

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 16 December 2015 at 10.02 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Jim Finn, Jonathan McColl, John Mooney and Tommy Rainey.

**Attending:** Jim McAloon, Head of Regeneration and Economic Development; Pamela Clifford, Planning and Building Standards Manager; Alan Williamson, Team Leader – Forward Planning; Raymond Walsh, Network Services Co-ordinator; Bernard Darroch, Lead Planning Officer; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apologies:** Apologies for absence were intimated on behalf of Councillors Lawrence O'Neill and Hazel Sorrell.

**Provost Douglas McAllister in the Chair**

### **DECLARATIONS OF INTEREST**

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

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 25 November 2015 were submitted and approved as a correct record.

### **NOTE OF VISITATIONS**

A Note of Visitations carried out on 23 November 2015, a copy of which forms Appendix 1 hereto, was submitted and noted.

### **PLANNING APPLICATIONS**

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

## **New Applications:-**

- (a) **DC15/241 - Sub-division and change of use of a shop to form a hot food takeaway and a separate office unit with associated external alterations at 157 High Street, Dumbarton by Sky Pizza Ltd.**

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

The Planning & Building Standards Manager was heard in further explanation of the report and advised that a representation from a local resident had been received. Their grounds of objection were that there were already too many takeaways in the area and they were concerned with noise, smell, litter and parking.

After discussion and having heard the Building and Planning Standards Manager, the Network Services Co-ordinator and the Lead Planning Officer in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained in Appendix 2 hereto.

- (b) **DC15/222 - Erection of shared campus primary schools, early education and childcare centre and unit for children with additional support needs at St Kessog's Primary School, Dalvait Road, Balloch by West Dunbartonshire Council.**

After discussion and having heard the Building and Planning Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained in Appendix 3 hereto.

## **PROPOSAL FOR ERECTION OF MIXED USE DEVELOPMENT AT BRAEHEAD, RENFREWSHIRE**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking agreement of this Council's response to a planning application received by Renfrewshire Council for mixed use development at Braehead.

After discussion and having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Appendix 1 to the report be submitted to Renfrewshire Council as this Council's objection to the proposals.

The meeting closed at 10.20 a.m.

**PLANNING COMMITTEE**

**NOTE OF VISITATIONS – 23 NOVEMBER 2015**

**Present:** Councillors Finn and Mooney  
**Attending:** Pamela Clifford (a) and Keith Bathgate (a&b)  
**Apologies:** Councillor Casey

**SITE VISIT**

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

(a) Auld Street/Beardmore Street, Clydebank

DC15/199 – Erection of 20 flats and associated parking at Auld Street/Beardmore Street, Clydebank by Wheatley Housing Group.

(b) Former Water Works, off Cochno Road, Clydebank

DC15/195 - Residential development of 11 detached dwellinghouses with installation of new access road, associated landscaping and boundary treatments at Former Water Works, off Cochno Road, Clydebank by A&G Property Group Ltd.

**DC15/241 - Sub-division and change of use of a shop to form a hot food takeaway and a separate office unit with associated external alterations at 157 High Street, Dumbarton by Sky Pizza Ltd.**

**Permission was GRANTED subject to the following conditions:-**

1. Notwithstanding the terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997, or any subsequent order amending, revoking or re-enacting that Order, this consent does not allow the Class 2 use to be a betting office, pawnbrokers or pay-day loan shop, unless a separate application for planning permission is submitted.
2. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays unless otherwise agreed with the Planning Authority.
3. Prior to the commencement of development, details of an adequate sized grease trap shall be submitted for the written approval of the Planning Authority and thereafter installed and maintained in accordance with the approved details prior to the hot food takeaway opening for business.
4. Prior to the commencement of development, details of the flue/extraction system shall be submitted for the written approval of the Planning Authority and thereafter installed and maintained in accordance with the approved details prior to the hot food takeaway opening for business. The submitted details shall include the noise output and filter system.
5. Prior to the commencement of development, details of the bin store shall be submitted for the written approval of the Planning Authority and thereafter formed and maintained in accordance with the approved details prior to the hot food takeaway opening for business.

**DC15/222 - Erection of shared campus primary schools, early education and childcare centre and unit for children with additional support needs at St Kessog's Primary School, Dalvair Road, Balloch by West Dunbartonshire Council.**

**Permission was GRANTED subject to the following conditions:-**

1. During the period of construction no delivery or removal of material from the site shall take place out with the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays, and not at all on Sundays or Public Holidays unless otherwise approved in writing by the Planning Authority.
2. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
3. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved prior to the occupation of the new school. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and shall thereafter be implemented as approved.
4. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
5. Prior to the commencement of works on site full details of all ground surfaces including play surfaces, social space, roads and pathways shall be submitted for the further written approval of the Planning Authority and implemented as approved prior to the occupation of the new school.
6. Prior to the commencement of works, full details of the design and location of all bin stores, walls and fences (including retaining walls) and sprinkler tanks to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented within a timescale to be agreed by the Planning Authority.
7. 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 prior to the occupation of the new school.
8. Notwithstanding the approved plans, details of the design and location of all external furniture, including cycle shelters shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new school.

9. Notwithstanding the approved plans, details of all external signage shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented prior to the occupation of the new school.
10. Notwithstanding the approved plans, final landscaping details to include the number, siting and type of trees, shrubs and plant species which shall include a landscaping strip along Carrochan Road shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. Planting shall be undertaken within a timescale to be agreed by the Planning Authority and no later than the next planting season after occupation of the school. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of a similar size or species.
11. The new sports pitch shall not be made available for hire without a separate application for planning permission.
12. Notwithstanding the approved plans, details of the specification and surface of the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. These details shall include appropriate safety margins around the outside of the playing surfaces of the pitch and appropriate drainage. The synthetic grass pitch shall be operational within a timescale to be agreed by the Planning Authority prior to the commencement of development on site.
13. Prior to the commencement of development on site a School Travel Plan and Workplace Travel Plan shall be submitted for the further approval of the Planning Authority and any actions arising from it shall be implemented prior to the occupation of the new school and shall be maintained thereafter.
14. Prior to the commencement of development on site, details of an adequate sized grease trap shall be submitted to and approved in writing by the Planning Authority and thereafter it shall be implemented prior to the occupation of the school and maintained as approved.
15. Prior to the commencement of development on site, a scheme for the control and mitigation of dust shall be submitted for the written approval of the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction and identify measures to prevent or limit the occurrence and impact of such dust and thereafter shall be implemented as approved.
16. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:

- a) a detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
  - b) an assessment of the potential risks (where applicable) to:
    - human health;
    - property (existing and proposed), including buildings, pets, service lines and pipes; and
    - ground waters and surface waters.
  - c) an appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
17. 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.
18. 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.
19. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remediation works carried out within a timescale to be agreed by the Planning Authority.
20. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. 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.

21. Before any plant and machinery is used on the premises it shall be enclosed with sound insulating material in accordance with a scheme which shall be approved in writing by the Planning Authority and thereafter implemented as approved.
22. 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.
23. Prior to the commencement of development on site a swept path analysis, which demonstrates that the service access on Dalvair Road is suitable for use by buses, shall be submitted to and approved by the Planning Authority. Any actions arising from the analysis shall be implemented within a timescale agreed with the Planning Authority.
24. The disabled parking spaces to be formed on site shall be suitably signed.
25. Prior to the commencement of development on site directional arrows shall be marked in the car park prior to the new school becoming operational.
26. Prior to the commencement of development on site a pedestrian crossing shall be provided on Carrochan Road and the footway between the new crossing and the school entrance shall be widened to 3 metres and refuge islands shall be formed on the Miller Road and school entrance legs of the new roundabout and shall be formed prior to the new school becoming operational.
27. Prior to the commencement of development on site, details of the design and location of bat boxes shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented prior to any demolition or tree felling being undertaken on site.



## PLANNING COMMITTEE

### NOTE OF VISITATION – 14 DECEMBER 2015

**Present:** Bernard Darroch, Lead Planning Officer  
**Attending:** Councillor Jim Finn  
**Apologies:** Councillor John Mooney

### SITE VISIT

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

(a) 157 High Street, Dumbarton

DC15/241 - Sub-division and change of use of a shop to form a hot food takeaway and a separate office unit with associated external alterations at 157 High Street, Dumbarton by Sky Pizza Ltd.



## WEST DUNBARTONSHIRE COUNCIL

### Report by the Head of Regeneration and Economic Development

Planning Committee: 27 January 2016

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**DC15/245**

#### **Extension to existing car park at Strathleven Place, Dumbarton by West Dunbartonshire Council**

### **1. REASON FOR REPORT**

- 1.1** This application is recommended for approval and is subject to objections from two community councils. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

### **2. RECOMMENDATION**

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

### **3. DEVELOPMENT DETAILS**

- 3.1** This proposal relates to an area of ground to the south-west of Saint Patrick's Church in Dumbarton. The site measures approximately 0.3 ha and consists of the existing church car park and an open space area with pedestrian footpaths connecting Strathleven Place to Glasgow Road. Vehicular access into the site is from Strathleven Place.
- 3.2** Planning permission is sought to extend the existing car park into the open space in order to form an additional 37 car parking spaces (creating a total of 79 car parking spaces), including 5 disabled spaces, and cycle racks. One mature and two small trees would be removed, and existing grass would be cleared to enable the works, although replacement tree planting is proposed. The stone boundary wall that runs along the western and southern edges of the site would be retained along with the existing footpath connections on to Glasgow Road and Strathleven Place. The existing footpath that runs through the site would be replaced by a realigned pedestrian route would be marked out along the edge of the parking spaces. The proposed car park is intended to complement existing facilities and will provide park and ride facilities for commuters using Dumbarton Central railway station.
- 3.3** Works to upgrade the existing church car park are also proposed, including the installation of bollards at the northern end of the car park and a barrier that can be raised and lowered to control access from the southern end of the park and ride car park into the church car park. The upgraded church car park will accommodate a total of 42 car parking spaces, including 4 disabled parking

spaces, which will be controlled by the church and will not form part of the public/park and ride facility.

- 3.4** The site has previously been subject to two planning applications for similar developments. In 2009, an application (DC09/290) was submitted for the formation of a car park on the same site, although that application also included the landscaped area to the south-east of the site and proposed the formation of 55 new car parking spaces. The application was refused by the Planning Committee on the grounds that it would result in the loss of an area of open space which was a valuable amenity area within Dumbarton town centre, and that there was already sufficient car parking in the immediate area. In early 2015, a similar application (DC15/069) for 73 new parking spaces (again including the landscaped area to the south-east) was withdrawn after discussions between Roads and Planning officers. Representations were received from two Community Councils to this withdrawn application. The current amended application proposes a significantly smaller number of new parking spaces than the previous two applications, in order to avoid development of the south-eastern part of the landscaping area.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service is the applicant, and therefore supports the proposal.
- 4.2** West of Scotland Archaeology Service have no objections to the proposal.
- 4.3** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to construction hours.

