation designations within the site and it is not considered that the proposal would have any detrimental impact on any other designated sites. A Preliminary Ecological Assessment (PEA) was submitted in support of the application. The surveys included an extended Phase 1 habitat survey with protected species walkover survey, which considered not only habitats and species of plant present but also the potential presence of relevant European Protected Species (Bats and Otters, Badgers, Water Voles and breeding birds). It was concluded that in general, habitats and plant species were common and typical of former agricultural land that has been planted up with young deciduous woodland, with no notable species found. Habitats and plant species are therefore not considered ecological constraints for the proposed development. Bats, badgers, otters, water voles and breeding birds were also considered not to be an ecological constraint in the PEA.
- 7.36** The consultation response from the RSPB notes that the site visit for the PEA was carried out in mid-December. It is also noted that surveys for water voles should be undertaken between April and October and that surveys for assessing the risk of wind farm collisions should be done between April and October. The PEA states that if site preparation work is to be undertaken between March and September that the presence of breeding birds should be assessed by an ecologist prior to work commencing on site. As it is an offence to disturb any active bird nest, any granting of permission would require a condition relating to acceptable months for working or further survey work to establish that there are no breeding birds. The RSPB also note that as no survey work was carried out it is difficult to be sure whether species that may be at higher risk of collision are actually present or not.
- 7.37** The Council's Biodiversity Officer also notes that no additional species protection plans or follow up surveys were identified in the PEA. The proposed mitigation includes following national guidelines and standards for any tree/hedgerow retention, that best working practice measures are adhered to safeguard otters and badgers, and a walkover survey prior to works commencing within bird breeding season. If any otter or badger-resting place is found then an ecologist will produce an otter protection plan. It can therefore be concluded that the proposal will not adversely impact upon protected species and it is appropriate that the pre-start surveys and any required protection plans identified at this stage are conditioned should the development proceed. Special Protection Area (SPA) connectivity is not mentioned as an issue in the PEA. Annex 1 of Nature Scot's "Assessing the impact of small-scale wind energy proposals on the natural heritage" guidance document considers SPA's within a 20km connectivity zone to be relevant. Therefore, both Inner Clyde SPA and Loch Lomond SPA should be considered. Greenland White - Fronted Goose is the relevant species to

be considered and has a core foraging range of 5-8km. The Loch Lomond SPA is around 10km from the proposed development site and therefore falls out with requirement for further assessment. The Carbon and Peatland 2016 map shows the site area to not be within an area of peatland. Subject to condition, the impacts of the development upon designated sites, peat and soils, habitats, protected species and ornithology are all considered acceptable.

Hydrological & Hydrogeological Impact

- 7.38** The Supporting Statement provided as part of the application states that the site has no watercourses within it, and it is not anticipated that the development would impact significantly upon any water course or local groundwater. During site visits, it was noted that the access road (being constructed without the benefit of planning permission) crossed a small drainage ditch and the road thus included a small section of pipe at this location. No concerns arise from this arrangement and no wider issues are considered to arise in this respect.

Historic Environment Impacts

- 7.39** No historic buildings or monuments are located within the site. There are a number of monuments in the vicinity of the site, although there would be no direct impact on these from construction or operation of the wind turbine. In regard to archaeology, WoSAS have no objection however the implementation of an archaeological watching brief would be required prior to the commencement of any development on site.

Renewable Energy Targets

- 7.40** Scotland's long-term climate change targets will require the near-complete decarbonisation of the energy system by 2050, with renewable energy meeting a significant share of the need. The Scottish energy strategy sets a 2030 target for the equivalent of 50% of the energy for Scotland's heat, transport and electricity consumption to be supplied by renewable sources. This approach is supported via NPF4's just transition spatial principle that seeks to empower people to shape their places and ensure the transition to net zero is fair and inclusive.

Economic Impact

- 7.41** The proposed development would have minimal impact on the potential use of the wider area for grazing or forestry whilst the construction of the wind turbine would provide some short-term employment during construction. In the longer term, once completed and operational, there would be a requirement for site maintenance, although it is acknowledged this would likely be minimal. It is not considered that the proposed wind turbine would have any impact on tourism within West Dunbartonshire or neighbouring areas. It is therefore considered that whilst any development of this nature

will have a positive impact, the scale of the development would result in the long-term economic benefits being negligible.

Aviation Safety

- 7.42** NATS and Glasgow Airport have been consulted in relation to any potential impacts on aviation. No objections have been raised in terms of airport safeguarding.

Decommissioning

- 7.43** Should permission be granted, there would be a requirement for decommissioning and site restoration. A legal agreement to ensure that a suitable financial bond is put in place to cover restoration liabilities for the site would be required. Site restoration would be triggered by either the expiry of any permission or if the project ceased to operate for a specific period of time.

Matters raised in objections

- 7.44** A wide range of matters were raised in the objections received, many of which are already addressed as part of the main assessment set out above. It was raised that no notification was undertaken to surrounding residents. In accordance with the appropriate legislation, neighbours with properties within 20m of the red line boundary were neighbour notified. As there was land within 20m on which there was no premises an advert also was placed in the local paper in accordance with the requirements of the relevant Regulations. Objectors have raised that the development has already commenced, which is correct. The Planning Authority advised the agent and the applicant on several occasions to stop work until such time that a planning application was approved. Works continued and a Temporary Stop Notice was issued. Works continued at points, however at time of writing the report, no works were being undertaken. However it has been acknowledged that work to construct the access track has taken place without the necessary permission in place with several site visits have taken place to the site to assess the extent of the works and to advise the applicant to cease work. Notwithstanding this, it is not appropriate to refuse permission solely because a proposal is considered in retrospect, either in full or in part. It has been stated that a previous application was withdrawn after local residents voiced their concerns about the size of the structure and impact on the landscape. This is incorrect. The Planning Committee were minded to grant the previous application. It was withdrawn due to the recommend legal agreement not being concluded. It has also been stated that property prices will be affected. This is not a material planning consideration. Whilst no grid connection has been shown, this can be done via a separate consenting process where required.
- 7.45** Concerns were raised that the area would become industrial in nature, however single turbines are a common feature in the landscape across

Scotland and it is not considered the area would become uncharacteristically industrial. Alternative locations for the proposal have been suggested, however the applicant has stated that this is a good site for wind energy creation due to wind speeds and the application requires to be assessed on its own merits. It is contended that the applicant has indicated to residents that the agricultural shed will be used for the production of bio fuel pellets from imported timber. The application form and supporting documents do not indicate this and the Planning Authority can only assess the submitted proposal. Matters relating to traffic and the road have been assessed above.

- 7.46** Whilst there has been some removal of trees and hedgerows these are not protected and the extent of the removal undertaken is in anycase limited. Matters raised in respect of the Council objective for Natural & Semi Natural Green Space and the impact on the green belt are assessed above.
- 7.47** In regard to potential health and sleep side effects from living beside a wind turbine, there is no evidence to support this. One objector has stated that there will be a detrimental effect on the mental health of those living closest. In October 2020 the RTPI published “Mental Health and Town Planning, Building in resilience” practice advice. This advice note states that where someone lives can have an impact on their mental health. It is reported that the majority of people with a mental health condition have lived in housing that has made their mental health worse. The quality of the wider built environment is also a determining factor for mental health, with noise, pollution levels, quality of greenspace, access to services and even ‘beauty’ all playing a part. The proposal will not remove access to greenspace, noise levels are considered to be acceptable and no pollution will be created from the proposal itself. Views from those closest will be obscured of the wind turbine and shed due to the tree cover. As such, it is considered that the proposal will not have an adverse impact upon mental health. One objector states that West Dunbartonshire Council’s Open Space Strategy 2011 states that planning authorities are expected to support, protect and enhance open space and opportunities for sport and recreation. As set out in the assessment above, the development proposal will not impact upon or result in the loss of open space that has been laid out with the purpose of providing amenity, an area of public access or an area for countryside recreation.
- 7.48** Any perceived impact upon property values is not a material planning consideration. Finally, which some concerns have been expressed regarding the detail shown on submitted application documents, it is considered that the submission is sufficient to allow a fully informed assessment of the planning application.

8. CONCLUSION

- 8.1** The proposed wind turbine complies with both the adopted and proposed local plans as well as NPF4. The sloping landscape and urban character in the vicinity of the site mitigates against the visual impact of the turbine on the Kilpatrick Hills or Loch Lomond and the Trossachs National Park and there would be no adverse cumulative impacts. The distance from the nearest residential property and intervening tree coverage is sufficient to ensure that there would be no unacceptable impact on residential properties. A legal agreement would ensure that a suitable financial bond is put in place to cover future restoration liabilities for the site and community benefit would also require to be addressed in a similar way.
- 8.2** However, in terms of the proposed shed also included as part of the application, no evidence has been provided by the applicant in order to establish that the land is part of an agricultural holding or otherwise comprises a farming operation at this location. It is therefore not considered that the application site can be classed as comprising part of an agricultural unit and it cannot be concluded that the shed is required for agricultural purposes. Furthermore, the applicant also fails to quantify what wind turbine parts would require to be stored routinely on site and why spare parts would not simply be brought to the site should they require to be fitted. Given the above, it is concluded that the proposed shed is not a form of development which can be supported in this green belt location with reference to Policy 8 of NPF4 and Policies GB1 of both the adopted Local plan and proposed Local Development Plan and would result in an unjustified sporadic development within the green belt location.

9. REASONS FOR REFUSAL

1. It has not been demonstrated that the proposed agricultural shed is being provided in association with an agricultural land holding, nor has the nature of any farming operation at this location been quantified. Therefore it cannot be concluded that the proposed shed is specifically required to support agriculture at this green belt and the shed would result in unjustified sporadic development within the green belt location. It is thus not a form of development that is supported in the green belt by Policy 8 – Green Belts of the National Planning Framework 4, Policy GB1 – Green Belt of the adopted West Dunbartonshire Local Development Plan, Policy GB1 – Greenbelt and Countryside of the proposed West Dunbartonshire Local Development Plan 2.

Pamela Clifford
Planning, Building Standards and Environmental Health Manager
Date: 2nd August 2023

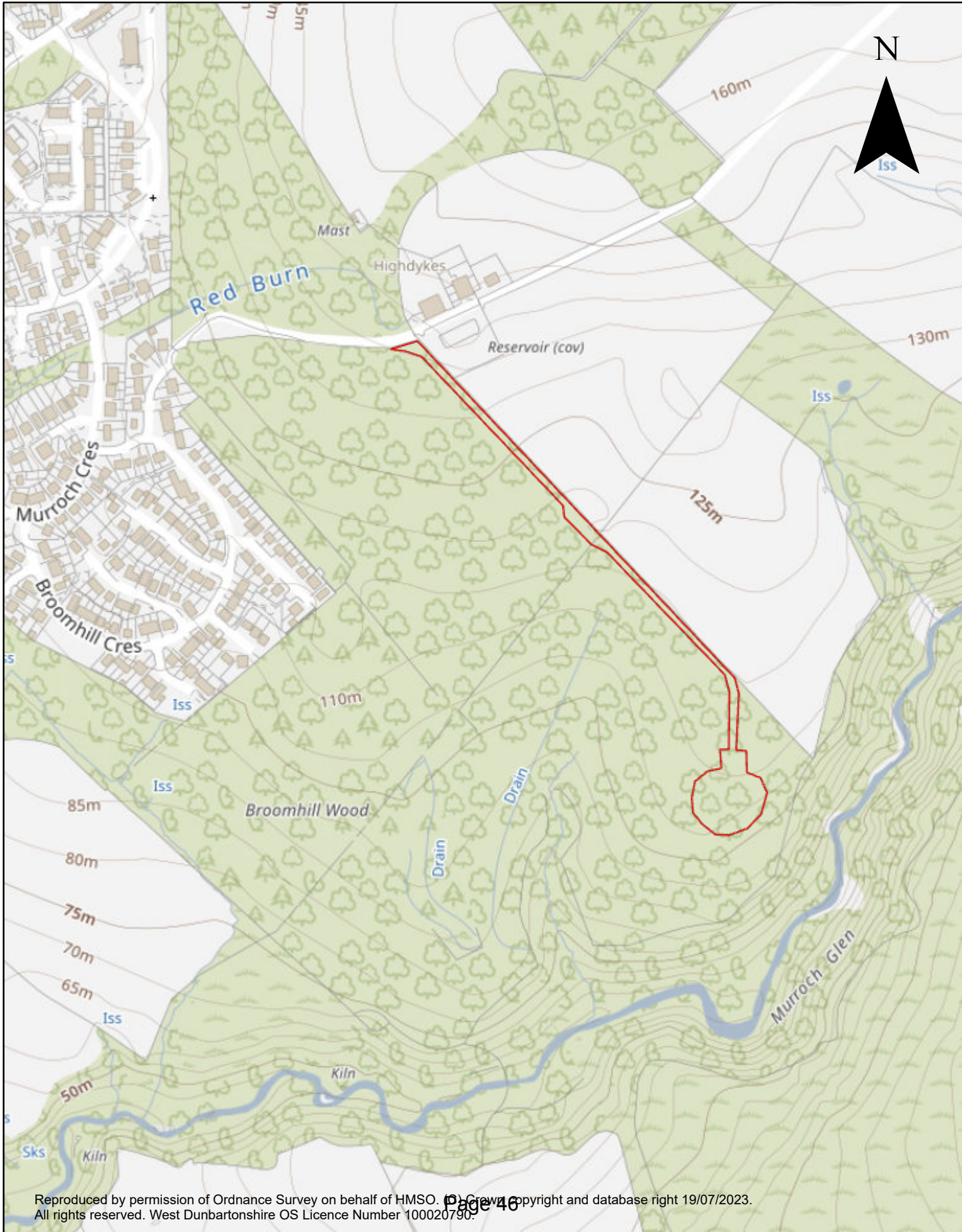
Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: Location Plan

