

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

2 August 2013

**MEETING: PLANNING COMMITTEE**

**WEDNESDAY, 14 AUGUST 2013  
COMMITTEE ROOM 3  
COUNCIL OFFICES  
GARSHAKE ROAD  
DUMBARTON**

Dear Member,

Please attend a meeting of the **Planning Committee** to be held in **Committee Room 3, Council Offices, Garshake Road, Dumbarton** on **Wednesday, 14 August 2013** at **10.00 a.m.**

The business is as shown on the enclosed agenda.

Yours faithfully

**JOYCE WHITE**

Chief Executive

**Distribution:**

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

All other Councillors for information

Chief Executive  
Executive Director of Housing, Environmental and Economic Development  
Executive Director of Corporate Services  
Executive Director of Educational Services  
Director of West Dunbartonshire Community Health and Care Partnership

**PLANNING COMMITTEE**  
**WEDNESDAY, 14 AUGUST 2013**

**AGENDA**

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

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

**3. MINUTES OF PREVIOUS MEETING**

Submit for approval as a correct record, Minutes of Meeting of the Planning Committee held on 5 June 2013.

**4. NOTE OF VISITATION**

Submit, for information, Note of Visitation carried out on 29 May 2013.

**5. PLANNING APPLICATIONS**

Submit reports by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications.

**New Applications:-**

- (a) DC13/062: Erection of commercial storage shed at Yard, Milton Brae, Dumbarton by Logspan Limited.
- (b) DC13/105: Removal of existing telecom mast and erection of 15 metre high monopole mast and ancillary equipment cabinets at Kyle Terrace/Cardross Road, Dumbarton by Vodafone Limited.
- (c) DC13/108: Formation of mountain bike skills trail at Howatshaws Road, Dumbarton by West Dunbartonshire Environment Trust.
- (d) DC13/115: Proposed change of use from vacant public house to a shop at 16 Castlehill Road, Dumbarton by Mr Zia.

- (e) DC13/145: Proposed change of use from vacant retail unit to children's soft play area and ancillary café at 16 Carinthia Way, Sylvania Way, Clydebank.
- (f) DC13/147: Change of use from Class 1 to Class 3 (Food and Drink) (retrospective) at 8 Carinthia Way, Sylvania Way, Clydebank by HP Properties Ltd.

## **6. TELEPHONE MASTS ON PUBLIC ROADS**

Submit report by the Executive Director of Housing, Environmental and Economic Development advising of issues and options regarding payment for the siting of telecommunications equipment on public road.

## **7. DC12/228: RESIDENTIAL DEVELOPMENT OF 124 UNITS AND ASSOCIATED LANDSCAPING, ROADS AND PARKING AT FORMER SITE OF CLYDEBANK COLLEGE, KILBOWIE ROAD, CLYDEBANK BY BARRATT WEST SCOTLAND**

Submit report by the Executive Director of Housing, Environmental and Economic Development providing an update on discussions held regarding the provision of CCTV in the vicinity of Kilbowie Road, Clydebank.

## **8. LOCAL DEVELOPMENT PLAN**

Submit report by the Executive Director of Housing, Environmental and Economic Development seeking approval to publish the proposed West Dunbartonshire Local Development Plan ("the Proposed Plan").

## **9. NATIONAL PLANNING FRAMEWORK AND SCOTTISH PLANNING POLICY**

Submit report by the Executive Director of Housing, Environmental and Economic Development seeking endorsement of the responses sent to the Scottish Government in respect of the consultations on National Planning Framework 3 and Scottish Planning Policy.

## **10. APPEAL DECISION IN RELATION TO THE REFUSAL OF PLANNING PERMISSION FOR CHANGE OF USE OF A VACANT SHOP UNIT TO A BETTING SHOP AT 146 DUNTOCHER ROAD, CLYDEBANK (DC12/268)**

Submit report by the Executive Director of Housing, Environmental and Economic Development advising on the outcome of this appeal.

## **11. PLANNING PERFORMANCE FRAMEWORK**

Submit report by the Executive Director of Housing, Environmental and Economic Development advising of the recent comments received from the Scottish Government regarding Planning Performance Framework submitted by this Council for 2011/12.