#### **5. REPRESENTATIONS**

- 5.1** Three representations have been received, from Silverton and Overtoun Community Council, Dumbarton East and Central Community Council, and St. Patrick's R.C. Parish Church. The two community councils object to the proposal and their reasons for objecting can be summarised as follows:
- The development would be contrary to Scottish Planning Policy 17 Planning for Transport and Policy R1 Retention of Open Space, in that it would have an adverse environmental impact through the unnecessary destruction of a large area of grass and a number of mature trees, which act as a green corridor and is frequently used by pedestrians;
  - Existing park and ride facilities nearby are underused, and there is already an adequate amount of car parking within the town centre;
  - Concern that the car park is intended to serve the new Council office building nearby rather than being used for park and ride purposes;
  - Lack of a submitted travel/transport plan with the application;
  - Questioning whether the development is to be partly funded by SPT;
  - Use of public funds to upgrade the church's private car park.

- 5.2** The representation from the Church's Parish Finance and Fabric Committee supports the application, and notes that various Parish groups representing many hundreds of parishioners have been represented in the Parish's agreement of the proposal. The Archdiocese has also given its authority for the proposed land transaction. Some of the land which would be developed for additional car parking is owned by the Church and is therefore not public open space, even though it is not currently fenced off.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 6.1** Policy T1 encourages sustainable forms of travel and supports development that will encourage walking, cycling and use of public transport. The Council will give favourable consideration to proposals which increase access to public transport services and path networks, particularly in respect of employment areas, provided there are no adverse impacts on the amenity of the surrounding area. The new car park would enhance the availability of park and ride spaces for Dumbarton Central railway station, and in this respect it will encourage the use of sustainable modes of travel.
- 6.2** The site is an area of open space where policy R1 applies. There is a presumption against development that adversely affects the use, character or amenity of functional and valued open space. Development on existing open space should be considered in terms of the existing or potential future use, quality, function and value of the open space; assessment of the sufficiency of provision of the facility type in the local area or Plan area; and whether or not a comparable replacement facility is proposed in the local area. While the proposal would result in the loss of an area of open space, the site covers a relatively small area and much of the existing grass and most of the existing trees would be retained. It is considered that the impact on the local environment would be minimised and the loss of open space involved would be relatively minor.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (WDLDP), Proposed Plan

- 7.1** Policy SD1 states that development of the transport schemes set out in the Local Transport Strategy (LTS) will be supported subject to adequate mitigation of adverse impacts on the green network, built heritage, residential amenity and the operation of businesses. The LTS outlines a need to decrease car use and encourage more use of public transport and improve provision of park and ride facilities. The site is not specifically identified as a project within the current LTS but it is intended to be included in the next LTS.
- 7.2** The proposed site is an area of open space where Policy GN1 applies. The loss of open space which is or has the potential to be of quality and value will

not be permitted unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

- 7.3** The site is within the designated Dumbarton town centre. Policy DS1 states that all development will be expected to contribute towards creating successful places by having regard to the relevant criteria of the six qualities of a successful place: distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming.

Loss of open space and trees

- 7.4** The proposal involves the development of a small area of open space on the edge of the town centre, including the loss of three trees. There is a presumption against the loss of any open space which is of value to the green network. The open space provides an attractive setting for the footpaths that provide a short-cut through the site, and while it serves little functional purpose (i.e. as a recreation area, for example) it does nevertheless contribute positively to the visual amenity of the area, so its loss would be undesirable unless this is outweighed by other public benefits. Compared to previous proposals, the development has been reduced in size to minimise its impact on the open space and the site would still contain areas of grass and trees, with almost all of the existing trees being retained. Of the three trees to be felled, two are particularly small in size and it is therefore considered that their loss would not have a significant impact on the visual amenity of the area. A condition can be used to ensure that replacement trees are planted. Overall, whilst the proposal would result in the loss of a small but attractive piece of open space, it is considered that the impact of this on the amenity of the area would be minimal, and that this would be outweighed by the benefits of the proposed park and ride facility.

Sustainable Transport

- 7.5** The proposal would provide additional parking facilities in the vicinity of Dumbarton Central station, and is intended to encourage more rail travel. There is already a significant volume of park and ride at the station, but this is dispersed between various public car parks and significant on-street parking spaces. Whilst there are usually spaces available somewhere in the vicinity of the station, the demand for parking in the area is high and can result in commuters and local residents having to drive around looking for spaces, which leads to unnecessary traffic and emissions. Whilst the proposed new car park is further away from the station than the existing facilities, the provision of additional parking in this part of the town centre would ease the existing parking problems, making it easier for both station users and local residents to park in the area.
- 7.6** Concern has been expressed by the community councils that the car park may not be used for park and ride purposes but would be used for other town centre purposes, including the new Council office. This is not the intended purpose of the car park, but it is acknowledged that as with any town centre, there is no neat alignment of parking facilities and trip generators, with most car parks serving a variety of users. It is therefore likely that the proposed car park will in practice serve a variety of users, including the library, court and

council buildings as well as the station, but to the extent that this does occur it would free up spaces elsewhere in the town centre for station users.

#### Other issues raised in representations

- 7.7** A transport/travel plan was not submitted with the application as it is not required. The implementation of this proposal would be dependent upon partial funding support from SPT, and the outcome of a bid for SPT capital funding is awaited. The proposed upgrading of the church's own car park is part of an agreement which would allow access to the new public car park over church land, and the upgrading of the private parking would be carried out in lieu of a financial payment.

## **8. CONCLUSION**

- 8.1** The proposal would provide an additional park and ride facility within Dumbarton town centre in an area where there is a high demand for parking, and this would be in accordance with Policies T1 and SD1 of the adopted and emerging plans. Whilst the proposal is contrary to policies R1 and GN1 which presume against any loss of quality open space, in this case the loss of open space would be relatively minor and the proposal is considered to be of benefit to the town centre overall.

## **9. CONDITIONS**

- 1. No development shall commence until the trees marked for retention on the approved plans have been protected by suitable fencing around the extremities of their crowns. Details of the fencing shall be submitted for the further written approval of the planning authority prior to the commencement of the development and shall be implemented as approved.**
- 2. Prior to the commencement of development, full details of the landscaping scheme for the site, including replacement planting for the three trees to be removed as shown on drawing number 14232-SK-01, shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved not later than the next appropriate planting season after the car park is brought into use.**
- 3. Prior to the commencement of development full details of the hardstanding and pedestrian areas shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved prior to the new car park being brought into use.**
- 4. Prior to the commencement of development, full details of any fences, walls, railings or gates to be erected shall be submitted**

for the further written approval of the planning authority and implemented as approved.

5. Prior to the commencement of the development, details of the cycle racks and the bollards and barrier to be installed at either end of the church car park shall be submitted for the further written approval of the planning authority and implemented as approved prior to the car park being brought into use.
6. Prior to the commencement of the development full details of the surface water drainage system shall be submitted for the further written approval of the planning authority and implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.
7. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.

**Jim McAloon**

**Head of Regeneration and Economic Development**

**Date: 11 January 2016**

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

**Appendix:** None

**Background Papers:**

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. consultation responses
5. representations

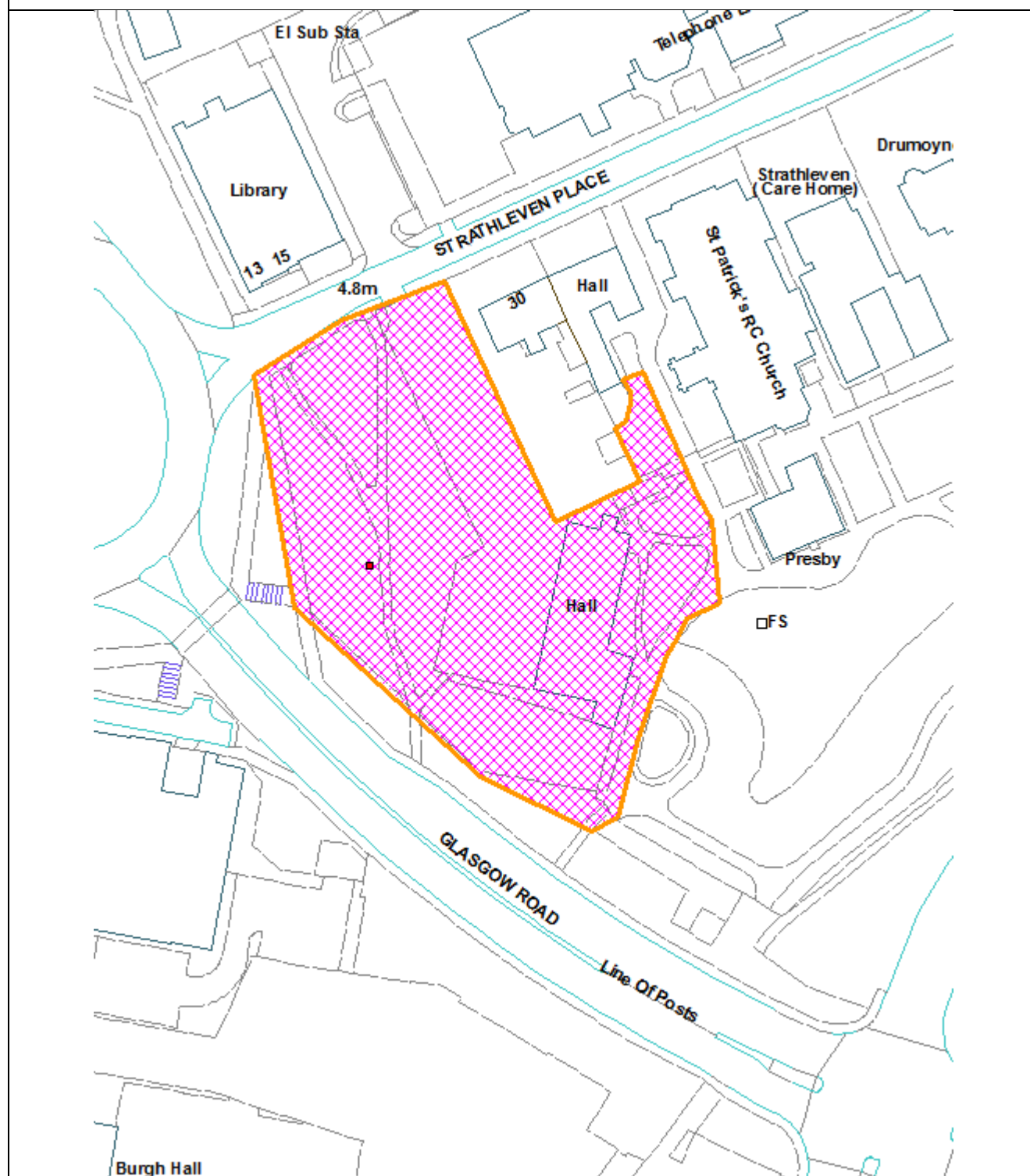
**Wards affected:** Ward 3 (Dumbarton)



DC15/245

Extension to existing car  
park.