Background Papers:

1. Application forms and plans
2. Consultation responses
3. Representations
4. National Planning Framework 4
5. West Dunbartonshire Local Plan 2010
6. Proposed West Dunbartonshire Local Development Plan 2 2020, as amended
7. Kilpatrick Hills Local Landscape Area Statement of Importance
8. Renewable Energy Local Development Plan (Proposed Plan) Planning Guidance November 2016

Wards affected: Ward 3 (Dumbarton)



WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 2nd August 2023**

Subject: Clydebank Business Park Planning Guidance**1 Purpose**

- 1.1 The purpose of the report is to seek approval to consult on draft Planning Guidance relating to Clydebank Business Park.

2. Recommendations

- 2.1 It is recommended that the Committee approves the publication of the draft Clydebank Business Park Planning Guidance in Appendix 1 for consultation.

3. Background

- 3.1 Clydebank Business Park is designated in the adopted and proposed local development plans as an area for business, general industry and storage and distribution uses. It is located to the west of Clydebank Town Centre.

- 3.2 There is interest from a diverse range of business types to locate within the business park. Planning applications and enquiries have been received for the change of use of existing premises to uses such as nurseries, soft play, gymnasiums, and dog grooming and training premises.

- 3.3 In response to this, in 2017 the Council approved planning guidance to manage these 'alternative' uses. This guidance identifies an area where these uses would be acceptable, while detailing criteria that ensure the business park retains its business and industrial character. The proposed 2020 Local Development Plan 2 (LDP2) indicates that the guidance should be updated to reflect new policy. Whilst LDP2 will not now be adopted and does not form part of the development plan, it is a material consideration in planning decisions and it is the most up to date spatial strategy for the Council's planning area. Additionally the Fourth National Planning framework (NPF4) became part of the statutory development plan in February 2023.

- 3.4 The updated draft guidance reflects these changes to planning policy and updated survey information collected from the business park.

4. Main Issues

- 4.1 Updated Clydebank Business Park Planning Guidance has been prepared and a draft version for consultation purposes is attached for approval at Appendix 1.

- 4.2 The Planning Guidance is intended to inform businesses considering locating within Clydebank Business Park and will also be used by the Council to determine planning applications and provide pre-application advice.
- 4.3 The Planning Guidance sets out the history and policy background of the site, the current uses gathered via a site survey, and the results of online questionnaire distributed to the business owners, managers, and employees within the business park. Survey and questionnaire results were used as evidence to inform the approach to managing alternative uses within the site.
- 4.4 The Planning Guidance directs alternative employment uses to the eastern end of the business park. This is to ensure that: business, industry and warehouse and distribution uses remain the primary use of the business park; alternative uses are located adjacent to Clydebank Town Centre; and the area for alternative employment uses is within easy reach of public transport.
- 4.5 The Planning Guidance requires certain development types to justify why they cannot locate in Clydebank Town Centre, or one of the nearby retail commercial centres. It outlines criteria so that new development will not have adverse impacts on the operation of existing businesses within the business park. Particular guidance is aimed at child oriented uses, and dog daycare/grooming uses, to address particular safety concerns with these uses. These uses have increased within the park in recent years. Residential/accommodation uses are not supported within the business park. The guidance supports use of sustainable modes of transport, by supporting alternative employment uses within the area of the business park closest to Kilbowie Road, provided proposals also meet the criteria above. This part of the business park has easy access to bus stops and Singer train station. Ensuring safe pedestrian routes is also a requirement in the guidance.
- 4.6 Flexibility is included within the guidance for proposals that are similar to (but don't necessarily fall under the categories of) business, industry, or warehouse and distribution, such as a vehicle hire depot or taxi office. Similar uses may be permitted throughout the business park area, provided they do not attract high levels of customer footfall. This is to ensure the Council is not being overly restrictive and the business park remains active and well occupied.

Next steps

- 4.5 The Draft Planning Guidance will be published for a minimum 8 week consultation period, the outcome of which, and any subsequent proposed changes to the guidance, will be reported to a future Planning Committee.

5. People Implications

- 5.1 There are no people implications associated with this report.

6. Financial & Procurement Implications

6.1 There are no financial or procurement issues associated with this report.

7. Risk Analysis

7.1 Maintaining up-to-date Planning Guidance will help the Council to achieve the right type of development in the right place. In this case it will help the guidance sets out the Councils approach to balancing the operations of, and need for available space for business, industry and warehouse and distribution uses, while allowing for flexibility and maintaining a well occupied business park.

8. Equalities Impact Assessment

8.1 As part of managing different types of uses in Clydebank Business Park, child oriented uses have been restricted. The effect of this will be the reduced conflict with these uses and the primary users of Clydebank Business Park. The guidance strikes a balance between the enabling some child oriented uses within the business park and preventing conflict with existing business and industrial uses. The guidance will note that disability accessibility is important thus helping to ensure a shared understanding of considerations.

8.2 The guidance does not support any kind of residential or accommodation use within the business park. This should have a positive impact on health, as the business and industrial nature of the main occupiers of the business park could harm the amenity of residents.

9. Environmental Sustainability

9.1 A pre-screening has been submitted to the Scottish Government Strategic Environmental Assessment Gateway advising that it is considered that the guidance will have no or minimal effects on the environment.

10. Consultation

10.1 Clydebank Business Park businesses were consulted by questionnaire to inform the preparation of the draft Planning Guidance. The draft guidance has been discussed with colleagues in Regeneration and Asset Management.

10.2 The draft Planning Guidance document in Appendix 1 will be published for a minimum 6 week consultation period. The draft document will be made available online with publicity via social media and direct notification of Clydebank Business park businesses and local development plan participants.

11. Strategic Assessment

11.1 The Clydebank Business Park Planning Guidance will support the Council's strategic priorities of 'Our Economy – Strong and Flourishing'.

Pamela Clifford
Planning, Building Standards and Environmental Health Manager
2 August 2023

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Alan Williamson, Development Planning & Place Team
Leader
alan.williamson@west-dunbarton.gov.uk

Appendices: Appendix 1 – Draft Clydebank Business Park Planning
Guidance
Appendix 2 – Equalities Impact Assessment

Background Papers: None

Wards Affected: Ward 5: Clydebank Central

Clydebank Business Park Planning Guidance

1. Introduction

Clydebank Business Park is an area designated primarily for business, general industry, and storage and distribution uses, however the Council has and continues to receive interest from more diverse range of uses to locate within Clydebank Business Park. Planning applications and enquiries have been received for the change of use of existing premises to uses such as nurseries, soft play, gymnasiums, and dog grooming and training premises. This has raised issues about whether these are suitable uses to locate within a business/industrial area in terms of their impact on existing uses and the impact on the availability of property for industrial and business uses.

This document offers additional guidance on how the Council's Local Development Plan (LDP2, as modified 2020) should be applied when considering proposals for such uses. It will assist the Council in determining applications and will also provide greater certainty to potential applicants. It also takes account of the Fourth National Planning Framework (NPF4).

2. Alternative Uses: Defining the Issue

This Guidance uses the term 'industrial/business uses' to refer to the following uses from the Town and Country Planning (Use Classes) (Scotland) Order 1997:

Use Class 4 – Business

Use Class 5 – General Industry

Use Class 6 – Storage and Distribution

This guidance uses the term 'residential/accommodation uses' to refer to:

Use Class 7- Hotels and Hostels

Use Class 8 & 8A - Residential Institutions and Secure Residential Institutions, e.g. nursing home, hospital, prison

Use Class 9 – Houses

Sui Generis flats and student accommodation

All other uses will be referred to as 'alternative employment uses'.

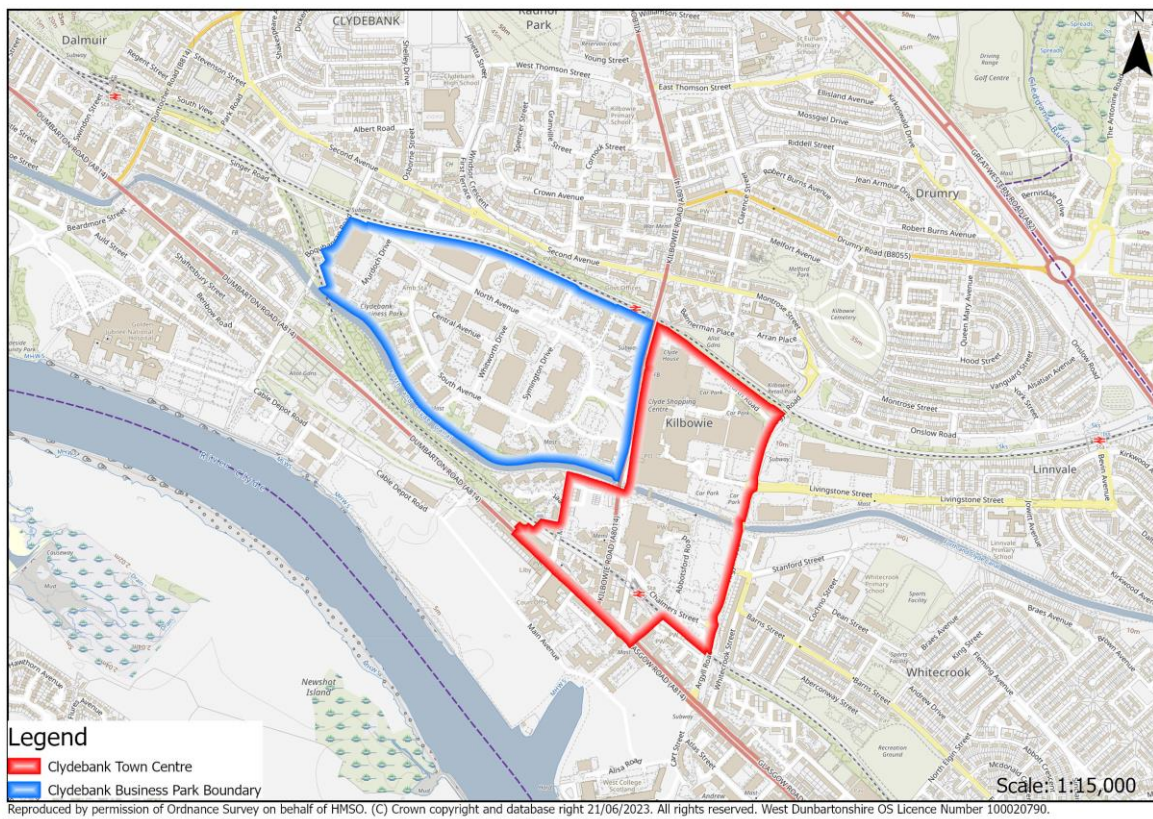
3. Clydebank Business Park

Clydebank Business Park was built on part of the site of the former Singer Sewing Machine factory which closed in 1980. The site was identified as an Enterprise Zone in 1981 and the Business Park developed to provide industrial and business accommodation.