## **12. ELECTED MEMBER TRAINING**

Submit report by the Executive Director of Housing, Environmental and Economic Development seeking approval for the training needs, identified in Section 4.2 of the report, to be forwarded to the Improvement Service.

## **13. GLASGOW CITY COUNCIL PLANNING APPLICATION 10/02890/DC: ERECTION OF NON-FOOD RETAIL WAREHOUSE (50,000SQ FT) AND FORMATION OF ASSOCIATED PARKING – AMENDMENT OF CONDITION NC(B)(A) PLANNING PERMISSION 97/02406/DC TO AMEND THE RESTRICTION LIMITING SALES FROM BULKY GOODS ONLY TO THE SALE OF ANY NON-FOOD ITEMS**

Submit report by the Executive Director of Housing, Environmental and Economic Development advising of the approval of the above planning application by Glasgow City Council.

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

## **PLANNING COMMITTEE**

At a Meeting of the Planning Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 5 June 2013 at 10.00 a.m.

**Present:** Provost Douglas McAllister and Councillors Denis Agnew, Gail Casey, Jim Finn, David McBride, John Mooney\*, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

\*arrived later in the meeting.

**Attending:** Pamela Clifford, Planning and Building Standards Manager; Keith Bathgate, Team Leader (Development Management); Raymond Walsh, Network Management Services Co-ordinator; Nigel Ettles, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

**Apology:** An apology for absence was intimated on behalf of Councillor Jonathan McColl.

**Councillor Lawrence O'Neill in the Chair**

## **DECLARATIONS OF INTEREST**

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

## **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Planning Committee held on 1 May 2013 were submitted and approved as a correct record.

## **PLANNING APPLICATION**

Reports were submitted by the Executive Director of Housing, Environmental and Economic Development in respect of the following planning applications:-

### **New Applications:-**

- (a) DC13/087: Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.**

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

The Planning and Building Standards Manager and the Network Management Services Co-ordinator were heard in further explanation of the application and the background relating thereto.

The Chair invited Mr Morrison and Mrs Roberts, local residents and objectors, to address the Committee. They made their views on the application known and were heard in answer to Members' questions.

Having heard the Planning and Building 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 within Appendix 1 hereto.

**NOTE:-** Councillor Mooney arrived during discussion of the above item and declared a non-financial interest in the items under the headings "Request For Deputation By Elaine Gilfillan" and "West Dunbartonshire Core Paths Plan – Amendment Of Core Path 98, Cochnohill, Clydebank", being the Chair of Faifley Community Council.

**(b) DC13/035: Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.**

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

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

**(c) DC13/040: Erection of residential development comprising 10 flats and associated parking at Penniecroft Avenue, Dumbarton by West Dunbartonshire Council.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 3 hereto.

**(d) DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.**

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

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

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to grant full planning

permission subject to the conditions specified within the report, details of which are contained within Appendix 4 hereto.

**(e) DC13/084: Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.**

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

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

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (a) that it was minded to grant approval of matters specified in conditions, subject to the satisfactory conclusion of consultations with the Environmental Health Service,
- (b) the conditions specified within the report details of which are contained within Appendix 5 hereto, and to any such additional conditions as may arise from the outstanding consultation; and
- (c) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.

**(f) DC13/095: Erection of detached dwellinghouse on land to the south of the Water Works, Garshake Road, Dumbarton by Mr Raymond Quinn.**

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed:-

- (a) that it was minded to grant full planning permission, subject to the satisfactory conclusion of consultations with the Environmental Health Service;
- (b) the conditions specified within the report, details of which are contained within Appendix 6 hereto, and to any such additional conditions as may arise from the outstanding consultation; and
- (c) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.

**(g) DC13/093: Proposed change of Use from Vacant Retail Unit to Gym and Erection of a Two Storey Rear Extension at 11-12 Sylvania Way, Clydebank by HP Properties Ltd.**

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



Having heard the Planning and Building Standards Manager in further explanation of the report, and in answer to Members' questions, Councillor Agnew, seconded by Councillor Finn moved that:-

The Committee agree to grant full planning permission subject to the conditions specified within the report.

As an amendment, Provost McAllister, seconded by Councillor Mooney moved that:-

The Committee refuse the application on the grounds that the proposed change of use would result in the loss of two retail units and would have an adverse effect on the vitality and viability of the town centre.