Car Park  
Strathleven Place  
Dumbarton





## WEST DUNBARTONSHIRE COUNCIL

### Report by the Head of Regeneration and Economic Development

Planning Committee: 27 January 2016

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**DC15/213:**            **Non-food retail development of 70,000 sq.ft (variation of condition 1 of permission DC12/131 to extend duration of permission) at St James Retail Park, Dumbarton by Legal & General UK Property Fund.**

#### **1. REASON FOR REPORT**

- 1.1** This application relates to a proposal which is classified as Major Development. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

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

#### **3. DEVELOPMENT DETAILS**

- 3.1** This application relates to an area of vacant ground covering an area of 2.157 hectares adjacent to the St James Retail Park, Dumbarton. The application site has been vacant for many years. The site is roughly triangular in shape and is bounded by the rear gardens of housing in Park Street to the south, an Asda superstore and car parking to the west and the railway line on a low embankment curving around the north eastern boundary of the site. An open drainage ditch emerges from a culvert under the railway and cuts diagonally across the north western corner of the site before entering another culvert adjacent to the Asda store. Existing timber screen fences mark the boundary between the nearby housing and the retail park. The only means of access to the site is through St James Retail Park.
- 3.2** The application seeks to renew an existing planning permission in principle for retail development. The site has a long planning history, but the relevant previous applications are as follows:
- DC04/004 (granted 3 November 2006) gave outline permission for a non-food retail development of 6,503m<sup>2</sup> (70,000sq/ft) along with a garden centre, builders' yard and associated parking etc. A condition specified that this must be provided as two large units of 35,000sq/ft each.
  - DC09/211 (granted 6 October 2009) renewed that permission for a further 3 years;

- DC12/131 (granted 3 December 2012) renewed the permission for a further 3 years and additionally allowed the floorspace to be provided as three units (1 of 35,000sq/ft and two of not less than 15,000sq/ft each).
- Various other applications have sought to relax the restrictions on unit sizes in order to allow the floorspace to be developed as a larger number of smaller units, but these have been refused.

**3.3** Prior to the expiry of permission DC12/131 on 3 December 2015, the applicant submitted the current application which seeks to further extend the time period for the submission of an application for the approval of matters specified in condition (AMSC). Permission is sought to vary the time condition, but the applicant is not seeking to alter any of the other conditions attached to permission DC12/131.

## **4. CONSULTATIONS**

**4.1** The Scottish Environmental Protection Agency, West Dunbartonshire Council Environmental Health, Roads, Estates and Regeneration Services all have no objection to the proposal.

## **5. REPRESENTATIONS**

**5.1** Representations have been received from two nearby residents, who object to the proposal for the following reasons:

- The development would have a detrimental impact on residents in Park Street due to noise, pollution and lighting;
- The proposal would have a detrimental impact on Dumbarton town centre;
- The proposal would give rise to increased traffic in the vicinity of the site, particularly on Glasgow Road where there is already congestion;
- The proposal is contrary to the local plan; and
- The original consent (DC04/004) to which this application relates has never been implemented and many subsequent applications (for changes to the conditions) were refused.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### Strategic Development Plan (SDP)

**6.1** Dumbarton Town Centre is identified as a Strategic Centre in the Strategic Development Plan's Network of Centres. The proposed development sits out with Dumbarton town centre so does not specifically support the Spatial Development Strategy of the SDP. It is therefore subject to a sustainable location assessment set out in Diagram 4 of the Plan. In relation to the Network of Centres criteria, this requires an assessment of whether the proposed development: respects the scale of the centre; supports the network of centres; and does not impact unacceptably on Glasgow City Centre. The proposed floor space is considered to be at a scale proportionate to the

existing level of floorspace in Dumbarton town centre and the adjoining St James Retail Park, and is not considered to be of a level that would unacceptably impact on Glasgow City Centre. It is also considered to complement Dumbarton town centre by offering large format retailing that could not be located in the town centre itself. With regard to the other criteria of Diagram 4, the development makes use of a brownfield site and is accessible by public transport.

#### West Dunbartonshire Local Plan (2010)

- 6.2** The site is located within a commercial centre and is identified under Policy RET4 as a retail development opportunity for 6,503m<sup>2</sup> of non-food retail floorspace. This policy states that retail development on these sites will be supported subject to compliance with other relevant local plan policies.
- 6.3** Policy RET1 requires the adoption of a sequential approach to site selection for new retail development. The application site is edge-of-centre, and therefore less preferred to the town centre as a location for new retail development.
- 6.4** Policies RET2 and RET2A set out the approach to be taken in relation to retail and leisure developments in edge of centre and commercial centre locations respectively. Policy RET2 lists criteria for proposals in edge of centre locations to be considered against, including: whether the proposal can be supported by the catchment's population, effect on the vitality and viability of existing centres; accessibility by public transport; availability of suitable alternative existing town centre sites and whether it would remedy any quantitative or qualitative deficiencies in the existing retail provision.
- 6.5** Policy RET2A supports retail developments in identified commercial centres where their function complements that of other centres, having particular care not to undermine town centres. The policy confirms that the St James Retail Park will be treated as an 'edge of centre' location.
- 6.6** The application is assessed against the criteria of the above policies in Section 7 below, and it is concluded that the proposal would be in compliance with the local plan.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

#### Proposed Strategic Development Plan

- 7.1** The Proposed Strategic Development Plan was published on January 18 2016 for consultation. Policy 4 requires all strategic development proposals to protect and enhance the development of the network of strategic centres, which includes Dumbarton and Clydebank town centres and Glasgow city centre. Impact issues are considered below.

#### West Dunbartonshire Local Development Plan

- 7.2** On 8 April 2015, the Council advertised its intention to adopt the West Dunbartonshire Local Development Plan, incorporating all of the Examination

Report recommended modifications (with the exception of those relating to the inclusion of Duntiglennan Fields, Duntocher as a housing development opportunity). On the same date, the Council advised the Scottish Ministers of its intention to adopt the Plan. The policies referred to below therefore incorporate the accepted recommended modifications. The formal adoption of the plan is presently awaiting the decision of the Scottish Ministers.

**7.3** Policy SC1 supports proposals for retail development in the network of centres which accord with the strategy, role and functions of centres set out in table 5 or development opportunities set out in Schedule 7. Proposals not according with Table 5 or in other locations will not be supported if:

- There is a suitable opportunity in a sequentially preferred location;
- There would be an unacceptable impact on a centre which is sequentially preferred; or
- The proposed site is not accessible by public transport.

Table 5 outlines that St James Retail Park, is the second sequentially preferred location for the proposed development (over 1,000sqm of retail) and requires that proposals will be assessed in terms of impact on town centres. These issues are assessed in Sections 7.5 – 7.10 below.

**7.4** The Dumbarton Town Centre and Waterfront Changing Place section recognises St James Retail park as complementing Dumbarton town centre by offering large format retailing, but also as offering an alternative shopping location that is not well linked to the town centre.

#### Dumbarton Town Centre and Waterfront Revised Urban Strategy

**7.5** Approved in 2014, this strategy recognises the expansion opportunity at St James Retail Park.

#### Scottish Planning Policy (SPP)

**7.6** Scottish Planning Policy (SPP) requires a ‘town centre first’ and sequential approach when planning for uses such as retail. This means that town centres are the preferred location for new retail development. The application is assessed sequentially in Sections 7.7 – 7.10 below.

#### Sequential Approach to Siting of Retail Development

**7.7** The application would permit one unit of 3252m<sup>2</sup> (35,000 sq.ft), and two units each with a minimum floor area of 1394m<sup>2</sup> (15,000 sq.ft). The availability of suitable and available sequentially preferable sites for these units requires to be considered. It is considered that there are three sites within the defined town centre which are potentially suitable for significant new retail development:

- Reconfiguration and/or extension of the Artizan Centre;
- Other sites surrounding the Artizan Centre; and
- Former Allied Distillers site on Castle Street.

- 7.8** The Artizan Centre is an existing shopping centre with a relatively high rate of vacant units, although the current unit sizes within the centre are not as large as those proposed by this application. The previous owners of the Artizan Centre had considered an extension which would include the provision of some larger units, but these proposals were not taken forward. The current owners of the Artizan Centre obtained planning permission for a refurbishment primarily by enclosing it with a roof and entrance doors to transform it into an indoor mall, but that permission (DC11/236) did not involve any extension to the centre or significantly alter its unit sizes, and it has now lapsed. Therefore, the Artizan Centre does not currently provide large units in the 1500m<sup>2</sup>+ range, and there are currently no plans to reconfigure the centre to accommodate units of this size.
- 7.9** There are two sites close to the Artizan Centre identified in the adopted local plan as retail opportunities. Site GD2(18) is located directly to the north of the Artizan Centre and is identified as a retail and business redevelopment opportunity. The site continues to be partially occupied by other uses, and no land assembly has taken place, nor has any planning application been submitted for its redevelopment. Reflecting this, the opportunity is not identified in the emerging local development plan or the 2014 Dumbarton town centre and waterfront revised urban strategy. The other site, RET4(6), is a relatively small area which was identified as an extension to the Artizan Centre, but did not form part of the most recent refurbishment proposals. Again, this opportunity is not identified in the emerging local development plan or the town centre and waterfront strategy. As such, neither opportunity is considered to be a realistic sequentially preferable location for the proposed development.
- 7.10** The other potential retail site located within Dumbarton town centre is on the eastern part of the former Allied Distillers site on Castle Street. That site previously had outline permission for 6,503m<sup>2</sup> (70,000sq/ft) of retail development and also an alternative outline permission for a primarily residential development incorporating only a small amount of retail floorspace, but both of those permissions have now lapsed. The site is identified in the adopted local plan under GD2(14) and H1(10) as a mixed use opportunity for housing, retail and public services and in the emerging local development plan as a mixed-use development opportunity. The site could accommodate units of the floorspace proposed at the St James Retail Park. However, this may be difficult to reconcile with the urban design aspirations for this prominent location. In view of the lack of current plans for this site and the uncertainty as to whether it will actually be developed for retail use, it is not considered to be a viable alternative to the application site at this time.
- 7.11** Overall, it is considered that none of the alternative sites in the defined town centre locations are capable of providing units of the size and type proposed within the immediate future, and that there are therefore no viable sequentially preferable locations for the proposed development.