It is located centrally within Clydebank, adjacent to the town centre and Clyde Shopping Centre. It is easily accessible by public transport with Singer rail station sitting immediately adjacent to the north, and Clydebank rail station within walking distance to the south. A frequent bus service runs along Kilbowie Road at the eastern entrance to the Business Park, with more services available within walking distance from locations within the town centre.

Road access is also good with Kilbowie Road linking to the A82 and A814 which provide access to the rest of Clydebank and the West Dunbartonshire area, Glasgow City Centre and via the Erskine Bridge and Clyde Tunnel to the wider trunk road network.

Map1: Clydebank Business Park location and transport links



The Business Park is predominantly occupied by Business (Use Class 4), General Industry (Use Class 5) and Storage and Distribution (Use Class 6) uses. Business types range from small local businesses to national and international organisations such as the Clydesdale Bank and Northern Marine. Business units range in size from under 100sq.m up to 8,000 sq.m.

The Business Park is in multiple ownership, with business units and common areas in different private ownerships. The Council does not own or manage property within the Business Park.

4. Policy context

Policy 26 of NPF4 describes the type of development that is acceptable in on land allocated for business and industry uses. Part c) of the policy states: “Development proposals for business and industry uses will be supported where they are compatible with the primary business function of the area. Other employment uses will be supported where they will not prejudice the primary function of the area and are compatible with the business/industrial character of the area.”

Policy E1 of LDP2 designates the Business Park as an existing business and industrial area and directs development in Use Class 4, 5 and 6 to these areas.

Policy E2 is intended to manage the level and type of alternative employment uses within business and industrial areas. Proposals for alternative uses will be assessed with regard to the following criteria in E2:

- a) There is no adverse impact on the operation of existing uses or the potential for future business, industrial or employment use within the area;
- b) The proposal protects and enhances the attractiveness of the area as an industrial and business location;
- c) The proposal is ancillary to the industrial and business uses;
- d) There is no unacceptable detrimental impact on the availability of employment land; and
- e) The economic benefit that the proposal can bring to the area is demonstrated.

Policy 27 of NPF4 also identifies town centres as the preferred location for uses attracting significant number of people including retail and commercial leisure, offices, and community, sport, cultural facilities and public buildings.

Policy SC1 of LDP2 (and the accompanying Table 4) states that town centres are the preferred location for new leisure uses. The Plan’s strategy for Clydebank town centre includes support for strengthening and diversifying the town centres role as a hub for retail, leisure, cultural, civic, and office uses.

5. Current situation

Alternative uses

The predominant existing uses within the Business Park are industrial and business (Use Classes 4/5/6). However a number of non-industrial/business uses have been established including a café, dog care/training service, sport/fitness uses, children’s nursery and a soft play centre. Table 1 and Map 2 show the number and spread of these non-industrial uses.

Table 1: Breakdown of alternative uses

Use	Count of Premises	Percentage of premises
1A – Shops and professional services	5	4%
3 - Food and Drink	1	1%
4 - Business	70	59%
5 - General Industry	9	8%
6 - Storage and Distribution	2	2%
8 - Residential Institutions	1	1%
10 - Non-residential Institutions	1	1%
11 - Assembly and Leisure	7	6%
Sui Generis	9	8%
Vacant	14	12%
Total	118	

Of the nine sui generis uses, four are dog grooming or dog day care businesses, two are vehicle hire, one is a taxi office, one is the ambulance depot, and one is a car storage and appointment only showroom.

Map 2: Use Classes in Clydebank Business Park



Unit sizes and vacancies

There are a range of different unit types and sizes in the Business Park. Table 2 identifies the number of units available within different size bands. Vacancies exist in greatest number and at the highest rate in the 150-250 sq.m size band and the highest vacancy rate is within the 250 – 800sq.m size band. Vacancies exist in all the other size bands but in less number and not as high a rate. Vacancies are spread throughout the business park

Table 2: Breakdown of unit sizes (February 2023)

Size band (sq.m)	No of units	Vacant unit	Vacancy rate
<150	22	3	14%
150 - 250	42	5	12%
250 - 800	18	4	22%
800 - 1500	16	1	6%
>1500	20	1	5%
Total	118	14	12%

Floorspace information was unavailable for four units. When compared to the floor space of similar size, three of these buildings likely exceed 1000 square meters and one most likely falls within the 100 – 499 square meter size bracket. Additionally, office buildings that are subdivided into different floor space areas which are then let are counted as one premises. They are counted as occupied here, but there was some vacant floor space during the survey, evidenced by advertisements for office space available to let.

Overall there is a higher level of occupancy in the business park in 2023 than the previous survey in 2016.

6. Research

Survey of Business Park businesses

The Council undertook a survey of Clydebank Business Park businesses in April 2023, to update the previous survey undertaken in September 2016. This involved an online questionnaire, with a letter delivered to all businesses in the business park advising of its availability and purpose. Responses were received from seven businesses and four employees. The survey results provide information on the attitude of existing Clydebank Business Park businesses towards alternative uses and vacancies within the Business Park. Full details of the survey and the results are set out in Appendix 1. Some headline findings are included below. These results were also compared to previous survey results to indicate any changes in attitude towards alternative employment uses.

Alternative uses

- Overall, alternative uses were generally seen to provide convenient services for businesses and employees, with the exception of residential, which was not seen to provide useful services to the business park. Hotels had a mixed response to this question, with most respondents being neutral on them, and roughly even positive and negative responses.
- Alternative uses were generally not seen to detract from the character of the business park. Residential and hotels received a more mixed response to this question, with responses to residential uses leaning towards that they would detract from the character.
- There was general agreement that alternative uses helped fill vacant units.
- There were some mixed views on whether alternative uses caused traffic conflicts, but generally that they did not was the most common response. The exceptions to this were hotels, retail and residential, where more respondents strongly agreed that they did cause traffic conflicts with existing businesses.
- There were mixed views as to whether there were other operational conflicts caused by alternative uses. Overall it was generally considered that child related uses did not cause conflict, but this was not unanimous. Opinions on hotels, pet grooming and day care, and residential were split roughly evenly, both in favour and against.
- It was generally agreed that alternative uses contributed to a lively and active business park, with the exception of hotels and residential which received more mixed views.

Vacancies

- The majority of respondents agreed or strongly agreed that vacant units detract from the character of the business park, attract anti-social behaviour and vandalism and present a negative image to customers and clients.

Other Issues

- On street parking is causing difficulty for other road traffic.
- There was a request for businesses to have industrial bins

Conclusions from survey

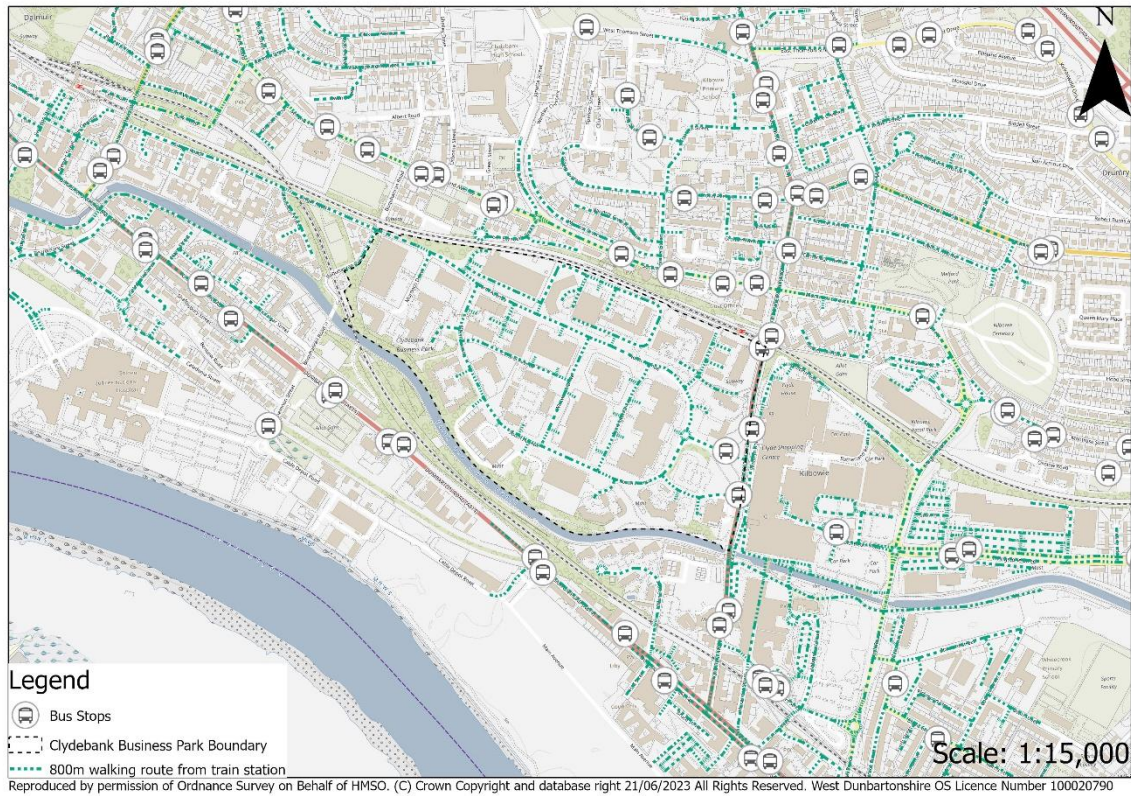
The survey indicates a majority opinion within existing businesses in favour of alternative employment uses within the Business Park and support for vacancies to be addressed. There are concerns around on-road parking within the Business Park, although this is not specifically connected to alternative uses.

Accessibility

NPF4 and LDP2 require development proposals to demonstrate they are accessible by active travel and public transport. Map 3 shows the majority of the Business Park is within 800 metres (approximately 10 minutes walk) of nearby train stations (Singer, which is immediately adjacent, Clydebank, and Dalmuir stations) and that

there are numerous bus stops on the surrounding roads and streets, including at the main entrance on Kilbowie Road.

Map 3: Accessibility to public transport



7. Application of NPF4 Policies and Local Development Plan Policy E2 criteria

Alternative employment uses will be supported in the area from the eastern entrance to the business park up to Symington Drive, as shown on Map 4. The reasons for this are:

- to ensure the business park is primarily for meeting the demand for use classes 4, 5, and 6, aligning with NPF4 Policy 26 and LDP2 Policy E2;
- the area is adjacent to the Town Centre and so the next sequentially preferred location if there are not suitable premises in the Town Centre or Commercial Centres for the proposed use, following NPF4 Policy 27;
- the area is within easy walking distance of public transport, encouraging sustainable access, following NPF4 Policy 13;

Further details on application of each of these policies, and possible exceptions are described below. Figure 1 contains a flow chart to provide an overview of how the council will assess if an alternative use may or may not be supported, but other considerations may be material.

Map 4: Area identified for the location of non-industrial/business uses



NPF4 Policy 26

The primary use of Clydebank Business Park is industry and business. Alternative uses will need to demonstrate that they are compatible with existing business and industrial uses in the business park. The council will use the criteria in Policy E2 of LDP2 in order to determine compatibility.

NPF4 Policy 27

Taking the town centre first approach, Clydebank town centre is the preferred location for town centre uses (as defined in the development plan) that attract significant footfall, followed by Clyde Retail Park and Kilbowie Retail Park. Where relevant, applicants for alternative employment uses within the Business Park should demonstrate through a Town Centre First Assessment that they have considered available premises within Clydebank town centre and retail parks.

In some circumstances it is accepted that premises within Clydebank town centre and its commercial centres may not be suitable for alternative uses, and cognisance will be given to the operational requirements of the proposed use with regard to physical requirements and hours of operation that may not make it suitable for a town/commercial centre location.

LDP2 Policy E2

a. Will there be adverse impacts on the operation of existing uses or the potential for future business, industrial or employment use within the area?

The Council shares the view of the majority of respondents that alternative employment uses have limited impact on the operations of existing businesses. Therefore, where an application is within the area outlined in map 4, and meets the other considerations set out in this guidance, only where there is clear evidence that there would be an adverse impact on an existing industrial/business use, would an alternative use be refused. However, the Council does have concerns about the safety of users of alternative employment uses within industrial/business areas, particularly of child-focused uses, and survey evidence suggests that there is a general concern with regards to parking in the Business Park, particularly on-road parking. Therefore the safety of the staff and customers of proposed alternative uses will be a consideration, as will the impact on the operations and safety of staff and customers of adjacent businesses.