On a vote being taken, 3 Members voted for the amendment and 6 for the Motion, which was therefore carried, the conditions referred to in the motion being those detailed within Appendix 7 hereto.

- (h) **DC13/024: Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and DC13/023: Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.**

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

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

The Chair invited Mr Sider, the applicant and Mr Findlay, agent, to address the Committee. They both presented their case in support of the application and in answer to Members' questions.

Having heard the Planning and Building Standards Manager and Team Leader (Development Management) in further explanation of the report, the Committee agreed:-

- (a) to grant full planning permission (DC13/024) subject to the conditions specified within the report, details of which are contained within Appendix 8 hereto;
- (b) that the following additional condition be added:-

"No development shall commence until such time as amended plans showing the retention of the atrium continual through the full height of the building and such alterations to the upper floors as may be necessary to achieve the necessary subdivision have been submitted

to and approved in writing by the planning authority, in consultation with Historic Scotland and it shall be implemented as approved.”; and

- (c) that it was minded to grant listed building consent (DC13/023), subject to the conclusion of formal notification of Historic Scotland, to the conditions specified within the report, details of which are contained within Appendix 8 hereto, and any other conditions as may arise from the outstanding consultation; and
  - (d) that authority be delegated to the Planning and Building Standards Manager to issue the decision notice.
- (i) **DC13/099: Replacement of existing 20m high telecoms mast and 6no. antennas with new 20m high telecoms mast with 6no. antennas, 2no. 0.3 metre diameter dishes and 2no.equipment cabinets on land 85metres South East of Bellsmyre Avenue, Stirling Road, Dumbarton by Vodafone Limited.**

The Committee agreed to grant full planning permission subject to the conditions specified within the report, details of which are contained within Appendix 9 hereto.

#### **REQUEST FOR DEPUTATION BY ELAINE GILFILLAN**

In accordance with Standing Order 17, the Committee considered whether to receive a deputation from Elaine Gilfillan to present her case on Core Path 98.

The Committee agreed to receive the deputation and Ms Gilfillan was heard in further elaboration of her reasons for seeking to have Core Path 98 rerouted.

#### **WEST DUNBARTONSHIRE CORE PATHS PLAN – AMENDMENT OF CORE PATH 98, COCHNOHILL, CLYDEBANK**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval of the diversion of Core Path 98 and the subsequent amendment of the Core Paths Plan.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to the diversion of Core Path 98 and the subsequent amendment of the Core Paths Plan.

#### **PLANNING OBLIGATIONS**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing of changes to the requirements for planning obligations.

Having heard the Planning and Building Standards Manager in further explanation of the report, the Committee agreed to note the contents of the report.

### **DEVELOPMENT PLAN UPDATE**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (1) providing an update on the progress of Development Plan preparation; and
- (2) seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

Having heard the Planning and Building Standards Manager and the Team Leader - Forward Planning in further explanation of the report, the Committee agreed to approve the 2013 review of the Development Plan Scheme and Participation Statement contained within Appendix 1 to the report.

### **ANTONINE WALL MANAGEMENT PLAN 2013-2018 CONSULTATION DRAFT**

A report was submitted by the Executive Director of Housing, Environmental and Economic Development:-

- (1) providing details of the consultation on a new Management Plan for the Antonine Wall; and
- (2) seeking approval of the Council's response to the consultation, as detailed within Appendix 1 to the report.

Having heard the Planning and Building Standards Manager and the Team Leader - Forward Planning in further explanation of the report, the Committee agreed to note the details of the consultation on a new Management Plan for the Antonine Wall and approved the comments within Appendix 1 to the report, subject to the amendment of the Council's response to Question 4 being "It is considered that the six long-term aims for period to 2043 identified are all-encompassing and no long-term aims have been omitted." as the Council's response to the consultation.

The meeting closed at 11.28 a.m.

## APPENDIX 1

**DC13/087: Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.**

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

01. The materials to be used on the development hereby approved shall be roughcast to match the materials on the existing building.
02. Within 1 month of the date of this permission the applicant shall submit for the written approval of the Planning Authority details of noise mitigation measures to reduce the noise arising from rainfall on the conservatory roof. The approved noise mitigation measures shall thereafter be implemented within 3 months of the date of this consent.