### Impact on Existing Town Centres

- 7.12** A retail impact assessment (RIA) was submitted at the time of the original outline permission and the impact of the development on existing town centres was considered at that time and considered to be acceptable. For the current application the applicant has provided an updated statement. It is anticipated that the impact upon Dumbarton town centre traders would not be significant, because a very large proportion of the turnover of the new retail units would be from claw-back of existing expenditure which is currently lost from the town to other retail destinations such as the Braehead Shopping Centre, Great Western Retail Park, Clydebank town centre and Glasgow city centre. Although the latter two are designated as town centres, the impact on them is likely to be insignificant.
- 7.13** Whilst it is considered that the impact upon overall trade in Dumbarton Town Centre would not be significant, it must be recognised that this is to some degree a result of the limited nature and number of retailers remaining within Dumbarton town centre. There are relatively few retailers left in the town centre who are likely to suffer direct competition from large national companies that are expected to locate in the proposed development. It is therefore perhaps more relevant to consider the proposal's impact upon the potential for regeneration of the town centre. This was a particular issue for the Reporter who determined the appeal against the refusal of a previous application to develop the application site as seven smaller units. The Reporter considered that the level of expenditure leakage from Dumbarton was so great that there was capacity for both the then Town Centre Masterplan proposals and the development of the application site, but he felt that the town centre needed to be redeveloped first as direct competition from similarly sized units in the St James Retail Park would make it harder to secure investment in the town centre. Since that time there has been no major change in the retail provision within the town however the Council has commenced building its new office in the town centre which will aid regeneration. In terms of the current proposal, the units proposed are significantly larger than any which are likely to be achieved within the town centre in the foreseeable future, but this does not mean that they would not compete. The presence of a large clothing retailer (for instance) in the St James Retail Park may make smaller units in the town centre less attractive to other clothing retailers. Nonetheless, the existing level of expenditure leakage from the town to locations such as Braehead is significant, and since the time of the previous appeal the prospects of major new floorspace being provided within the town centre has not taken place. On balance it is considered that adding to the St James Retail Park would not seriously prejudice any future retail development in the centre of Dumbarton, which remains a priority of the Council and the proposal would claw back expenditure leakage in the short term.
- 7.14** It is therefore accepted that the impact of 6,503m<sup>2</sup> of non-food retail floorspace in three large format stores upon Dumbarton town centre is likely to be limited as the main impact of the development will be to claw-back the existing very high level of expenditure leakage which is lost to the town.



### Environmental and Amenity Issues

- 7.15** The transport, infrastructure and environmental impacts of the proposed development have not changed since the previous permission, when they were considered acceptable. The retail park is located close to the town centre and is readily accessible on foot or by public transport. The amenity concerns raised by residents are not directly related to the extension of the time period for the submission of an application for approval of matters specified in condition, and are instead issues which would be properly considered in the context of a detailed application.
- 7.16** The existing planning permission in principle was subject to numerous conditions covering technical and amenity issues, and it is considered that these adequately address all such matters. There has not been any material change in circumstances since that time which would warrant significant alteration to these conditions.

## **8. CONCLUSION**

- 8.1** Planning permission in principle for two or three large retail units has previously been granted on a number of occasions. The current application differs only in that it seeks to further extend the time period for the submission of an application for approval of matters specified in conditions. No sequentially preferable sites for units of these sizes have been identified as being viable in the foreseeable future, and it is considered that the impact of the development on existing town centres would not differ significantly from that of the earlier permission, the impact of which was considered to be acceptable. Development of the site for large retail units would help to claw back some of the significant level of comparison expenditure which is leaked from the town. Overall, the proposal is considered to be in accordance with all relevant policies of the development plan, and it would enable the development of this vacant site at St James Retail Park.

## **9. CONDITIONS**

- 1. Application(s) for the approval of the detailed design of the development (hereinafter called “the matters referred to in conditions”) shall include:**
- a) Site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping**
  - b) Plans of each building showing its elevations and floor plans**
  - c) Details of existing and proposed ground levels and finished floor levels**
  - d) Details of external finishing materials**
  - e) Details of the means of drainage and sewage disposal**

- 2. Full details of the foul and surface water drainage system, shall be submitted at the same time as any application for the approval of matters specified in conditions referred to above for the approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.**
- 3. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Planning Authority before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and to the extent of any areas of earthmounding, and shall ensure:-**
  - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Planning Authority.**
  - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer.**
  - (c) any trees or shrubs removed, or which in the opinion of Planning Authority, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.**
- 4. At the same time as the first application for approval of the matters specified in conditions referred to above full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Planning Authority.**
- 5. At the same time as the first application for approval of the matters specified in conditions referred to above full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Planning Authority.**
- 6. At the same time as the first application for approval of the matters specified in conditions referred to above, a comprehensive contaminated land investigation report shall be submitted together with a remediation strategy to treat, make safe and/or remove any existing contamination on the site.**
- 7. Construction works shall be limited to between 08.00am to 6.00pm Monday to Saturday only with no site preparation or construction works on a Sunday.**
- 8. At the same time as the first application for approval of the matters specified in conditions referred to above, a method statement for the prevention of nuisance from dust during dry**

weather conditions shall be submitted for the written approval of the Planning Authority.

9. No unit hereby approved shall be brought into use until the vehicular access to the site and the necessary mitigation measures to the road network, agreed as a result of final consideration of the Transportation Impact Assessment, have been implemented to the satisfaction of the Planning Authority. These mitigation measures should show that the proposal brings no net detriment to the road capacity on the A.814.
10. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
11. The development hereby permitted shall be used solely for uses within Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and for no other purpose. The use shall further be restricted to non-food retailing only.
12. The total floorspace allowed by this consent is 6503m<sup>2</sup> (70,000 sq.ft) divided between three units, which shall comprise one unit of approximately 3252m<sup>2</sup> (35,000 sq.ft) and two further units with a minimum size of 1394m<sup>2</sup> (15,000 sq.ft). No further subdivision of these three units may take place without the benefit of a separate planning consent.

**Jim McAloon**

**Head of Regeneration and Economic Development**

**Date: 8<sup>th</sup> January 2016**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager  
email: [pamela.clifford@west-dunbarton.gov.uk](mailto:pamela.clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

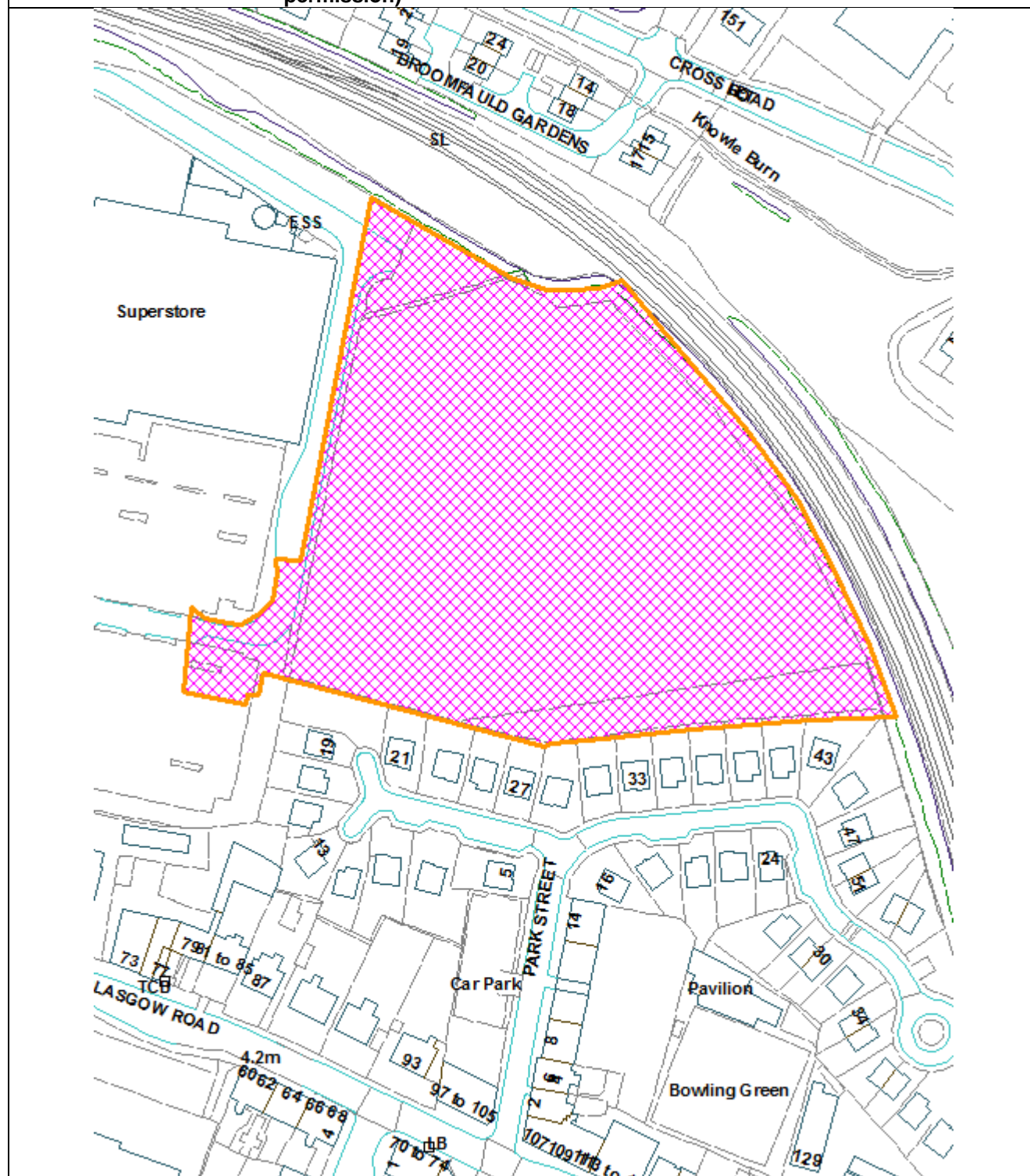
1. Application documents and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP - Proposed Plan;
4. Consultation responses;
5. Scottish Planning Policy;
6. Representations; and
7. The Strategic Development Plan.