Proposals should prioritise, sustainable travel, with suitable, safe walking route to the unit from public transport stops demonstrated. This includes ensuring accessibility for people with disabilities.

Any traffic impacts and parking requirements should be discussed and agreed with the Council. Consideration will be given to the need for parking in close proximity to

the unit to avoid traffic conflict. Where parking areas are shared with other uses, different hours of operation will be a consideration.

The survey showed the number of dog care, grooming, and training premises within the park has increased. Further proposals for these or similar uses will be required to demonstrate how animals will be kept securely and that any outdoor space dedicated to animals will adjoined and accessed through the unit occupied by the business.

The impact from the overall level of alternative employment uses within the business park on the operation, suitability of existing industrial and business uses will be a consideration. The primary purpose of this Business Park for industrial/business use will remain

The council will not support residential/accommodation uses in the business park as this would not conform to the character of the business park. The operation of existing buildings would likely conflict with residential/accommodation amenity.

b. will the proposal protect and enhance the attractiveness of the area as an industrial or business location?

The evidence does not suggest alternative employment uses have a detrimental impact on the suitability of an area's future for industrial/business development and that filling vacant units has a positive effect on the attractiveness of the business park. However, a consideration will be the impact of any particular alternative use, or cluster of alternative uses on the quality and character of the Business Park.

c. Is the proposal ancillary to the industrial and business use of the area?

Alternative employment uses that are primarily aimed at servicing businesses or employees operating and working within the business park will be considered favourably. In particular, retail (and other class 1A uses) and food and drink uses should not exceed 250sq.m.

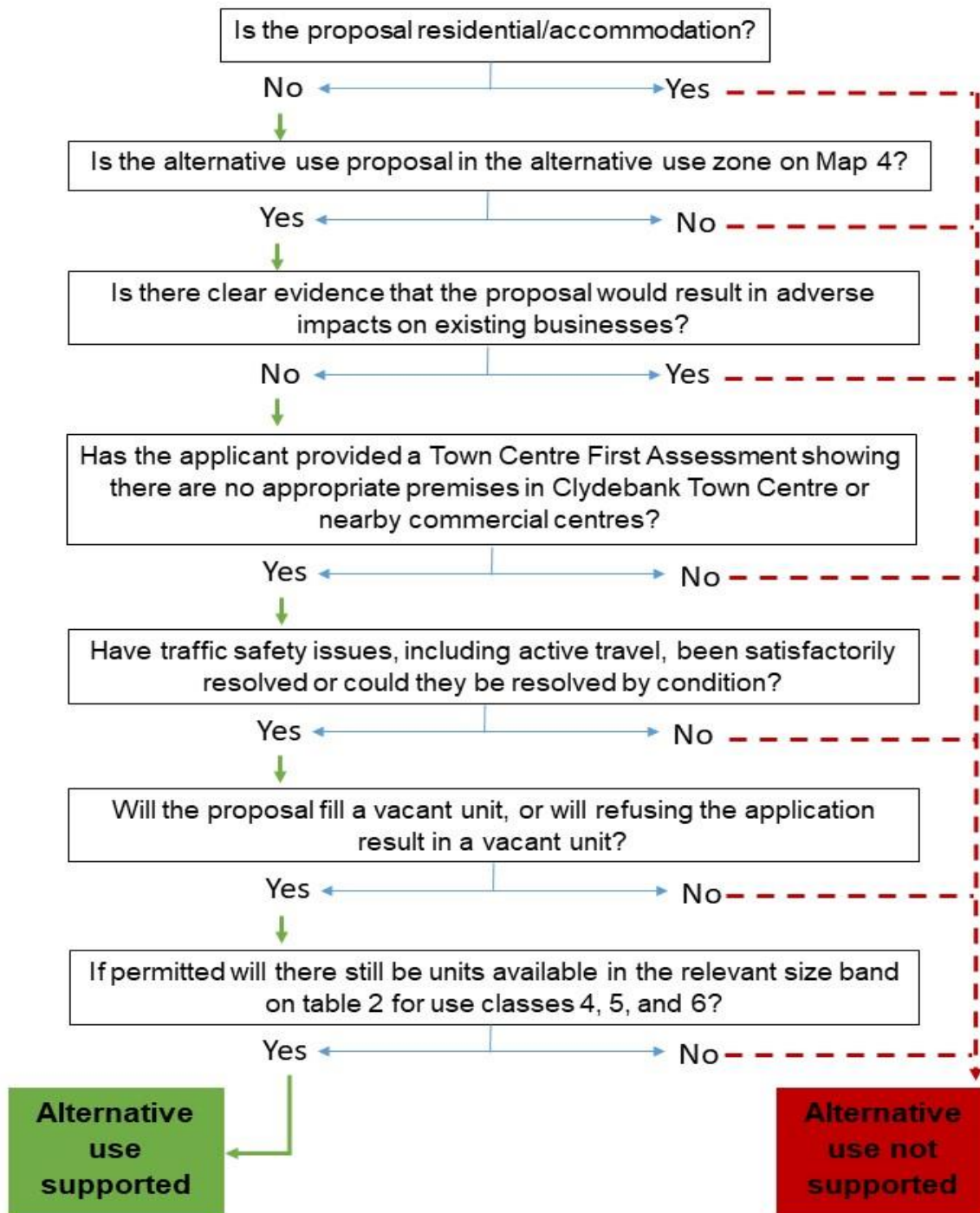
d. Will there be a detrimental impact on the availability of employment land?

The Council will seek to retain a supply of units for Use Class 4, 5 and 6 uses in preference to other uses. Therefore, the Council will not support an alternative use in any unit that would result in there being no vacant units remaining in any of the size bands identified in Table 2.

e. Is the economic benefit the proposal will bring to the area demonstrable?

There is a strong preference for vacant units to be occupied as they detract from the character of the Business Park. Therefore the occupation of a vacant unit by an alternative employment use will be viewed positively within the area defined in Map 4 for these uses and where they meet other relevant policy criteria.

Figure 1: Flow chart indicating if a proposed alternative use may be appropriate.



Note: This diagram shows the main considerations for assessing if an alternative use in the business park is appropriate, but there may be other relevant considerations material to an application not included here.

Appendix 1 – Online Questionnaire for Clydebank Business Park

The purpose of this survey was to gain the views of business managers, owners and employees within the business park regarding non-business, industry, and storage and distribution uses within the business park.

The survey was distributed in April 2023 with respondents given a month to reply to each business in the park. Letters explaining the purpose of the survey, with a link and QR code to the survey were delivered to businesses. Where possible they were handed directly to a manager or employee of the business. Where this was not possible it was posted through the door or into a mail box.

Where applicable responses were compared to the previous survey, which was part of preparing the original 2017 guidance. It should be noted that the previous survey did not ask questions on pet grooming and day care services, retail uses, or residential uses, so any comparison does not refer to these uses.

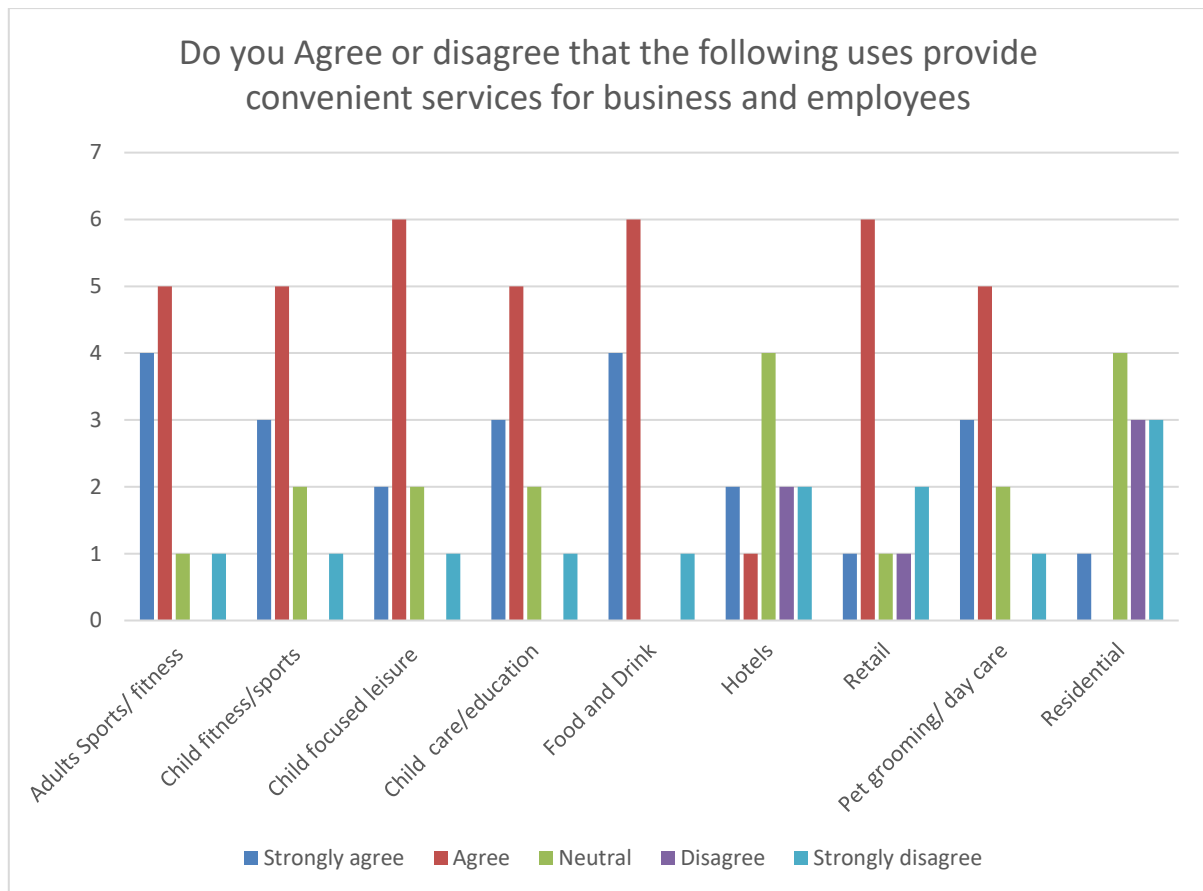
Definitions

- Adults Sports/ fitness – Use class 11 premises focussed adult fitness, such as gyms and personal training
- Child fitness/sports – Use class 11 premises focussed on activities and fitness for children, such as dance studios, and gymnastics
- Child focused leisure – Use class 11 premises focussed on leisure for children, such as soft play.
- Child care/education – Use class 10 for child care, such as crèche and nurseries.
- Food and Drink – Use class 3 and Sui Generis hot food takeaways.
- Hotels – Use class 7.
- Retail – Use class 1
- Pet grooming/ day care Residential – premises for pet grooming and day care services
- Residential – residential uses, including institutions such as care homes and student accommodation.

Number and Type of Respondents

There were a total of 11 respondents to the survey. Respondents were asked if they were responding on behalf of a business or as an employee. Seven responses were on behalf of a business as the manager or owner which represents a 4% response rate from businesses. The remaining four responses were from people who identified as employees.