### *Informatives*

01. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice: A Notice of Completion of Development as soon as practicable once the development has been completed*
02. *The plans referred to as part of this decision are D2012/12-1, D2012/12-2, D/2012/12-3, D2012/12-4 JJ 2012/3-5, JJ 2012/3-6, JJ2012/3-7*
03. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

## APPENDIX 2

### **DC13/035: Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.**

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

1. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.
2. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
6. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
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 with 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.
8. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
9. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall

be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.

10. Existing flow pathways (along the road network), inclusive of those along Howatshaws Road, Whiteford Avenue and Whiteford Crescent, shall be protected and appropriately maintained such that flood waters are routed away from the site and do not increase flood risk elsewhere.
11. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.
12. Where the risk assessment identifies any unacceptable risk or risks as defined under Part 11a of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
13. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
14. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

#### Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. *The plans referred to as part of this decision are Drawing No(s). AL(00)001, AL(00)002, AL(00)003, AL(00)004 Rev. C, AL(00)005, AL(00)006, AL(02)001 & AL(02)002.*
4. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

**DC13/040: Erection of residential development comprising 10 flats and associated parking at Penniecroft Avenue, Dumbarton by West Dunbartonshire Council.**

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

1. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented prior to the occupation of the first property.
2. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.
6. No unit shall be occupied until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.
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 with 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.
8. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.



9. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.
10. Existing flow pathways (along the road network), inclusive of those along Howatshaws Road, Whiteford Avenue and Whiteford Crescent, shall be protected and appropriately maintained such that flood waters are routed away from the site and do not increase flood risk elsewhere.

#### Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. *The plans referred to as part of this decision are Drawing No(s). AL(00)001, AL(00)002, AL(00)003, AL(00)004, AL(00)005, AL(00)006, AL(02)001, AL(02)002, AL(02)003, AL(02)004, CIVSA950002 Rev. A01 & CIVSA920101 Rev. A01.*
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.

**DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.**

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

01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed stone, facing brick, render and slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. Notwithstanding the submitted details the proposed roof shall be finished in natural slate.
03. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
04. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
05. The development shall not be occupied until the construction of the car park and upgrade of Garshake Road has been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The car park shall thereafter be kept available for parking at all times.
06. 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.
07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the development. The landscaping scheme shall thereafter be maintained in accordance with these details
08. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk

assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.

09. Where the risk assessment identifies any unacceptable risk or risks as defined under Part 11a of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to the written approval of the remediation strategy by the Planning Authority.
10. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the care home being occupied, the developer shall submit a report to the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.
11. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme, a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

#### Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
  - a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
  - b) *A Notice of Completion of Development as soon as practicable once the development has been completed.*
03. *The plans referred to as part of this decision are Drawing No(s). 900 Rev. A, 901 Rev. A, 902 Rev. A, 903, 904, L0(21)001, L0(21)002, L0(90)003 & L0(21)003.900 Rev. A, 901 Rev. A, 902 Rev. A, 903, 904, L0(21)001,*

*L0(21)002, L0(90)001, L0(00)001, L3(00)001 L0(90)002, L0(90)003 & L0(21)003.*

- 04. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*
- 05. The applicant is advised to contact the Environmental Health Section (Tel. 01389 738290) prior to occupation of the premises to ensure that the kitchen facilities are appropriate and comply with the requirements of the Food Safety Act 1990 and the legislation/regulations made there under.*
- 06. The applicant is advised to contact the Environmental Health Section (Tel. 01389 738208) to ensure that the premises are appropriate and comply with the requirements of the Health & Safety at Work Act 1974 and the legislation/regulations made there under.*

## APPENDIX 5

**(DC13/084: Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.**

### **MINDED TO GRANT permission subject to the following conditions:-**

01. Exact details and specifications of all proposed external materials which shall include a sample of the proposed stone and slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. Notwithstanding the submitted details the proposed roof shall be finished in natural slate.
03. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
04. Prior to the commencement of works, full details of the design of all lighting, walls, fences and bin stores to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the occupation of the supported living centre.
05. The development shall not be occupied until the construction of the car park and upgrade of Garshake Road has been completed in accordance with the approved plans and to the standard specified in the adopted Roads Development Guide. The car park shall thereafter be kept available for parking at all times.
06. 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.
07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the development. The landscaping scheme shall thereafter be maintained in accordance with these details