**Wards affected:** Ward 3 (Dumbarton)

**DC15/213**

Non-food retail  
development of 70,000 sq  
ft (variation of condition 1  
of permission DC12/131 to  
extend duration of  
permission)

Land Adjacent To St James Retail Park  
Glasgow Road  
Dumbarton



**WEST DUNBARTONSHIRE COUNCIL**

**Report by the Head of Regeneration & Economic Development**

**Planning Committee: 27 January 2016**

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**DC15/207                      Part change of use to hot food take away (part retrospective) at 66C Dumbarton Road, Duntocher by Mr Kenneth Paul**

**1. REASON FOR REPORT**

- 1.1** The application raises issues of local significance. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

**2. RECOMMENDATION**

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

**3. DEVELOPMENT DETAILS**

- 3.1** The application relates to a ground floor unit at the corner of Dumbarton Road and Chapel Road in Duntocher. The building is a traditional two-storey building with three commercial properties on the ground floor: an existing delicatessen operated by the applicant at unit 66C (the application site); a hairdresser's shop at 66B; and a dog grooming business at 66A. To the rear of the property is a small hardstanding area and external stair providing access to the flatted properties on the upper floor.
- 3.2** The property is adjacent to a signalised crossing on Dumbarton Road and there are parking restrictions in the form of pedestrian barrier directly in front of the shop entrance, zig-zag road markings at the crossing, and double yellow lines extending 15m from the corner along both sides of Chapel Road. On the opposite side of Chapel Road is the Duntiglennan public house, with a car park to its rear. On the opposite side of Dumbarton Road is an area of open space containing a grass football pitch and a footpath connection to a small car park on William Street.
- 3.3** The property has permission to operate as a café (DC01/304 granted in 2001) and the applicant currently operates a small delicatessen/café, open from 8am – 3pm, which in addition to selling cold food also has bench seating for up to 8 customers to eat in the premises. These aspects of the business are in compliance with the terms of the permission. However, the applicant has also extended his business to include limited hot food takeaway sales over

the lunchtime period (primarily hot rolls, pies, pasta, etc.) which is out with the terms of the current permission. Additionally, he now proposes to offer a traditional takeaway service into the evening, providing a wider range of takeaway meals. The current application therefore seeks to regularise the existing hot food sales over lunchtime, and to allow expansion of the hot food takeaway operation into the evening. The applicant has indicated that whilst he would ideally wish to operate until 11pm, he would be content to operate until 10pm (which was the time specified by the previous condition for the café use).

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Services require five off-street parking spaces to be provided for a takeaway. Whilst there is no objection to the continued daytime sales of hot snacks, the Roads Service objects to any further intensification of the hot food takeaway use on the basis that safe and convenient parking is not provided.
- 4.2** West Dunbartonshire Council Environmental Health notes that an adequate new extraction/ventilation system has already been installed, and they have no objections to the proposed development subject to the same condition being applied restricting hours of opening to between 8am and 10pm.

#### **5. REPRESENTATIONS**

- 5.1** No representations have been received for the development.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is within a Local Centre where Policy RET7 seeks to protect and enhance vitality by encouraging improvement to the existing floor space and supporting new uses where appropriate. Applications for changes of use from Class 1 Shop to another use will be supported where it can be satisfactorily demonstrated that such a change would enhance the centre, would not have a detrimental impact on adjacent properties by way of noise, disturbance and odour, and would also not adversely affect the general character and amenity of the area. The hot food takeaway would be an acceptable use within local centres and as discussed below it is not considered likely to have a detrimental impact on adjacent properties or the general character of the area.
- 6.2** Policy GD1 is also relevant in that it requires all development to be of a high quality of design and to respect the character and amenity of the area. It sets out criteria for consideration including requiring development to be appropriate to the local area in terms of land use, layout and design and to meet the roads, parking and access requirements of the Council. The proposal does

not meet the parking requirements for hot food takeaways and would therefore not comply with this policy, as discussed in section 7.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan (LDP) (Proposed Plan)

- 7.1** The site is identified as within an Existing Neighbourhood where the uses are predominantly residential and Policy BC4 does not permit development that would significantly harm the residential amenity, character or appearance of such areas. The unit is within a row of established commercial premises and would not adversely alter the character of this part of Dumbarton Road. Residential properties are limited to the flats above the shops and the impacts are considered in section 7 below. The proposal complies with this policy.
- 7.2** Policy SD1 sets out the policy for the transport network. Development should avoid adversely affecting the road network by: complying with Roads Development Guidelines and relevant parking standards; avoiding unacceptable congestion; and providing or contributing to improvements to the transport network that are necessary as a result of the development. The proposal does not provide the required off-street parking and does not comply with this policy
- Impacts on Amenity
- 7.3** The existing and proposed hot food takeaway uses are considered to be appropriate activities within a Local Centre, which would complement the existing commercial uses along this part of Dumbarton Road and contribute to the local centre vitality without adversely affecting the character of the area. The only residential properties likely to be affected are the flats on the upper floor of the building. The limited hot food sales which are currently taking place are considered to have little impact on the neighbouring flats, as the coming and going of customers is little different from that which would arise from a purely retail use.
- 7.4** The proposed expansion of the hot food takeaway business would have greater potential to impact on the flats, due to noise and disturbance from the coming and going of customers in the evening, although the Environmental health Service has no objection to the proposal subject to the opening hours being curtailed at 10pm. In addition the flats are adjacent to a public house and front a main road, and in this context it is considered that the additional noise and disturbance experienced would be limited. It is considered that the recently installed ventilation/extraction system is of an appropriate specification which minimises the risk of any cooking odours. Other than the flats, the nearest house is to the rear of the building and it is separated by a large side garden and will not experience any loss of amenity through noise, odours or disturbances. Overall, it is considered that the impact of the proposal on nearby residential properties would be acceptable.

### Road and Traffic Issues

- 7.5** The Council's parking standard for hot food takeaway uses require the provision of 5 off-street parking spaces. The premises have only one off-street space (at the rear of the building) which is effectively useful only for staff parking. For its authorised use as a shop/café the parking standard is 3 spaces, so there is already a slight shortfall, however the proposal would increase the shortfall to 4 spaces. The applicant has requested a relaxation of the parking standards on several grounds. The business is a small premises which focuses on local passing trade as well as preparing food for off-site catering. The applicant considers that his current operation during the day (including limited hot food takeaway sales) does not give rise to significant parking problems, and he notes that the proposed evening takeaway would operate after several other local businesses were closed for the day and there was less competition for spaces nearby.
- 7.6** The applicant has indicated that in practice his customers have use of the parking area at the rear of the Duntiglennan Public House which provides approximately 16 spaces and is within walking distance to his premises (30m). This is apparently an informal arrangement which he has hitherto had with the previous owners of the public house, but the pub is currently for sale and until it is sold it is not possible to confirm whether the new owners will allow this arrangement to continue.
- 7.7** The applicant also indicates that there is parking available at the end of William Street which has a direct path link to the pedestrian crossing opposite his shop. However, Road Services have expressed concerns whether this would be used by many customers as the car park cannot be directly accessed from Dumbarton Road by vehicles and only serves the residential areas to the south of Dumbarton Road. In practice, the Council's experience of hot food takeaways is that some customers are prepared to park in illegal or dangerous locations as close as possible to the premises while they wait for their food to be prepared. This is particularly of concern in the evening when motorists may perceive that there is less likelihood of parking enforcement and when reduced light levels mean that the safety hazard is increased. Therefore, in view of the parking shortfall at the site the Roads Service recommends that the expansion of the takeaway business in the evening be refused, although they do not object to the continuation of the limited hot food sales which are already taking place through the daytime.
- 7.8** A previous application for use of the shop unit next door (66B Dumbarton Road) as a hot food takeaway was refused in 2007 on the grounds of insufficient parking provision, which it was felt would encourage on-street parking and thereby compromise road and pedestrian safety. An appeal against that decision was dismissed, with the Reporter concluding that the use was likely to have an unacceptable impact on road safety with customers parking their vehicles on Chapel Road and on the restricted zig-zag lines adjacent to the traffic lights on Dumbarton Road. The circumstances of the current application are considered to be similar to these.
- 7.9** It is therefore considered that due to the shortfall in parking and the sensitive location of the site at a corner and adjacent to a pedestrian crossing there is a



significant risk that the intensification of the takeaway use of the premises to include takeaway meals in the evenings would give rise to dangerous on-street parking to the detriment of pedestrian and vehicular safety.

## **8. CONCLUSION**

- 8.1** It is considered that the existing and proposed uses comply with policies RET7 and BC4 in relation to its impact on the amenity of the adjacent properties and the surrounding area. However, the use does not meet the requirements of the Councils parking standards in terms of policies GD1 and SD1. A previous informal arrangement to use the car park at Duntiglennnan public house does not meet requirements as it cannot be guaranteed that this will continue. Whilst the existing limited hot food sales throughout the daytime are considered to be little different in character from a normal shop use and are considered to be acceptable, it is considered that the expansion of the takeaway operation and its continuation into the evening would give rise to unauthorised parking and would compromise pedestrian and vehicular safety on this corner of Dumbarton Road.