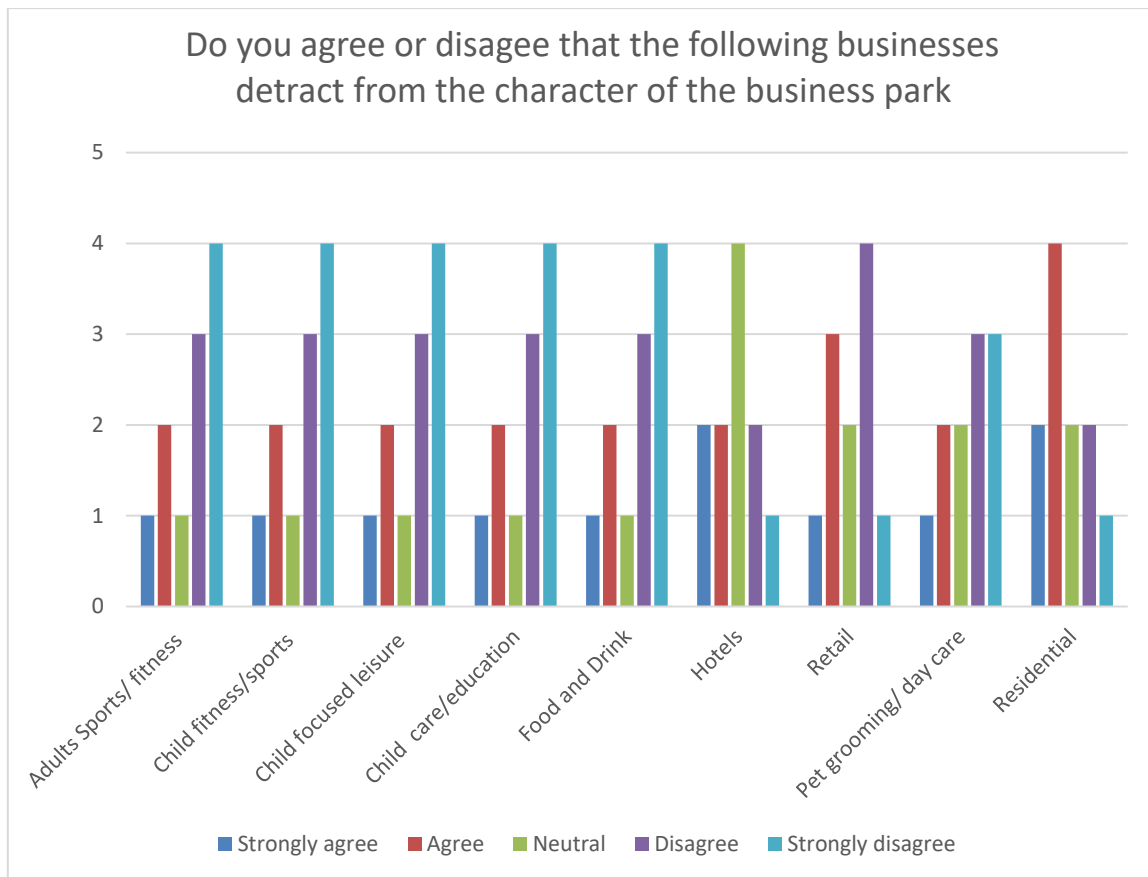
Alternative uses provide convenient services for businesses and employees



The majority of respondents either agreed or strongly agreed that sports and fitness (for adults and children), child focussed leisure, child care and education, and food and drink provided convenient services to the businesses and employees. For hotels the largest response was neutral, and overall there was slightly more disagreement than agreement that they provided a convenient service. Retail was generally considered to provide a convenient service, as was pet grooming and day care. Residential had the strongest negative response of all the listed uses, with only one respondent strongly agreeing they provide a convenient service and four giving a neutral response.

When compared to the previous survey results were similar for adult fitness, child care and food and drink, however there were more neutral or negative responses to these uses in this survey. Responses were more mixed towards hotels in this survey than the previous survey were responses were in agreement or neutral.

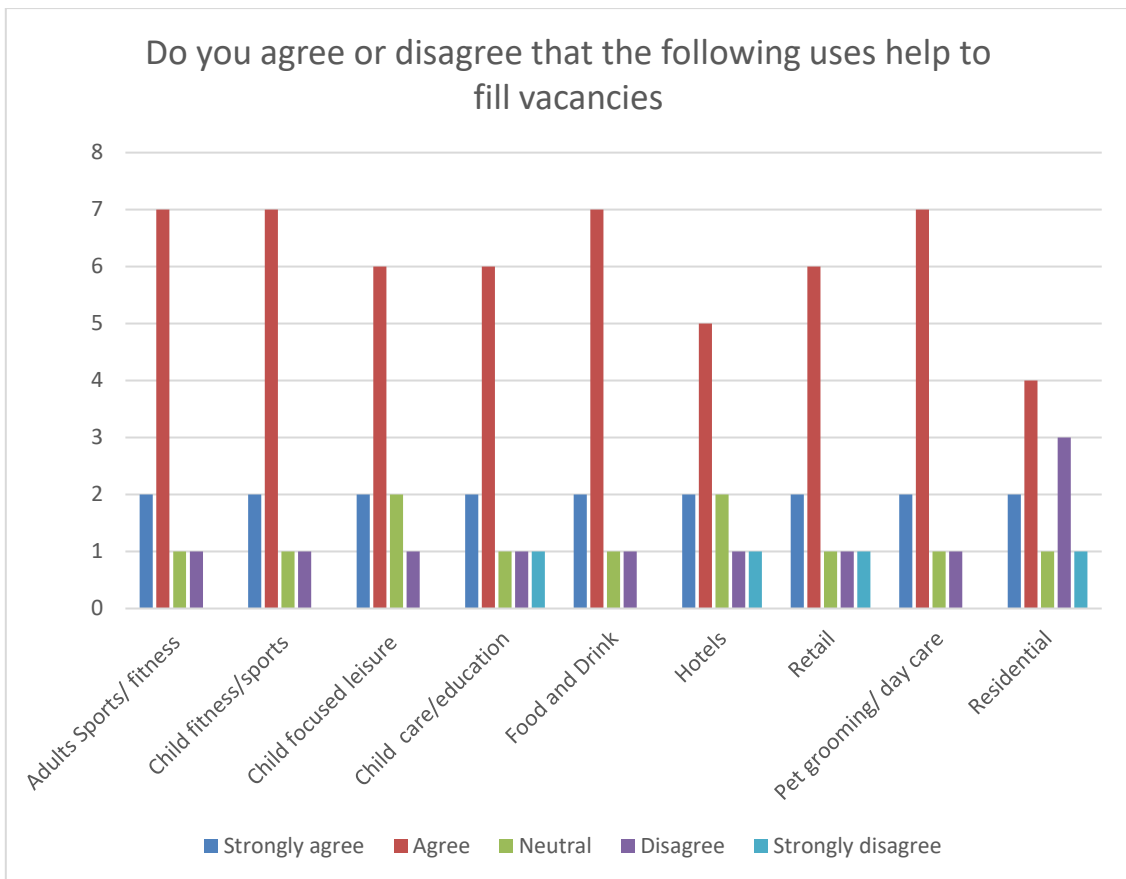
Alternative uses affect the character of the business park



Adult fitness, child fitness, child leisure, child care, and food and drink all had the same responses to this question. More respondents disagreed or strongly disagreed that these uses detracted from the character of the business park than agreed or strongly agreed. Hotels received a mixed response to this question; the largest number of responses were neutral, and slightly more agreed or strongly agreed that hotels detract from the character of the park than agreed or disagreed. Retail received a mixed response, with only one more responded disagreeing or strongly disagreeing that retail detracts from the character of the business park than agreeing or strongly agreeing. The response to pet grooming and day care was generally more positive than negative.

Overall the results of this and the previous survey disagreed that adult fitness, child fitness, child leisure, child care and food and drink detracted from the character of the business park. However there was more, responses in agreement that they did detract than the previous survey. In this survey more respondents strongly disagreed than in the previous. The view on hotels is more mixed than in the previous survey, with more agreement or strong agreement that they detracted from the character of the business park.

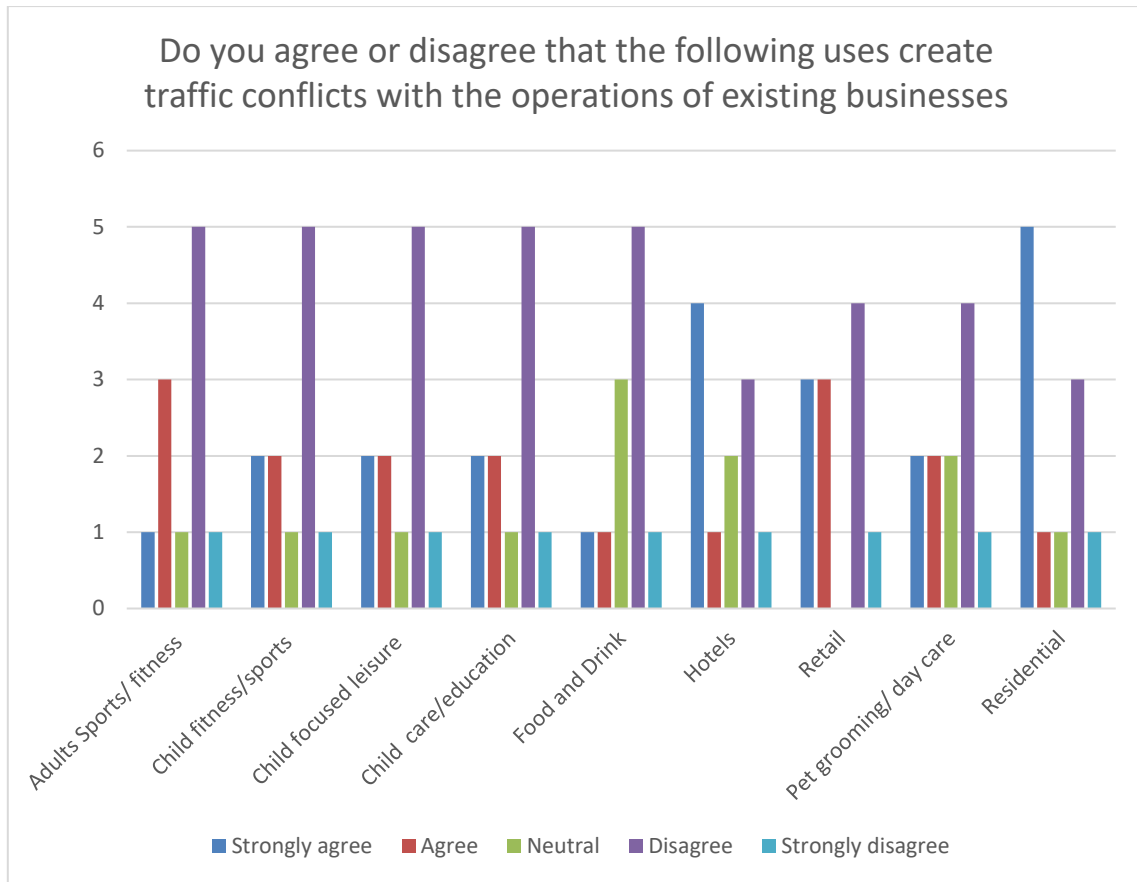
Alternative Uses and Vacancies



There was general agreement that alternative uses helped to fill vacancies within the business park, with a small number of answers being neutral, disagreeing, or strongly disagreeing. The exception to this was residential which had a more mixed response, but was slightly weighted towards agreement.

The previous survey was also in agreement that alternative uses help fill vacancies.

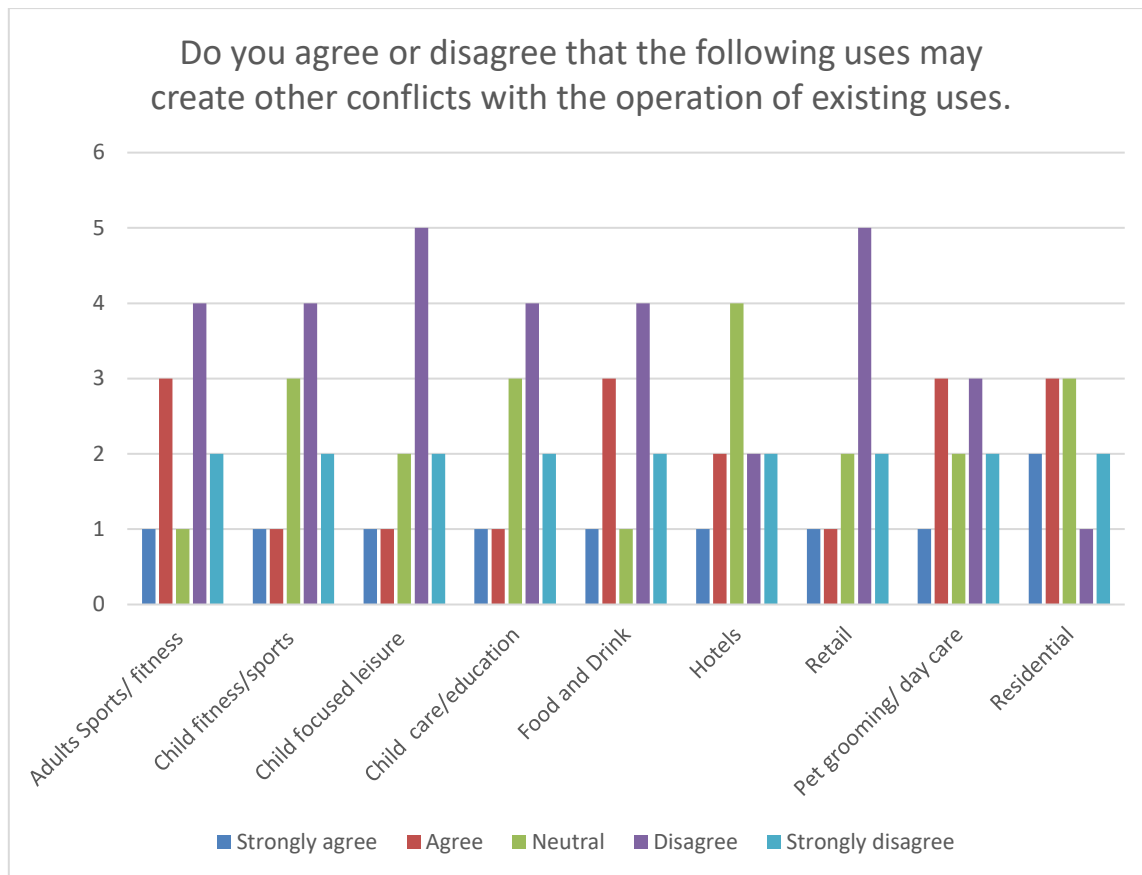
Alternative uses and traffic conflicts



Adult fitness, child fitness, child leisure, child care, and food and drink all had similar responses to this question; “disagree” was the most common answer among all these uses, however some responses did agree or strongly agree that these uses created traffic conflict. Residential and Hotels had the largest “strongly agree” responses, respectively, and this was the most common response for these uses, however this was followed by “disagree” in most cases. Retail had a mixed response, however more respondents agreed or strongly agreed than disagreed or agreed. Pet grooming and day care had a very mixed response, but the most common response was “disagree”.

