

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead - Regulatory

Planning Committee: 28 August 2019

Subject: Receipt of appeal against planning application for petrol filling station, a jet wash facility and alterations to the car park at Livingstone Street, Clydebank. (DC18/209)

1. Purpose

- 1.1** To inform the Committee of the receipt of a planning appeal.

2. Recommendations

- 2.1** That the Committee notes the receipt of this appeal.

3. Background

- 3.1** The above application was presented to Planning Committee on 24th April 2019 for the erection of a petrol filling station, a jet wash facility alongside other alterations to an overspill car park area within Clyde Retail Park in Clydebank. The development was to be associated with the nearby ASDA supermarket.

- 3.2** The application was refused at Planning Committee for the following reason:

“The proposed location of the Petrol Filling Station will result in a significant volume of additional vehicle trips which will impact adversely upon the road network. These vehicle trips will exacerbate existing localised traffic congestion in the area and in particular at the Livingstone Street junction with the adjacent roundabout and on Livingstone Street itself which is the single point of vehicular access to the Linnvale residential area. The proposal, including the accompanying Transport Statement and Parking Survey fails to propose any form of mitigation to reduce the impact of the Petrol Filling Station use on Livingstone Street and the adjacent roundabout”.

4. Main Issues

- 4.1** The appellant has lodged an appeal against the refusal of this planning permission and it is based on the following grounds:

- *Proposal is compliant with Council's Local Plans and other material considerations such as the Council's Proposed Plans and Scottish Planning Policy;*

- *That the findings of the Transport Assessment and Parking Survey demonstrated that the development would not adversely impact on roads concerns including traffic and congestion;*
- *That the findings of the Transport Assessment and Parking Survey demonstrated that no mitigation measures were required to compensate the development;*
- *That the Councils Roads Service had no objections to the application.*

4.2 The appeal is to be determined by a Reporter appointed by the Scottish Ministers, and dealt with by way of written representations. The Committee will be advised of the outcome of the appeal in due course.

5. People Implications

5.1 None.

6. Financial Implications

6.1 The appellant has not submitted a request for an award of expenses.

7. Risk Analysis

7.1 No risks have been identified.

8. Equalities Impact Assessment (EIA)

8.1 Not required.

9. Consultation

9.1 Written notification has been provided to all parties who submitted representations to the original application alongside all consultees including the Council's Road Service and Linnvale and Drumry Community Council.

10. Strategic Assessment

10.1 There are no strategic issues.

Peter Hessett

Strategic Lead - Regulatory

Date: 28th August 2019

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Appendices: None

Background Papers:

1. Committee Papers
2. Appellant's Grounds of Appeal

Wards Affected:

Ward 5 (Clydebank)