## **9. CONDITIONS**

- 01. Permission is granted for the sale of hot food for consumption off the premises subject to the following limitations:**
- **That such sales shall be limited to sale of hot snacks (e.g. soup, hot filled rolls, pies, small portion meals) and shall be ancillary to the operation of the premises as a delicatessen shop/café and not the primary use of the premises; and**
  - **That such sales shall take place only between the hours of 0800 and 1700 on any day**
- 02. That within 1 month of the date of this permission, details of an adequately sized grease trap to be installed at the premises shall be submitted for the written approval of the Planning Authority, and the approved grease trap shall thereafter be installed and maintained in operational condition.**

**Jim McAloon**  
**Head of Regeneration & Economic Development**  
**Date: 11 January 2016**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
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**Appendix:** None

**Background Papers:**

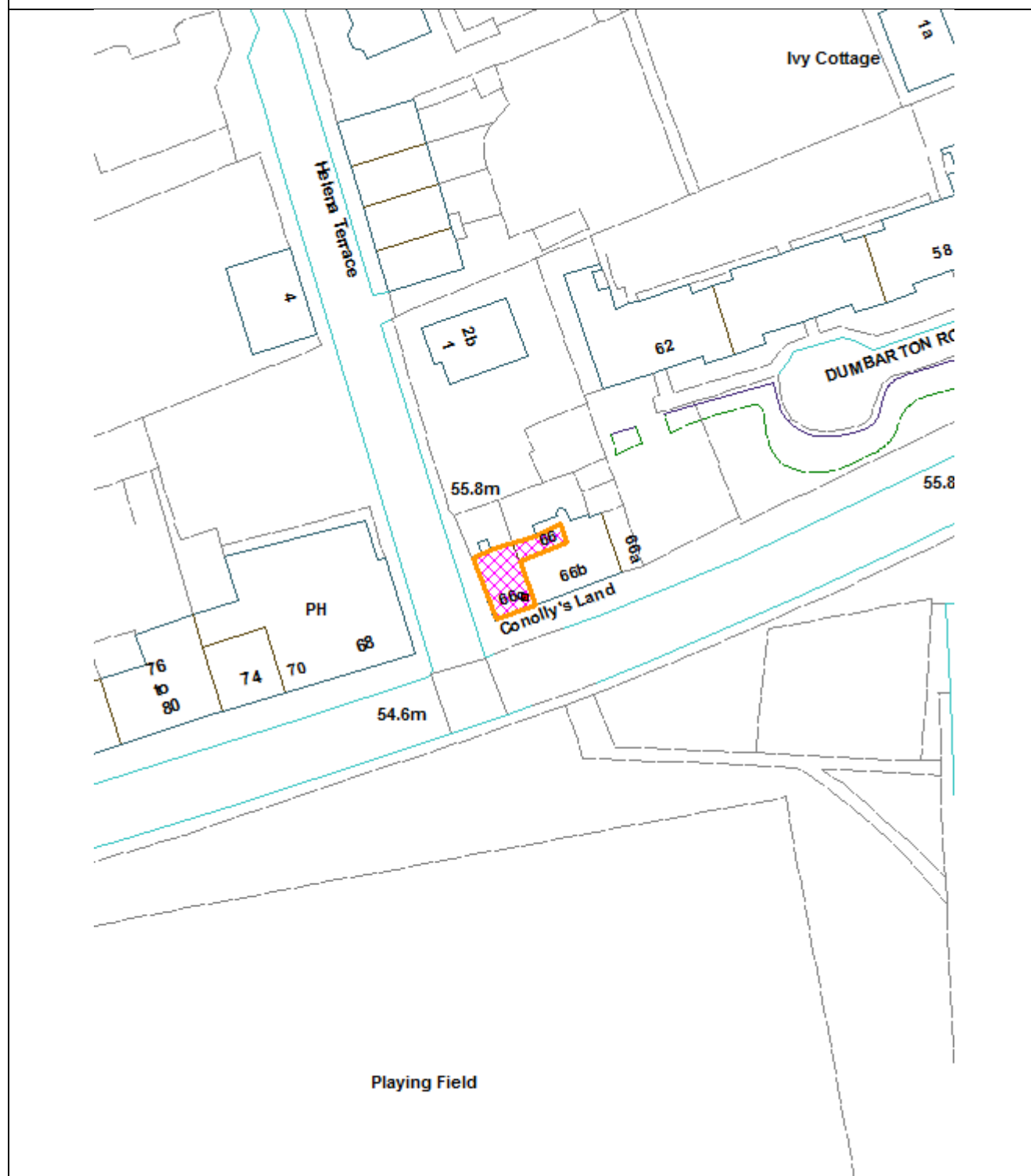
1. Application forms and plans.
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP Proposed Plan
4. Consultation Responses
5. Planning Appeal Ref. PPA/160/118

**Wards affected:** Ward 4 (Kilpatrick)

DC15/207

Part change of use to hot  
food take away

Connolly's Land  
66C Dumbarton Road  
Duntocher  
Clydebank  
G81 6DH





## WEST DUNBARTONSHIRE COUNCIL

### Report by Head of Regeneration and Economic Development

Planning Committee: 27 January 2016

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**DC15/250:           Erection of a new pavilion, reinstatement of entrance gates and extension and alterations to existing park depot at Levensgrove Park, Dumbarton by West Dunbartonshire Council.**

#### **1.     REASON FOR REPORT**

- 1.1**   This application is considered to raise issues of local significance. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

#### **2.     RECOMMENDATION**

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

#### **3.     DEVELOPMENT DETAILS**

- 3.1**   Levensgrove Park is located close to the centre of Dumbarton, bounded by the River Leven to the north and River Clyde to the south. To the west of the park are residential properties within the Kirktonhill Conservation Area. The park includes a formal garden area with extensive bedding displays, an arboretum, open grassland, recreational facilities, and a pavilion and Council depot. There is a core path running through the park, with the pathways and park boundaries lined by mature trees. The large open spaces within the park are be used for a variety of events, including the Scottish Pipe Band Championships.
- 3.2**   There are a number of proposals for upgrading of the park, although not all of these require planning permission. There are three main elements to the application:
- demolition of the existing pavilion and erection of a replacement pavilion;
  - reinstatement of entrance gates onto Clydeshire Road, including erection of a new gate pier; and
  - various extensions and new buildings within the existing depot area
- 3.3**   The new pavilion would include a small café, toilets, kitchen area and a Ranger office and workshop. The pavilion would be a rectangular building with a hipped roof finished in natural slate. A small canopy would be formed along the southern and eastern elevations to provide shelter and allow an

informal seating area to be formed. Solar panels would be installed on the southern roof.

- 3.4** The main entrance gates on Clydeshire Road would be reinstated with new gate piers and installation of new gates. The new gates and piers would be designed to reflect as close as possible the original entrance. Due to the listed lodge house adjacent to the park entrance, a separate application (DC15/249) for listed building consent has been submitted for the gate piers and gates and Historic Scotland will be consulted on this application.
- 3.5** The Council depot located close to the northern boundary of the park already contains greenhouses, polytunnels, storage buildings and an office building. The majority of the depot is used by the Grounds Maintenance service, although the office building is used by Social Work to provide services for children with special needs. A new Grounds Maintenance storage and staff building would be provided towards the centre of the depot area, while a small extension is proposed to the existing single storey Social Work building. External materials for the reconfigured and extended buildings would include red facing brick, timber cladding, concrete roof tiles and a metal standing seam roof. The proposals would allow the areas used by Social Work and Grounds Maintenance within the depot to be defined more clearly and provide a better degree of separation between the two uses. Directly to the west of the Social Work facility, an outdoor play area designed for children with disabilities would be formed. The play area would only be accessible via the Social Work building and would be fully enclosed to provide a degree of security and privacy. Fifteen parking spaces would be provided within the depot, including three disabled bays and additional space for a minibus to park.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads and Environmental Health Services have no objection to the proposal.
- 4.2** West of Scotland Archaeological Service has no objection to the proposal subject to a condition being attached to any permission which requires the implementation of an archaeological watching brief.
- 4.3** Scottish Natural Heritage has no objection to the proposal although they recommend that any buildings that are to be demolished are checked for the presence of any bird nests or bat roosts prior to any demolition work being undertaken.

#### **5. REPRESENTATIONS**

- 5.1** None.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 6.1** The site is located within Levensgrove Park, where Policy R1 states that there is a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space. It is considered that the proposals would support and enhance Levensgrove Park and contribute positively towards improving the park environment. The proposals therefore comply with the local plan.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### West Dunbartonshire Local Development Plan

- 7.1** On 8 April 2015, the Council advertised its intention to adopt the West Dunbartonshire Local Development Plan, incorporating all of the Examination Report recommended modifications (with the exception of those relating to the inclusion of Duntiglen Fields, Duntocher as a housing development opportunity). On the same date, the Council advised the Scottish Ministers of its intention to adopt the Plan. The policies referred to below therefore incorporate the accepted recommended modifications. The formal adoption of the plan is presently with the Scottish Ministers.

- 7.2** Levensgrove Park is identified as open space in the above plan and Policy GN1 states that development will not be permitted if it results in the loss of an open space. The proposals are intended to enhance Levensgrove Park and will not result in the loss of any open space. It is considered that the proposals comply with the local plan.

### Scottish Planning Policy (SPP)

- 7.3** SPP states that there will be a presumption against development on valued and functional areas of open space. Access to good quality open spaces and opportunities for sport and recreation make important contributions to a healthier Scotland. Providing play space and other opportunities for children and young people to play freely, explore, discover and initiate their own activities can support their development. Access to good quality open spaces can encourage people to be physically active and aid health and wellbeing. It is considered that the proposals are in accordance with the aims of SPP by upgrading and extending existing facilities.

### Location, Design, Layout and Materials

- 7.4** The layout of the park and the positioning of the proposed buildings within it have been influenced by the location of the existing Clydeside Road entrance, pavilion and depot. The new pavilion and extended depot building would be appropriate for their setting within the park. The buildings will be single-storey; ensuring that their height and size are proportionate and that they will not be overly dominant given the park's setting. The new entrance gates seek to recreate as close as possible the original entrance gates and piers in terms of size, design, materials and location and provide an important entrance feature for the park. The positioning of the entrance gates and new

buildings is appropriate and takes account of the position of the existing entrance and buildings on site.

- 7.5** The new pavilion would be the most prominent aspect of the development and the materials proposed are appropriate for their location. The southern elevation would face the River Clyde and would have a significant amount of glazing. The renovated depot building, extension and new building would be finished in a mixture of red facing brick and timber cladding whilst the existing metal standing seam roof would be retained. The use of these materials will break up the elevations and reduce the bulk of the main office building within the depot. Overall, the proposed buildings are considered to be appropriate in terms of their design, size and location given their setting within the park.

## **8. CONCLUSION**

- 8.1** The proposals will contribute to improving the appearance of Levensgrove Park whilst also providing improved facilities for visitors and staff alike. The new buildings and entrance gates have been designed and positioned to enhance the setting of the park and they are considered to be of a design which is appropriate for this sensitive location. Overall, the proposals are acceptable and comply with the relevant policies.

## **9. CONDITIONS**

- 1. During the period of construction, all works and ancillary operations (including deliveries) which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays unless otherwise agreed with the Planning Authority.**
- 2. No development (other than such preliminary works as may first be agreed in writing with the Planning Authority) shall commence until such time as details of an adequate sized grease trap have been submitted to and approved in writing by the Planning Authority. These shall be implemented prior to the new pavillion being brought into use and maintained as approved.**
- 3. Prior to the undertaking of any demolition works, the buildings shall be checked for the presence of bat roosts and breeding birds. Work shall thereafter be undertaken to avoid any impact upon roosting bats or breeding birds.**
- 4. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed**



with the West of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

5. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall thereafter be implemented as approved.
6. Prior to the commencement of works on site, full details of all new hardstanding shall be submitted for the further written approval of the Planning Authority and implemented prior to the buildings hereby approved being brought into use.
7. Prior to the commencement of works on site, details of the design and siting of all external lighting shall be submitted for the further written approval of the Planning Authority and implemented prior to the buildings hereby approved being brought into use.