Where applicable, responses from the previous survey are comparable to responses to this survey. Hotels are an exception to this, which received more responses in strong agreement than previously.

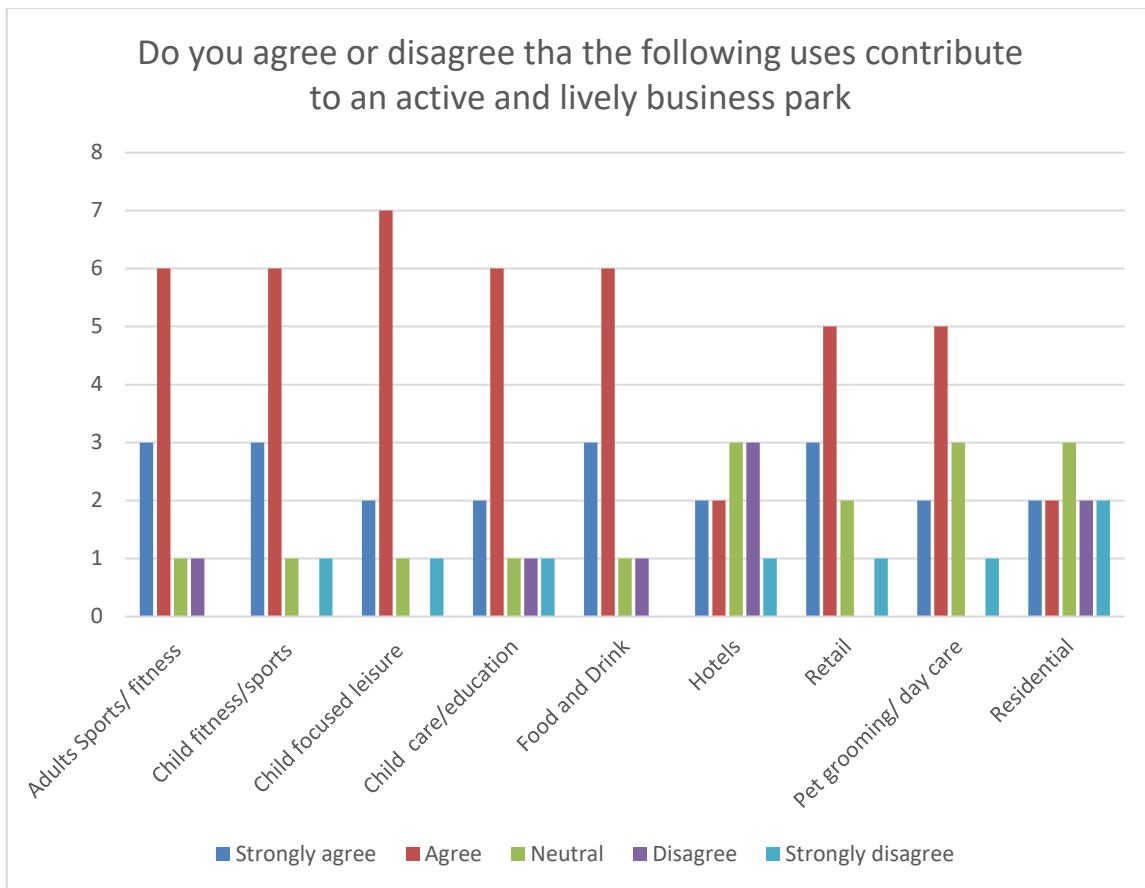
Alternative uses and operational conflicts



Overall, respondents disagreed, strongly disagreed, or were neutral that child fitness, child leisure, child care, and retail uses did not create operational conflicts or responded neutrally for these uses. Other uses received more mixed results. Adult sports and fitness, and food and drink were considered by more respondents to cause operational conflicts than those uses listed above, but more views stated they disagreed or strongly disagreed they created conflict than did agree or strongly agree. Opinions on hotels, pet grooming and day care, and residential were split roughly evenly.

In the previous survey there was general disagreement that alternative uses cause other operational conflicts with existing businesses. Disagree was still the most common response in this survey, the response overall was more mixed, particularly with adult fitness and food and drink.

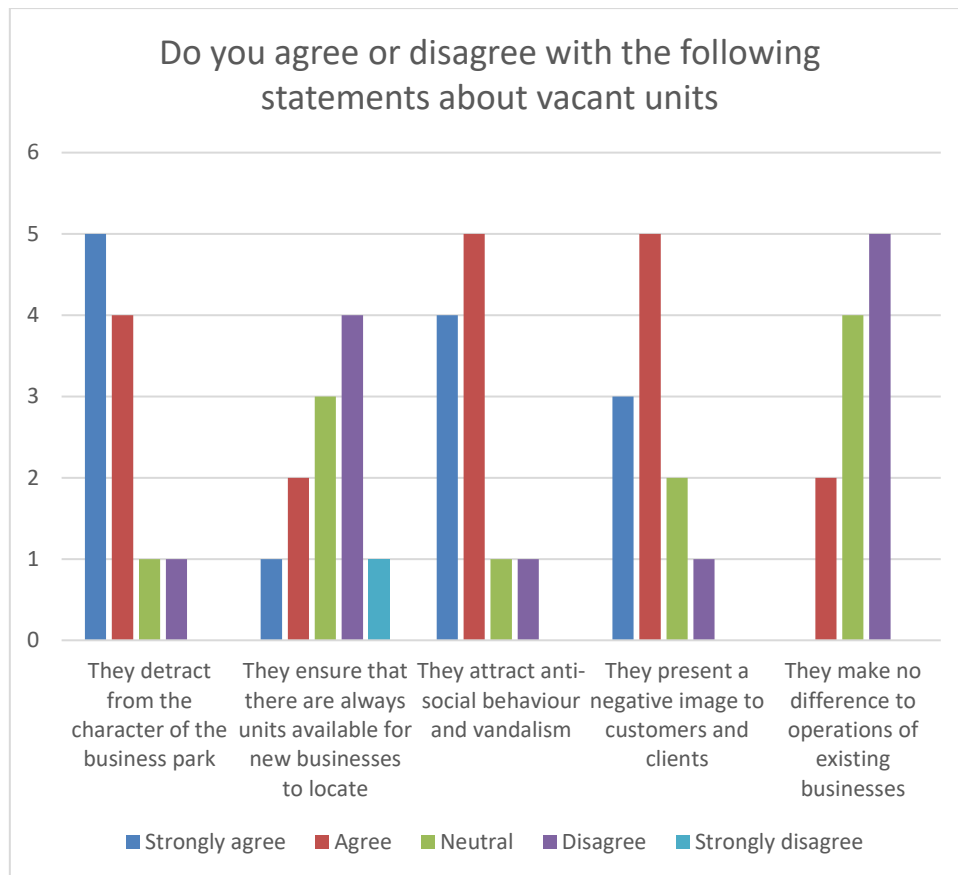
Alternative uses and contributing to a lively business park



The majority of responses either agreed or strongly agreed that other uses contributed to a lively and active business park. The exceptions to this was hotels and residential. For hotels more respondents had a neutral response or disagreed, though there was still some agreement that hotels contributed to an active and lively business park. Residential received a mixed response, with the most common response being neutral and an equal number of responses that agreed, strongly agreed, disagreed or strongly disagreed.

This generally aligns with responses from the previous survey, however there was some more disagree or strongly disagree responses than in the previous surveys.

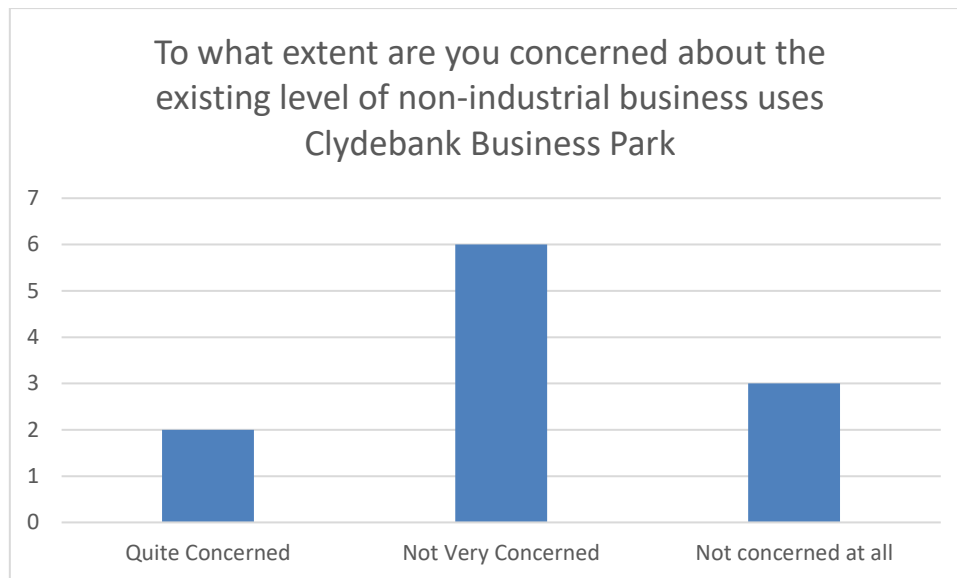
Vacant Units



Respondents generally agreed that vacant units detracted from the character of the business park, vacant units attract anti-social behaviour and vandalism, and present a negative image to customers and clients. Respondents generally disagreed that they make no difference to the operations of the business park. There were mixed views, but general disagreement that vacant units always ensure there are units available for new businesses to locate.

This survey generally aligns with the previous survey.

Concern about non-industrial business uses



Most respondents were not very concerned about non-industrial uses in the business park. Two respondents were quite concerned and three were not at all concerned.

A larger proportion of respondents selected “not very concerned” compared to the previous survey, with a small proportion of respondents being quite concerned or not at all concerned.

Other uses in the business park you would like to see

Respondents were asked if there are any other uses in the business park they would like to see. There were three responses suggesting the following uses:

- Trade stores, e.g. Screwfix
- More food uses
- Hair dresser or nail technician

Other Comments

When asked if they had any other comments on non-industrial uses in the business park the following responses were received:

- Could we have industrial bins
- I think any business that attract people into the Business Park is good and also feel landlords should be doing all they can to ensure units remain in use and that might mean assistance from the Council to keep rent and service charges affordable while ensuring all roads are in a satisfactory condition which is not the case withing the Business Park at the moment.
- In 2016 we moved into the business park by the skin of our teeth after very strong opposition from some councillors. 7 years later (even after the pandemic and being forced to close for 15 months) we are still here welcoming families, Employing 23 members of staff and contributing to the

local community/economy in many small ways. I don't see any reason to leave units empty when they could be filled with thriving business's? I'd like to thank those councillors who had the foresight to have faith in us.