### Informatives

01. *The applicant is advised that under the terms of Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 2 years from the date of this decision notice or within 3 years of the date when the relevant planning*

*permission in principle was granted (whichever is the later of these two dates).*

02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
  - a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
  - b) *A Notice of Completion of Development as soon as practicable once the development has been completed.*
03. *The plans referred to as part of this decision are Drawing No(s). 01 Rev. G, 02 Rev. F, 03 Rev. B, Loc, L(90)002, L(90)001, L(90)003, L(90)004 & L(91)001.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*

## APPENDIX 6

### **DC13/095: Erection of detached dwellinghouse on land to the south of the Water Works, Garshake Road, Dumbarton by Mr Raymond Quinn.**

#### **MINDED TO GRANT permission subject to the following conditions:-**

01. Exact details of all proposed external materials including the natural slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
02. 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 matters arising from the investigation shall be implemented as agreed with the Planning Authority.
03. 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. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
04. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the house.
05. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no wall or fence other than a simple post and wire fence shall be formed along the frontage of the site adjacent to Garshake Road without an express grant of planning permission.
06. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the house. The scheme shall include details of suitable replacement planting for any trees that are required to be removed to accommodate the new house or any associated works, and shall include a hedgerow or tree planting along the front boundary of the site.

08. 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.

#### Informatives

01. *The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.*
02. *The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:*
- a) *A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);*
  - b) *A Notice of Completion of Development as soon as practicable once the development has been completed*
03. *The plans referred to as part of this decision are Drawing No(s). Loc., 01 Rev. B, 02 Rev. C & 03.*
04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.*



## APPENDIX 7

### **DC13/093: Proposed change of Use from Vacant Retail Unit to Gym and Erection of a Two Storey Rear Extension at 11-12 Sylvania Way, Clydebank by HP Properties Ltd.**

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

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.

#### **Informatives**

1. The drawings referred to in this consent are DRG.NO PL. 02, DRG.NO PL. 03, DRG.NO PL. 04, DRG.NO PL. E. 02, DRG.NO PL. E. 03 and DRG.NO PL. E. 04.
2. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
3. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed

## APPENDIX 8

**DC13/024: Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and DC13/023: Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.**

**MINDED TO GRANT permission (DC13/023) subject to the following conditions:-**

### DC13/023 Conditions (listed building consent)

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
2. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
3. Prior to work commencing on site full details of the proposals to protect/retain the decorative columns and archways are to be submitted for the further approval of the Planning Authority and implemented as approved.
4. Prior to work commencing on site a Method Statement for the re-location of the balcony, from the second to first floor, is to be submitted for the further approval of the Planning Authority and implemented as agreed prior to the commencement of uses hereby approved.

### DC13/023 Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

**MINDED TO GRANT permission (DC13/024) subject to the following conditions:-**

### DC13/024 Conditions (Full Planning Permission)

1. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.

2. 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. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
4. Notwithstanding the submitted details and description of development , no planning permission is granted for the use of any part of the building for Class 2 uses (as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1992 (as amended)), and "Unit 1" or "Unit 2" shall remain as Class 1 (retail) units unless subject to a separate grant of planning permission.
5. The use of Unit 3, as identified on Drawing Nos. AL(0) 010 and AL(0) 011 as a public house, shall not take place until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This NIA shall be carried out by a suitably qualified person and include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the public house being brought into use and shall thereafter be retained in accordance with the approved scheme.

#### DC13/024 Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

## APPENDIX 9

**DC13/099: Replacement of existing 20m high telecoms mast and 6no. antennas with new 20m high telecoms mast with 6no. antennas, 2no. 0.3 metre diameter dishes and 2no. equipment cabinets on land 85metres South East of Bellsmyre Avenue, Stirling Road, Dumbarton by Vodafone Limited.**

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

01. Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.
02. The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.