**Jim McAloon**  
**Head of Regeneration and Economic Development**  
**Date: 11 January 2016**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development.

email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

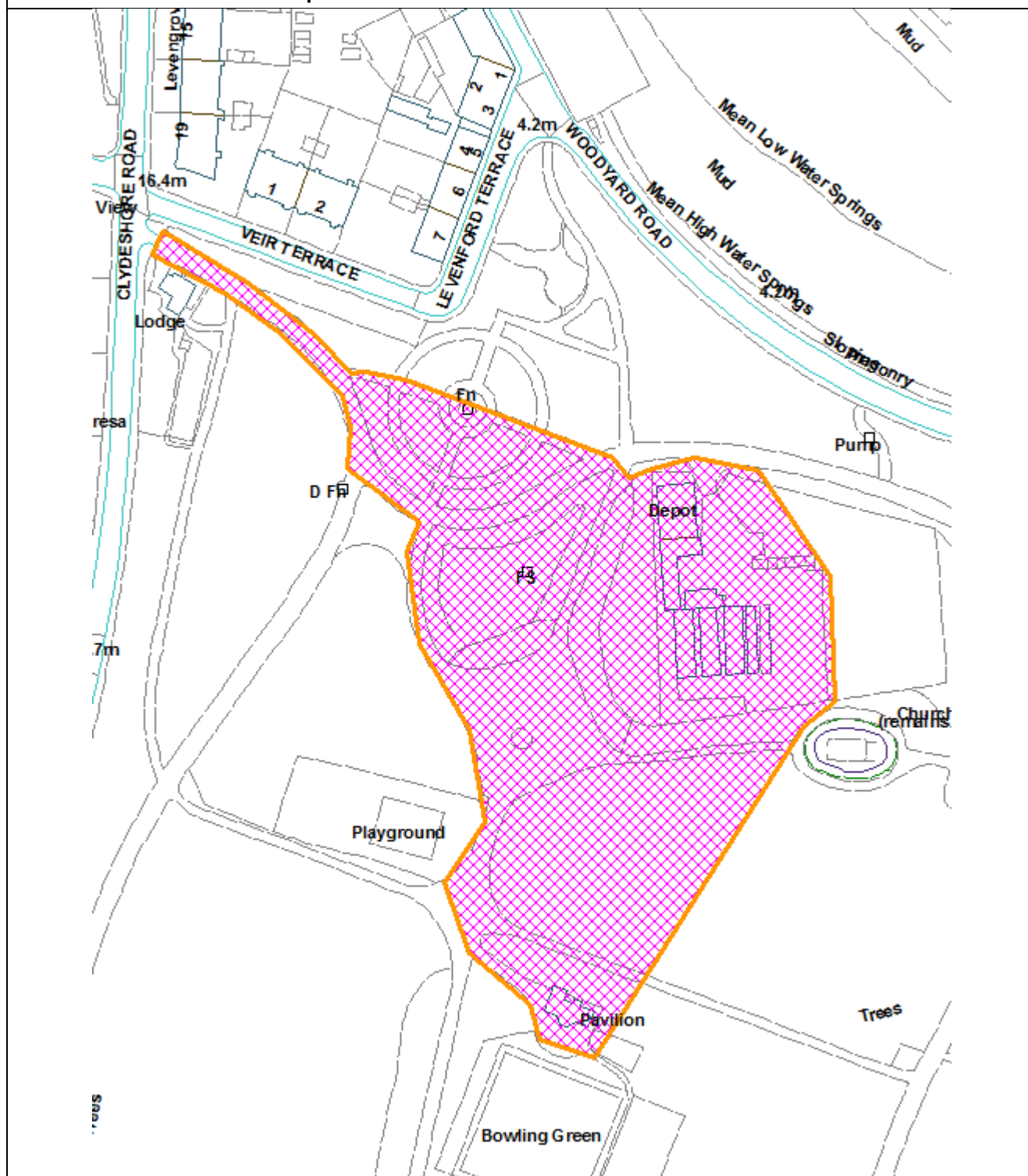
1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. Consultation responses

**Wards affected:** Ward 3 (Dumbarton)

**DC15/250**

**Erection of a new pavillion,  
reinstatement of entrance  
gates and extension and  
alterations to existing park  
depot.**

**Levensgrove Park  
Clydeshire Road  
Dumbarton**



## WEST DUNBARTONSHIRE COUNCIL

### Report by the Head of Regeneration & Economic Development

Planning Committee: 27 January 2016

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**Subject: Consultation on Centre Strategy for Braehead, Renfrewshire**

#### **1. Reason for report**

- 1.1** To agree the Council's response to Renfrewshire Council's draft Centre Strategy for Braehead.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee approve Appendix 1 as this Council's response to the above Strategy.

#### **3. Background**

- 3.1** Over recent years Renfrewshire Council have sought town centre status for Braehead and to approve proposals for the expansion of the shopping centre. West Dunbartonshire Council has consistently opposed these proposals as a threat to the vitality and viability of its town centres.
- 3.2** Renfrewshire Council has recently prepared a draft Centre Strategy for Braehead, which offers support to both centre expansion and town centre status for Braehead. The strategy will become non-statutory Supplementary Planning Guidance.

#### **4. Main issues**

- 4.1** The Strategy sets out Braehead's role, strengths, opportunities, an action plan and a key diagram. The opportunities are identified as:
- A need to remodel and regenerate parts of the centre to maintain and enhance its position as an economic driver and an attractive place to work, shop and visit
  - Improving the visitor experience and range of uses, including improving the physical environment to create external facing buildings and new civic space
  - Evolving the retail offer
  - Enhancing links between Braehead and the wider Renfrew Riverside area
  - Provision of a new public transport hub and enhanced pedestrian/cycle routes
  - Delivery of City Deal projects
- 4.2** The proposed action plan for Braehead includes:
- Delivering a detailed masterplan to include enhanced gateways to the centre; improvements to walking and cycling between Braehead and

Renfrew; public transport improvements; a range of uses to enhance the existing offer, further developing the town centre character and uses; and outward looking buildings and new open space.

- Identifying a location for a new river crossing between Renfrew and Yoker in line with the City Deal proposal.
- Building a new road to the north of Renfrew to improve access and job opportunities.
- Identifying opportunities for next phase of Renfrew Riverside regeneration.

**4.3** The strategy key diagram shows areas for proposed centre expansion and leisure use to the west of the existing centre. This is consistent with what was set out in the Renfrewshire Local Development Plan and the planning application for mixed use development at Braehead, which was previously reported to Committee (most recently December 2015).

**4.4** It is considered that the Strategy is too focussed on bringing forward the retail expansion of Braehead rather developing the other roles, functions and future uses of the centre. The Strategy, if approved in its current form it will offer support for the proposed shopping centre expansion. Therefore given the past objections by this authority to Braehead having town centre status and the above planning application, it is recommended that objection is submitted to the Strategy as set out in Appendix 1.

The key points are:

- That the retail impact of the expanded Braehead on West Dunbartonshire's town centres is not acceptable.
- Braehead is not a town centre, and therefore not a preferred location for new retail development as established by Scottish Planning Policy. In applying Scottish Planning Policy, the Strategy does not accord where it proposes expansion in an out of centre location, which would be of detriment to other town centres in sequentially preferable locations.
- That the proposal for expansion of the shopping centre is not supported by the Strategic Development Plan where it is in a location not easily accessed sustainably and there is no known need/demand.
- The Strategy offers support to an unquantified immediate and long term centre expansion.
- Further context should be given to explain the centre status of Braehead.

## **5. People Implications**

**5.1** None.

## **6. Financial Implications**

**6.1** None.

## **7. Risk Analysis**

**7.1** None.

## **8. Equalities Impact Assessment (EIA)**

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

## **9. Strategic Environmental Assessment**

- 9.1** Not applicable.

## **10. Consultation**

- 10.1** Not applicable.

## **11. Strategic Assessment**

- 11.1** It is considered that the Council priority of improving economic growth and employability is threatened by the proposals to significantly expand the shopping centre at Braehead. This would result in a loss of expenditure and investment in West Dunbartonshire, reducing economic growth.

**Jim McAloon**

Head of Regeneration & Economic Development

Date: 11 January 2016

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager  
email: [pamela.clifford@west-dunbarton.gov.uk](mailto:pamela.clifford@west-dunbarton.gov.uk)

Alan Williamson, Team Leader – Forward Planning,  
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**Appendices:** 1) West Dunbartonshire Council response to Renfrewshire Council on Braehead Centre Strategy consultation.

**Background Papers:** Renfrewshire Centre Strategy (Draft): Braehead

**Wards Affected:** All

## **Appendix 1 – Proposed response to Braehead Centre Strategy consultation**

The Strategy is heavily focussed on bringing forward the retail expansion of Braehead rather than on other roles, functions and future uses of the centre. The draft Braehead centre strategy supports the expansion of Braehead shopping centre, reflecting the proposals set out in planning application 13/0049/PP, which this Council has objected to. If implemented, the development would result in an increase in trade lost from West Dunbartonshire's town centres to Braehead, a commercial centre which cannot be easily accessed by sustainable means from West Dunbartonshire. Whilst the proposed Renfrew to Yoker bridge could make sustainable access more achievable it would also significantly increase trade drawn from West Dunbartonshire's town centres to Braehead, damaging their vitality and viability. This is not acceptable to West Dunbartonshire Council at a time when it is trying to secure investment in its town centres.

Scottish Planning Policy requires the application of the town centre first principle and a sequential approach to be undertaken when planning for uses which generate significant footfall, including retail and commercial leisure uses, with town centres a preferred location to commercial centres. Braehead is identified as a commercial centre in the Strategic Development Plan and as a strategic centre in the Renfrewshire Local Development Plan. It is therefore a less preferred location for new retail development than designated town centres and not appropriate for the centre strategy to offer support for expansion of the existing shopping centre.

The proposal is considered contrary to national and strategic policy where retail development of a strategic scale is proposed in an out of centre location, which would be detrimental to other centres within the strategic network of centres including those within West Dunbartonshire.

It is noted that the Strategy also identifies further areas for long term centre expansion. It is not clear what the proposed uses would be, and this should be made clearer in the strategy. West Dunbartonshire Council would not support further development which would impact negatively on the centres in West Dunbartonshire.