- We (UK) are moving to, or have moved to years ago, service led businesses. Manufacturing et al is no longer congruent or pivotal with a modern growing economy..
- You just have to look outside any school / nursery or even local activities centres at start finish times to see the chaos brought to any area by inconsiderate and often dangerous parking and blocking of lanes, Some of the parking at weekends with the 1 current play centre is bad enough
- Parking lighting and safety are concerns.
- Traffic and parking is ready a nightmare

Key Points from Survey

- Overall, alternative uses were generally seen to provide convenient services for businesses and employees, with the exception of residential, which was not seen to. Hotels had a mixed response to this question.
- Alternative uses were generally not seen to detract from the character of the business park. Residential and hotels received a more mixed response to this question, with responses to residential uses leaning towards that they would detract from the character.
- There was general agreement that alternative uses helped fill vacant units.
- There were some mixed views on whether alternative uses caused traffic conflicts, but generally that they did not was the most common response. The exceptions to this were hotels, retail and residential, where more respondents strongly agreed that they did cause traffic conflicts with existing businesses.
- There were also mixed views as to whether there were other operational conflicts cause by alternative uses. Overall it was generally considered that child related uses did not cause conflict, but this was not unanimous. Opinions on hotels, pet grooming and day care, and residential were split roughly evenly.
- It was generally agreed that alternative uses contributed to a lively and active business park, with the exception of hotels and residential which received more mixed views.
- Overall it was felt that the presence of vacant units had a detrimental effect on the business park.
- There is some concern as to the number of alternative uses within the business park.

AssessmentNo	744	Owner	cameron.clow
Resource	Transformation	Service/Establishment	Regulatory
	First Name	Surname	Job title
Head Officer	Cameron	Clow	Development Planning and Place Office
	(include job titles/organisation)		
Members	Cameron Clow Alan Williamson		
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>		
Policy Title	Revision of planning guidance for Clydebank Business Park		
	The aim, objective, purpose and intended out come of policy		
	The aim is to control the types of land use within Clydebank Business park to ensure they are compatible or complimentary to the business parks primary use for industrial and business uses.		
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.		
	Planning		
Does the proposals involve the procurement of any goods or services?		No	
If yes please confirm that you have contacted our procurement services to discuss your requirements.		No	
SCREENING			
<i>You must indicate if there is any relevance to the four areas</i>			
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)		Yes	
Relevance to Human Rights (HR)		No	
Relevance to Health Impacts (H)		Yes	
Relevance to Social Economic Impacts (SE)		No	
Who will be affected by this policy?			
Businesses seeking to establish themselves in Clydebank Business park and the users of those businesses. There is specific mention of child oriented uses in the business park, including childcare and leisure uses, such as soft play.			
Who will be/has been involved in the consultation process?			
Business owners/ managers and employees of the business park have been surveyed with an online questionnaire.			
Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.			
	Needs	Evidence	Impact
Age	Child oriented uses, including childcare and soft play are present in the business park and the guidance seeks to further control these uses to ensure	Online consultation of business owners/ managers and employees. Survey of business park premises and uses maps these uses throughout the park.	The guidance will limit the area where child oriented uses will occur and guides these uses to an area of the business park that is accessible by public

	that they do not impact the operation of existing businesses and to enable safer access of this group to the business park.		transport and states development should ensure there are safe walking routes.
Cross Cutting			
Disability	The Council needs to have due regard to the Public Sector Equality Duty, in terms of planning matters. This includes around accessibility for disabled people. National Planning Policy sets it out the needs of people with disabilities needs to be met regarding transport and access	There is a range of evidence on the importance of consideration of the PSED in planning matters	The guidance will note that accessibility is an important thus helping to ensure that a shared understanding of considerations.
Social & Economic Impact			
Sex			
Gender Reassign			
Health	The guidance highlights that residential uses are not acceptable in the business park, as the business and industrial nature would likely impact the amenity of residents and impinge on the ability of businesses to operate.	Online consultation of business owners/ managers and employees indicates that residential uses in the park would likely cause conflicts with the operation of existing businesses.	Planning permission would not be granted for residences within the business park, which will avoid conflicts with business uses.
Human Rights			
Marriage & Civil Partnership			
Pregnancy & Maternity			
Race			
Religion and Belief			
Sexual Orientation			
Actions			
Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.			

Will the impact of the policy be monitored and reported on an ongoing bases?

The guidance will likely be reviewed as part of the preparation of a new Local development Plan.

Q7 What is your recommendation for this policy?

Introduce

Please provide a meaningful summary of how you have reached the recommendation

As part of managing different types of uses in Clydebank Business Park, child oriented uses have been restricted. The effect of this will be the reduced conflict with these uses and the primary users of Clydebank Business Park. The guidance strikes a balance between the enabling some child oriented uses within the business park and preventing conflict with existing business and industrial uses. The guidance will note that accessibility is an important thus helping to ensure that a shared understanding of considerations. The guidance does not support any kind of residential or accommodation use within the business park. This should have a positive impact on health, as the business and industrial nature of the main occupiers of the business park could harm the amenity of residents.

WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 2nd August 2023**

Subject: Effective Community Engagement in Local Development Planning Guidance**1. Purpose**

- 1.1** To seek the agreement of the Committee to submit a response to the Scottish Government consultation on Effective Community Engagement in Local Development Planning.

2. Recommendations

- 2.1** It is recommended that the Committee agree the proposed Council response set out in Appendix 1.

3. Background

- 3.1** The Planning (Scotland) Act 2019 has introduced changes to the planning policy framework and development planning system in Scotland. It includes provision for the Scottish Ministers to issue guidance on effective community engagement and for Planning Authorities to have regard to this guidance.
- 3.2** The Scottish Government published draft guidance on Effective Community Engagement in May 2023. The purpose of the guidance is to provide further detail to planning authorities on the levels of engagement which they are to undertake at each stage of the Local Development Plan preparation process. This also includes the impact assessments that are to be undertaken as part of the process. Responses are to be submitted by 13th September 2023.

4. Main Issues

Consultation Draft Guidance on Effective Community Engagement in Local Development Planning

- 4.1** The guidance is for both Planning Authorities, communities and other stakeholders. The consultation document is split into two sections; the background to the guidance and the draft guidance itself. The background sets out: that this new guidance fits into the Scottish Government's planning reforms; the underlying principles used to develop the guidance; the legal background to the guidance; and the policy context. The background highlights that part of the planning reform is to make the development planning process more participatory, collaborative, and inclusive.
- 4.2** The guidance is not intended to replace or duplicate existing guidance, but to work with it. The guidance is based on the existing National Standards for Community Engagement and the approach developed by the International Association for Public Participation. The focus of the guidance is not on specific methods for engagement, but the level of influence the public should have at each stage of the process and compliance with statutory requirements. The guidance also aims to support opportunities to link different processes together to avoid consultation fatigue in the public.
- 4.3** The draft guidance defines different levels of engagement, which specify how much influence stakeholders have in decision making. The levels are listed below, in order of least influence to the most influence over decisions.
- Inform – to inform stakeholders interested in the outcome of a decision;
 - Consult – to inform decision makers or those developing proposals;
 - Involve – to enable stakeholders to directly influence a decision or options available;
 - Collaborate – to share the decision making process with stakeholders as much as possible
 - Empower – to hand over the ability to make decisions to stakeholders
- 4.4** These different levels of engagement are then assigned to the different stages of the development planning process:
- Stage 1, preparing the Development Plan Scheme and Participation Statement. At this stage the Planning Authority is expected to *inform* and *involve* communities.
 - Stage 2, inviting communities to prepare a Local Place Plan. At this stage the Planning Authority is expected *inform*, *involve*, and *empower* communities.

- Stage 3, preparing the Evidence Report. At this stage the Planning Authority is expected to *inform* and *involve* communities.
- Stage 4, gate check. At this stage the community may be *consulted* by the person appointed by Scottish Ministers to run the gate check process.
- Stage 5, preparing the Local Development Plan. At this stage the Planning Authority is expected to *involve* and *collaborate* with communities.
- Stage 6, consulting on the proposed Local Development Plan. The Planning Authority is expected to *inform* and *consult* local communities.
- Stage 7, modifying and examining the proposed local plan. The local Planning Authority is expected to *inform*, *consult*, and *involve* local communities.
- Stage 8 adopting the Local Development Plan. The Planning Authority is expected to *inform* local communities.
- Stage 9, delivery programme. The Planning Authority is expected to *inform* and *collaborate* with local communities.
- Stage 10, impact assessments. There are numerous impact assessments to be carried out throughout the plan making process and the level of engagement varies depending on the assessment, however engagement expectations range from *informing*, *consulting*, to *involving*.

Consultation Response

- 4.5** The Council's response to the Effective Community Engagement in Local Development Planning Guidance is set out in Appendix 1. Key points from the Council response include:
- The scope of the guidance is generally clear and it is useful that it links to other complimentary guidance. However there is a Planning Advice Note that it refers to which is now outdated and could cause confusion.
 - The practical difference between some of the levels of engagement are not immediately apparent; particularly the difference between “involve” and “collaborate”. The definitions would benefit from improved clarity and possibly real world examples of each level of engagement.
 - Setting out the different levels of engagement at each stage is helpful and the levels of engagement chosen for each stage seem appropriate.
 - There is some concern that Local Place Plans produced by communities could conflict with other evidence that will be used to inform the plan. Advice or links to other guidance on how to resolve these kinds of conflicts with communities would go some way to addressing this.

- The guidance appears to contradict legislation regarding the examination of the proposed Local Development Plan, by suggesting that an examination is optional if there are unresolved issues.
- The guidance identifies appropriate levels of engagement for the impact assessments and this is agreed.
- The guidance aims to support ways to reduce consultation fatigue, but does not offer much practical advice to achieve this.
- The level of engagement the guidance recommends combined with the number of specific groups the council needs to engage in making the Local Development Plan presents a challenge given the currently limited resources in local authorities.
- Overall the structure and level of detail in the guidance is helpful, but it would benefit from some improved clarity on some specifics, and references to examples as indicated above.

5. People Implications

- 5.1** There are no direct personnel issues associated with this report. However, the level of engagement and participation expected to prepare a Local Development Plan will be time and resource intensive for members of the Development Planning and Place team and the Communities Team whose help will be needed to engage communities.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications associated with this report.

7. Risk Analysis

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

8. Equalities Impact Assessment (EIA)

- 8.1** The Scottish Government has undertaken an equalities impact assessment of the consultation documents.

9. Consultation

- 9.1** As the contents of the consultation are focussed on planning processes, officers from the Development Planning and Place prepared the response and the Communities team and Performance and Strategies team were consulted.

10. Strategic Assessment

10.1 The finalised guidance will be of relevance and contribute to the following strategic priorities:

- Our Council – Inclusive and Adaptable; by assisting our residents to be engaged and empowered.

Pamela Clifford

Planning, Building Standards and Environmental Health Manager

Date: 2nd August 2023

Person to Contact: Alan Williamson, Development Planning & Place Team Leader
Alan.williamson@west-dunbarton.gov.uk

Cameron Clow, Development Planning & Place Officer
Cameron.clow@west-dunbarton.gov.uk

Appendix: Appendix 1: Response to Consultation Draft Effective Community Engagement in Local Development Planning Guidance

Background Papers: Effective Community Engagement in Local Development Planning Guidance - [Effective community engagement in local development planning guidance: consultation - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/consultation-collections/effective-community-engagement-in-local-development-planning-guidance-consultation-2023-08-01)

Wards Affected: All



Effective Community Engagement in Local Development Planning Guidance

Respondent Information Form

Please note this form **must be completed** and returned with your response.
To find out how we handle your personal data, please see our privacy policy:
<https://www.gov.scot/privacy/>

Are you responding as an individual or an organisation?

- Individual
 Organisation

Full name or organisation's name

West Dunbartonshire Council

Phone number

0141 562 7787

Address

16 Church Street, Dumbarton

Postcode

G82 1QL

Email

cameron.clow@west-dunbarton.gov.uk

The Scottish Government would like your permission to publish your consultation response. Please indicate your publishing preference:

- Publish response with name
 Publish response only (without name)
 Do not publish response

Information for organisations:

The option 'Publish response only (without name)' is available for individual respondents only. If this option is selected, the organisation name will still be published.

If you choose the option 'Do not publish response', your organisation name may still be listed as having responded to the consultation in, for example, the analysis report.