### Informatives

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed

## **PLANNING COMMITTEE**

### **NOTE OF VISITATION – 29 MAY 2013**

- Present:** Councillors O'Neill, Finn, McColl\*  
(Councillor McColl was not present at the Clydebank Co-op site visit)
- Attending:** Pamela Clifford, Planning and Building Standards Manager
- Apologies:** Councillors McBride and Mooney

### **SITE VISIT**

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

(a) **Clydebank Co-operative, 2 Sylvania Way South, Clydebank**

DC13/024 – Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and  
DC13/023 – Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.

(b) **11 Park Avenue, Dumbarton**

Planning application DC13/087 - Erection of rear conservatory and formation of hard surface driveway (retrospective) at 11 Park Avenue, Dumbarton by Mrs Elaine Lawrie.

(c) **Whiteford Crescent, Dumbarton**

Planning application DC13/035 - Erection of residential development comprising 5 houses at Whiteford Crescent, Dumbarton by West Dunbartonshire Council.

(d) **Garshake Road, Dumbarton**

Planning application DC12/229 – Erection of care home with associated car parking, landscaping and upgrading of part of Garshake Road, on the land at the Former Waterworks, Garshake Road, Dumbarton by Runcastle Ltd.

Planning application DC13/084 – Erection of supported living centre and associated alterations to upgrade the existing access road on land at the Former Waterworks, Garshake Road, Dumbarton by Cornerstone.

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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#### **DC13/062: Erection of Commercial Storage Shed at Yard, Milton Brae, Dumbarton by Logspan Limited**

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

- 1.1** This application is subject to representation including one from the Community Council. 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** The application site is within an area of land on the north side of the A82 at Milton. It is bounded by residential properties on the opposite side of Milton Brae to the west and by the Stonefield public house to the east. The land rises from the A82 towards the rear (north) of the site, and behind the site is an area of mature trees with residential properties at Miltonhill beyond. An electricity substation interrupts the site's frontage onto Milton Brae. A Tree Preservation Order (TPO) covers the application site and the woodland to the north, although only a small number of mature trees currently exist on the site. These are primarily located in the north-eastern corner of the site.
- 3.2** The site is used for the sale and display of log cabins, timber garden buildings and garden furniture. Permission for this use was granted in 2009 (decision DC09/126) and a subsequent permission allowed the site to extend into the grounds of a former public convenience near the front of the site (DC10/053). At the time of the original permission there were a larger number of trees within the site, but TPO consent was subsequently granted to clear dead trees and remove further trees to create the site access.
- 3.3** Permission is now sought to erect a commercial storage shed in the north-east corner of the site, requiring the removal of one mature tree. The shed would measure approximately 20 metres by 10 metres, and would be 4.9 metres high with a shallow pitched roof. It would have green plastisol metal sheeting sides and grey fibre cement sheet roofing. The shed would enable the business to rotate their display stock by providing a place for disassembled stock to be stored when it is not on display outside. The shed would also be used to store the firm's two vans overnight.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council's Environmental Health Service has no objections to the proposed development.

#### **5. REPRESENTATIONS**

- 5.1** Three representations have been received in connection with the application: Two from residents of nearby properties to the north of the site and one from Bowling and Milton Community Council. The reasons for objecting to the development can be summarised as follows:

- The size and height of the proposed building would impact on the amenity of properties on Milton Hill which directly overlook the site, and would be contrary to Policy H5;
- A tree would be felled as part of the proposal, and the applicant has already felled trees within the site which contributed to the amenity of the area and acted as a buffer between the road and properties on Milton Hill;
- Concerns that the 100 year old stone boundary wall would be damaged by the erection of the shed.
- The applicant lists their name as Logspan Ltd., but that company is no longer trading; and
- Previous development on the site did not take place in accordance with approved plans.
- Non-compliance with Green Belt policy and adverse effect on the landscape of the local area and the conservation of environmental resources
- Unauthorised demolition of a listed building

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

##### West Dunbartonshire Council Local Plan

- 6.1** The site is identified as being within an Existing Residential Area and Policy H5 seeks to safeguard and where possible enhance the character and amenity of existing residential areas. With regard to non-residential uses they should not result in a significant loss of amenity to the surrounding properties. The use of the site for the sale and display of timber buildings has already been established, and it is considered that the proposed shed would not have a significant impact on the amenity of nearby residential properties. The proposal is therefore in compliance with policy H5.
- 6.2** The site is also covered by Policy E4, which seeks to protect trees covered by Tree Preservation Orders. Where consent is granted for the felling of trees covered by a TPO appropriate replanting will be required. The applicant proposes to remove one tree to accommodate the shed and it is considered that this will be acceptable subject to suitable replacement planting.