The strategy makes several references to Braehead further developing its town centre character and uses. The strategy should be clearer about Braehead's current status and the implications of this for any expansion proposals.

## WEST DUNBARTONSHIRE COUNCIL

### Report by the Head of Regeneration & Economic Development

**Planning Committee: 26 January 2015**

**Subject: Consultation on the Land Use Strategy for Scotland 2016 – 2021**

#### **1. Purpose**

- 1.1** To advise Committee of the content of the Draft Land Use Strategy for Scotland, currently subject to public consultation, and to seek approval to respond to the consultation.

#### **2. Recommendation**

- 2.1** It is recommended that the Committee agrees to submit Appendix 1 as this Council's response to the consultation.

#### **3. Background**

- 3.1** In 2011, the Scottish Government published its first Land Use Strategy, setting out an integrated and strategic approach to land use. It recognised the benefits we all derive from land, including underpinning our economic prosperity, and set out the need to ensure a sustainable future for land. The Land Use Strategy is not part of the Statutory Planning system; it is a much broader strategy that aims to guide a wide range of land uses, not all of which come under the remit of the planning system, such as agricultural land and forestry. It does, however, have clear linkages with the planning system and both the National Planning Framework and Scottish Planning Policy require the Land Use Strategy to be taken into consideration in regard to relevant planning matters.
- 3.2** The Climate Change (Scotland) Act 2009 requires the Land Use Strategy to be reviewed every five years. The government is therefore consulting on a revised and renewed strategy that will be in place from 2016 to 2021.

#### **4. Main Issues**

- 4.1** The consultation document contains a number of specific questions on which the Council's views are sought. The recommended responses to those questions of relevance to the West Dunbartonshire area are contained in Appendix 1. Some of the main issues are highlighted as follows:

##### Overarching vision, principles and objectives

- 4.2** It is proposed that the overall direction of the strategy will remain as per the first Land Use Strategy. The vision for the strategy is to achieve a 'Scotland where we fully recognise, understand and value the importance of our land

resources, and where our plans and decisions about land use will deliver improved and enduring benefits, enhancing the wellbeing of our nation.’ The objectives comprise:

- Land-based businesses working with nature to contribute more to Scotland’s prosperity;
- Responsible stewardship of Scotland’s natural resources delivering more benefits to Scotland’s people;
- Urban and rural communities better connected to the land, with more people enjoying the land and positively influencing land use.

#### Emphasis on the ecosystems approach to managing Scotland’s natural resources

- 4.3** Since the publication of the first Land Use Strategy, greater research and work has enhanced understanding of natural resource management. The proposed updated strategy will promote an ecosystems approach, which takes a comprehensive approach to land management, looking at all direct and indirect environmental impacts of decision-making. Two pilot projects have been advanced as a result of the first land use strategy, in Aberdeenshire and Scottish Borders, which have brought together a wide range of environmental data sources to develop spatial frameworks to inform decisions on land use change.

#### Integrating the Land Use Strategy with the planning system

- 4.4** The consultation document acknowledges that the linkages between the Land Use Strategy and the planning system are not always well understood. It is proposed, therefore, that the Scottish Government will undertake a programme of information and awareness-raising to provide more clarity on the relevance of the Strategy to planning and the added value it can bring.

#### Regional Land Use Partnerships and Frameworks

- 4.5** In order to progress better integration of land uses and better understanding of issues, it is proposed that the strategy will recognise the value of bringing together local people, land owners, land users and other stakeholders into regional or local partnerships. These partnerships will effectively become the main vehicle for taking forward the objectives and principles of the national strategy at a smaller, more workable level.

## **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** No risks have been identified.

## **8. Equalities Impact Assessment (EIA)**



- 8.1** An Equality Impact Assessment is being carried out by the Scottish Government, as per legislation.
- 9. Strategic Environmental Assessment**
- 9.1** Alongside the publication of the consultation document, the Scottish Government has published its Environmental Report, as per the Environmental Assessment (Scotland) Act 2009.
- 10. Consultation**
- 10.1** The views of Greenspace were sought during the preparation of this report.
- 11. Strategic Assessment**
- 11.1** The updated Land Use Strategy is compatible with the Council's strategic priorities.

**Jim McAloon**  
**Head of Regeneration & Economic Development**  
Date: 14 January 2016

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<b>Person to Contact:</b>	Pamela Clifford, Planning and Building Standards Manager <a href="mailto:pamela.clifford@west-dunbarton.gov.uk">pamela.clifford@west-dunbarton.gov.uk</a>
<b>Appendices:</b>	Appendix 1: Proposed West Dunbartonshire Council response to the Land Use Strategy consultation
<b>Background Papers:</b>	Getting the best from our land – draft land use strategy for Scotland, 2016-2021.
<b>Wards Affected:</b>	All wards

**Consultation on a draft Land Use Strategy for Scotland, 2016 – 2021**

**Consultation questions**

**Q1a Do you think that the Vision, Principles for Sustainable Land Use and three long term Objectives are still fit for purpose?**

**Q1b. Please provide reasons for your answer.**

Yes, the vision, principles and objectives are still fit for purposes and do not require to be revised. By its nature, the land use strategy has a long term outlook and it will be a number of years before real outputs are realised. The 5 year review is considered too early a stage to make fundamental changes to the overall direction of the strategy.

**Q2a. Do you agree that the continued use of an ecosystems approach is an effective way to manage Scotland's natural capital?**

**Q2b. Please provide reasons for your answers.**

The use of the eco-systems approach is supported, as a useful method of ensuring that decision making is carried out in full knowledge of the multiple environmental impacts, both direct and indirect, that will arise from the decision. However, clarity is required at a basic level on what an ecosystem approach entails. The terms itself is not widely understood and will only be useful if a clearer explanation can be provided.

**Q3a. Is the relationship as set out in the draft Land Use Strategy 2016 – 2021 clear?**

**Q3b. Do you have any comments on the relationship between the LUS and Scotland's Economic Strategy 2015, National Planning Framework, National Marine Plan and other relevant policies?**

There are clear linkages and direct references between the relevant strategies, ensuring that readers can appreciate the relevance of these other documents. Both SPP and NPF, which have been revised since the publication of the first Land Use Strategy, require the Land Use Strategy to be considered in reference to relevant planning matters.

**Q4a. Do you think the activities described above (aimed at raising awareness of the LUS amongst planners) could be useful?**

**Q4b. Do you have any suggestion on other kinds of information and activities that could be useful?**

The consultation paper indicates that although the planning system should be a delivery mechanism for the LUS, the alignment between the strategy and planning is not always well understood. WDC agrees that further work is needed in this area and that the suggested activities will help achieve this. The council is of the view that greater guidance is required on how the LUS should be integrated with development planning. Given that West Dunbartonshire Council, similar to many other planning authorities, will soon be starting work on its second Local Development Plan, it seems there is a good opportunity now to bring forward guidance and associated training.

In line with comments in relation to Q2, it may also be useful to include training and/or guidance on the ecosystem approach and how this could be carried into development planning in a worthwhile and practical manner.

**Q5. How could the content of the current Scottish Forestry Strategy be updated to better reflect the Objectives and Principles of the Land Use Strategy and other key priorities?**

The review of the Forestry Strategy needs to take into account the change in land use demands and aspirations since the publication of the 2006 strategy, specifically the national renewable energy targets and the implications for existing upland cover including forestry. Any updated forestry targets need to be realistic, taking into account competing demands for land use.

**Q8a. Do you agree that regional land use partnerships could be a helpful way to support regional delivery of the Land Use Strategy?**

**Q8b. Who do you think could be best placed to lead these initiatives?**

**Q8c. Can you suggest any alternative means of supporting the delivery of the Land Use Strategy at regional level?**

**Q8d. Do you have any other comments on this policy?**

The use of regional land use partnerships is supported. WDC supports their inclusion within the Strategy, which the Council considers to constitute a greater focus on implementation and delivery, something that was lacking in the first strategy. It is understood that two pilot partnerships have been carried out in Aberdeenshire and the Scottish Borders. In order to roll out further the concept of regional land use partnerships, the value and outcomes of the pilots should be fully

assessed and made widely available, and the lessons learned used to guide further partnerships.

It is recognised that regional land use partnerships will not be appropriate for all parts of Scotland. Where there is a Strategic Planning Authority, it may be that it is best placed to explore and coordinate the setting up of such a partnership.

**Q9a. Do you think that regional land use frameworks could be useful to inform regional/local land use decision making?**

**Q9b. Which aspects of this approach do you think require further development?**

In principle, the Council supports the use of regional land use frameworks as a mechanism to deliver elements of the national strategy and to take a comprehensive approach to managing a range of land use priorities, such as flood risk, biodiversity and energy development. Similar to comments in response to Q8, it is suggested that a full evaluation of the success so far of the pilot projects be undertaken and publicised, to help guide the development of further frameworks.

**Q11. Do you have any suggestions on measures to encourage climate friendly farming and crofting?**

**Q13a. Do you agree that an assessment of ecosystems health and a spatial approach could be helpful to further inform targeting for the next SRDP?**

It is important that the agricultural industry takes cognisance of climate change and adopts practices and procedures that will reduce the industry's impact on climate change, in a similar manner to which the development and transport sectors are required to reduce their emissions. To help drive this, the review of SRDP funding should include focus on actions to reduce greenhouse gas emissions, as part of the ecosystems approach.

**Q14. Do you agree that the urban pilot project could be useful?**

**Q14b. Please provide your reasons for your answer.**

Acknowledging that the land use strategy applies across the whole of Scotland to both rural and urban areas, it is proposed to carry out a pilot study similar to the Aberdeenshire and Scottish Borders pilots, but in an urban context.

The Council considers that this would be an interesting and useful piece of work. In relation to previous comments about the ecosystems approach, it is suggested that this project could be used to flesh out and explore how the ecosystem approach can best be applied in practice and how this could be incorporated into the development planning process.

**Q15a. Do you think that a strategic vision could be useful for the uplands?**

WDC is supportive of further consideration being given to developing a strategic vision for the uplands. Such a vision should however, only be developed if there is a clear remit and purpose for the vision and it is clear how it should be used in conjunction with other relevant strategy documents. It is hoped that a national strategic vision for the uplands would be a useful tool in helping to guide and manage development pressures in the uplands, such as energy development and forestry planting schemes.

**Q16a. Do you agree that the Land Use Strategy indicators are still fit for purpose?**

The indicators are considered to remain relevant and fit for purpose. As it is only 5 years since the first strategy was approved, in order to maintain a robust monitoring programme and to ensure that trends and changes can be effectively measured, it is considered important to keep indicators consistent wherever possible.