We will share your response internally with other Scottish Government policy teams who may be addressing the issues you discuss. They may wish to contact you again in the future, but we require your permission to do so. Are you content for Scottish Government to contact you again in relation to this consultation exercise?

Yes

No

Purpose and scope

Purpose

Effective community engagement is an essential part of local development plan preparation. This guidance sets out the Scottish Government's high-level expectations on how planning authorities can comply with their legal duty to engage with the public when preparing their local development plans. It sets out the levels of engagement that could be applied at different stages of the development plan process.

The guidance is intended to be used by planning authorities as a sense check when planning their engagement to support the preparation of local development plans.

It will also be helpful to communities, organisations and individuals in understanding when they can engage in the local development plan process and what influence on the plan making that engagement may have.

The Town and Country Planning (Scotland) Act 1997 Section 16C (introduced by the Planning (Scotland) Act 2019) gives the Scottish Ministers the power to prepare the guidance. It also requires planning authorities to have regard to the guidance.

Scope

The guidance sets out the levels of engagement that could be applied at different stages of the development plan process. The guidance is not intended to detail the approaches to or methods of engagement that may be taken at any particular stage in the local development plan process. Approaches and methods for engagement are in place and will continue to develop over time. It remains important that those undertaking engagement exercises consider methods that are appropriate to the subject, context and groups being engaged.

To complement the guidance, we will consider opportunities to signpost examples of engagement practice, including through the [Our Place](#) website.

Please refer to the [consultation paper](#) for further information.

1. Do you agree that the purpose and scope of the guidance is clear?

- Yes
- No
- No view

Comment on your answer

The scope of the guidance is clear, and West Dunbartonshire Council welcomes that links to complementary guidance are to be included.

Although, referring to Planning Advice Note 3/2010 is not very helpful, given it refers to an outdated plan preparation process and outdated version of the National Standards, which could cause confusion. We suggest that the guidance refers to the Local Development Planning Guidance and the current National Standards instead. Other links, such as to Our Place website, and links to resources for engaging specific groups are also helpful.

Levels of engagement

Different levels of engagement are appropriate to policy preparation activity. Terms used by the International Association for Public Engagement and the National Standards for Community Engagement help clarify how different forms of engagement offer participants different levels of influence. The International Association for Public Engagement terms these levels the 'Spectrum of Participation' ((c) International Association for Public Participation www.iap2.org). This is replicated in Table 1 of the [consultation paper](#) along with additional information on the purpose and degree of influence these levels enable. The term 'consult' in this context should not be confused with references to consultation requirements in the Planning Act.

The key terms related to the levels and the purpose or degree of influence of the levels is set out below, however please refer to 'Table 1 - Levels of Engagement / Spectrum of Participation' in the [consultation paper](#) and through the hyperlink below for the full details:

- engagement level - inform: purpose - to inform those with an interest in the outcome (i.e. the public and stakeholder groups)
- engagement level - consult: purpose - to inform those making the decision or developing proposals
- engagement level - involve: purpose - to enable participants to directly influence the decision / options developed
- engagement level - collaborate: purpose - to share the development and decision-making process (as much as possible)
- engagement level - empower: purpose - to hand over the ability to make decisions and / or take action.

All the levels of engagement are a form of empowerment for communities and planning authorities will work towards different levels of engagement depending on the stage of the local development plan. Communicating clearly about the level of engagement, the offer, and purpose, will help clarify and manage expectations for everyone involved.

Communities will have most influence on the local development plan at the stages where the engagement levels are **consult**, **involve**, **collaborate** or **empower**. This is because at these levels planning authorities commit to being influenced by the engagement. The reporting mechanisms set out in legislation mean that people are given feedback on how their input has affected the approach taken.

Please refer to the [consultation paper](#) for further information.

2. Do you agree that the terms inform, consult, involve, collaborate and empower, as described in the table, are helpful terms to support understanding of different levels of engagement and the influence that results from it?

- Yes
 No
 No view

Comment on your answer

The “Offer to participants” at different levels of engagement do overlap making it difficult to distinguish the practical difference between the levels in some cases. In particular the offer to participants at the “Involve” and “Collaborate” levels appear to be very similar. “Consult” and “Involve” also have some degree of overlap.

It would be helpful if there was better differentiation between these levels of engagement. Links to good practice case studies providing examples of each level of engagement may be helpful.

There is some concern about the definition of the term “empower”, which applies to the preparation of Local Place Plans. The offer to participants of “we will implement what you decide” potentially sets unrealistic expectations for communities and introduces the possibility of conflict during the plan preparation process. As Local Place Plans are expected to be prepared for inclusion in the published Evidence Report it is unclear how a Planning Authority or community should proceed where there is conflict between Local Place Plans and other evidence. The guidance should recognise this possibility, which could in part be helped by reference to existing guidance on alternative forms of conflict resolution, such as Planning Circular 2/2021 on the use of mediation in planning.

Stage by stage engagement

The guidance gives further details on the local development plan stages of preparation and the associated level of engagement, which are summarised below. Please read the consultation paper for the full details.

- stage 1 preparing the development plan scheme and participation statement: engagement level - inform, involve
- stage 2 inviting communities to prepare a local place plan: engagement level - inform, involve, empower
- stage 3 preparing the evidence report: engagement level - inform, involve
- stage 4 gate check: engagement level - consult, where necessary as decided by the person appointed to lead the gate check
- stage 5 preparing the proposed local development plan: engagement level - involve, collaborate
- stage 6 consulting on the proposed local development plan: engagement level - inform, consult
- stage 7 modifying the proposed local development plan and examination: engagement level - inform, consult, involve
- stage 8 adopting the local development plan: engagement level - inform
- stage 9 delivery programme: engagement level - inform, collaborate
- stage 10 impact assessments: these are an important part of preparing the local development plan, although listed as a stage, the guidance is clear that the impact assessments happen throughout the plan preparation process.

In stage 10 the guidance links the levels of engagement to the key assessments as follows:

- strategic environmental assessment: engagement level - inform, consult
- habitats regulations appraisal: engagement level - inform
- public sector equality duty assessment: engagement level - inform, involve
- fairer Scotland duty assessment: engagement level - inform, involve
- island communities impact assessment: engagement level - inform, consult, involve
- child rights and wellbeing impact assessment: engagement level - inform, consult, involve

3. Do you agree that the appropriate levels of engagement have been identified for the stages of local development plan preparation?

- Yes
 No
 No view

Comment on your answer

Generally the levels of participation seem appropriate to each step and the level of detail provided is helpful, with the exception of the section on modifying plans, which appears to contradict legislation.

Under the “Modifying the Proposed Local Development Plan and Examination” section, in the first paragraph on page 26, the guidance states that the planning authority “may” seek an examination where representations cannot be resolved by modification to the plan. However section 19 (1) and (2) of the Town and Country Planning act states a local authority “are” to request an examination where there are unresolved issues. The guidance makes this appear optional where the legislation does not. The final version of the guidance should be amended to reflect the legislation.

West Dunbartonshire Council would highlight the resource challenge that the expected levels of engagement presents, and would suggest the final guidance makes reference to the engagement undertaken being proportionate.

It would also be helpful if there was more links to guidance on how to engage with the many different groups required by the Planning Act 2019. This may include guidance on the broad types of engagement that are expected e.g. where in-person engagement might be more appropriate than electronic engagement, and vice versa.

4. Do you agree that the appropriate levels of engagement have been identified for the impact assessments?

- Yes
- No
- No view

Comment on your answer

It would be useful to also include the levels of engagement expected on a Human Rights Impact Assessment and Health Inequalities Impact Assessments, which are not included in the lists in paragraphs 6.11 and 10.3 but are mentioned elsewhere in the consultation document.

West Dunbartonshire Council recognise the value of the impact assessments, but would also highlight the challenge in preparing them, particularly given the current lack of resources in local authorities.

The assessments also potentially complicate the process for communities. It would be helpful if the guidance could advise (or link to other advice) on how to better integrate engagement on impact assessments with the Development Plan engagement, to avoid consultation fatigue. Engaging with the local planning process can be demanding, especially for the hard to reach groups that the impact assessments are designed to benefit. Advice on good practice to reduce the demand on communities engaging with the process would be helpful.

Further consultation questions

Further questions about the consultation paper and the associated impact assessments that have informed it are provided to encourage additional comments to be made.

Please refer to the [impact assessments](#) report.

5. Overall, is the approach set out in the guidance helpful?

- Yes
- No
- No view

Comment on your answer

The structure and level of detail within the guidance is helpful, with some additional clarity needed, as set out in our answers to other questions.

6. Do you have any views about the initial conclusions of the impact assessments that accompany and inform this guidance?

- Yes
- No
- No view

Comment on your answer

7. Thinking about the potential impacts of the guidance – will these help to advance equality of opportunity, eliminate unlawful discrimination, and foster good community relations, in particular for people with protected characteristics?

- Yes
- No

No view

Comment on your answer

The guidance makes specific reference to protected characteristics and how people with protected characteristics should be involved in development planning, and impact assessments, which is positive.

8. Do you have evidence that can further inform the impact assessments that accompany this guidance, in particular in relation to the impact of the guidance on people with protected characteristics, businesses and costs to businesses?

Yes

No

No view

Comment on your answer

9. Please provide any further comments on the guidance set out in this consultation.

Please provide comments here

One of the principles of the guidance is that it will support opportunities to avoid or reduce consultation fatigue by linking to other processes.

West Dunbartonshire Council does not believe the guidance succeeds in this regard. This is highlighted in our answer to question 4 on impact assessments, but the issue also extends to other pieces of work Local Development Plans rely on as part of their evidence base, listed in table S2. Additional guidance on the engagement processes for these strategies could compliment overall engagement on the Local Development Plan.

WEST DUNBARTONSHIRE COUNCIL**Report by the Planning, Building Standards and Environmental Health Manager****Planning Committee: 2nd August 2023**

Subject: Street names for a housing development Glasgow Road/Mill Road, Clydebank

1. PURPOSE

- 1.1 To allocate two new street names within the new housing development at Mill Road/Glasgow Road, Clydebank.

2. RECOMMENDATIONS

- 2.1 It is recommended that Helm Road and Anchor Wynd are approved as the street names.

3. BACKGROUND

- 3.1 Planning permission has been granted for 88 dwellings in total comprising of 38 houses and 50 flats. The dwelling sizes range from two to five bedrooms and the proposed flats are one and two bedrooms. The site is located at the corner of the junction of Glasgow Road and Mill Road, Clydebank. Glasgow Road forms the site's southern boundary and Mill Road runs along the site's eastern boundary. Mill Road marks West Dunbartonshire's boundary with Glasgow City Council. Two new roads are proposed within the development with one point of access/egress on Mill Road. One road is a no through road with the other turning to run parallel with Glasgow Road.

4. MAIN ISSUES

- 4.1 The street names for consideration are Helm Road and Anchor Wynd for the new streets to take access directly off of Mill Road.
- 4.2 The two street names are derived from the areas rich shipbuilding history and to encompass the Clyde Waterfront regeneration of the new road bridge crossing the Clyde adjacent to the site. This is in keeping with the existing street names in the area and meets the requirement of the Council's Street Naming Policy.

In line with the street naming policy the ward members for Ward 6 (Clydebank Waterfront) have been consulted and a separate consultation was held by officers from the Housing Service with Clydebank East Community Council to obtain suggestions. Some suggestions by Housing Services were naming the

streets after Kilpatrick Hills and flora of the surrounding area, however the site is not in close proximity to the Kilpatrick Hills. A further suggestion was made by the Clydebank East Community Council of an individual's name relating to the shipbuilding industry however this does not fall within the Street Naming Conventions. The two recommended street names – Helm Road and Anchor Wynd have endeavoured to stay within this suggested theme.

5. PEOPLE IMPLICATIONS

5.1 There are no people implications.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications.

7. RISK ANALYSIS

7.1 There are no known risks to the Council.

8. EQUALITIES IMPACT ASSESSMENT (EIA)

8.1 None.

9. CONSULTATION

9.1 As part of the Council's Street Naming Policy ward members for Ward 6 and Clydebank East Community Council have been consulted.

10. STRATEGIC ASSESSMENT

10.1 It is compatible with the Council's strategic priorities.

Pamela Clifford
Planning, Building Standards and Environmental Health Manager

Date: 2nd August 2023

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendices: Site plan

Background Papers: Street Naming and Numbering policy

Wards Affected: Ward 6 Clydebank Waterfront