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

### Design and Location of the Shed

- 7.1** Although the site is located within an area designated as an Existing Residential Area, the applicant's business has operated from the site for a number of years and does not give rise to any significant loss of amenity for nearby houses. The proposed shed would not represent a significant intensification of the business, and it is considered reasonable for the business to have a secure storage building on the site. In terms of its design and appearance, the proposed shed would be fairly large, but it would be located at the north eastern corner of the site in the corner where it would be furthest away from the roads that bound the edge of the site, and it would be viewed against a backdrop of rising land and the existing mature trees immediately to the north of the site.

### Tree Works

- 7.2** The applicant has submitted a tree survey which has been carried out by a arboricultural consultant. The report has identified that one mature lime tree will require to be removed to allow the shed to be located in the position proposed, and three trees will also require to have their canopies raised (i.e. lower branches lopped). The building would be a steel framed structure built on foundation pads rather than continuous foundations, so significant excavation would only be required where structural columns are located. The report indicates that given the locations for each foundation pad it is not anticipated that any significant tree roots will be exposed, but it does recommend that hand digging and protective fencing be employed along the southern side of the proposed building in order to minimise the risk of damage to adjacent trees. These measures can be required by a condition.
- 7.3** It is considered that the loss of one tree would not have a significant impact upon the protected group of trees provided that suitable replacement planting takes place. The applicant proposes to plant 10 new trees within the site to replace the tree that would be lost. This would add to the landscaping and visual amenity of the site and this can be secured by condition.

### Impact on the amenity of the area

- 7.4** The houses on Milton Hill sit significantly higher than the application site and are screened from it by the strip of woodland to the north of the site. This strip of woodland is outwith the application site and is also designated as Green Belt, so these trees would not be affected by the proposal. Whilst the shed would be visible from the houses at Milton Hill through the trees, it would not cause any overshadowing and its impact on the amenity of the houses would be minimal. The proposed location of the shed would not result in the loss of any parking spaces on the site and would not interfere with customers or delivery vehicles accessing the site.

### Other Issues raised by objectors

- 7.5** The stone boundary wall is over 30 metres away from the proposed shed and therefore it is unlikely that the wall would be damaged during the construction



of the shed. Whether or not Logspan Limited is still trading under that name is not a material planning consideration and issues relating to the implementation of previous consents should be addressed separately from this permission. The site is not within the Green Belt and the building at the front of the site which was demolished (the former lodge house) was not a listed building.

## **8. CONCLUSION**

- 8.1** The proposed storage shed would support the applicant's business by providing space to store stock as well as a secure place to store their vans at night. The proposal is considered to be in compliance with local plan policy and it is not considered that it would have an adverse impact on the amenity of residential properties or the area. It is considered that the loss of one tree would not have a detrimental impact on the area and that the proposed replacement planting would be acceptable.

## **9. CONDITIONS**

- 01. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 02. Other than the felling of lime tree 517 and the crown lifting of trees 514, 515 and 518 (as described on Tree Protection Plan drawing TPP-01), no trees shall be felled, lopped, topped or moved without the prior written consent of the Planning Authority.**
- 03. No excavations shall commence until such time as protective fencing has been installed in the location shown on Tree Protection Plan drawing TPP-01. Such fencing shall be retained throughout the period of construction, and all vehicular access and construction operations shall be undertaken within the development side of this fence.**
- 04. All excavations down to 500mm within the southern half of the approved building shall be undertaken by hand. Any tree roots greater than 25mm in diameter which are discovered shall be left in place until they have been inspected by a suitably qualified arboriculturalist in order to establish their importance. No roots which are thus assessed as significant shall be cut without the prior written approval of the Planning Authority.**
- 05. Prior to the commencement of the development, details including the species, height and proposed location of ten replacement tree to be planted within the site shall be submitted to and approved in writing by the Planning Authority. The trees shall be planted within a time scale agreed with the Planning**

**Authority and shall not be moved, lopped, topped or felled without the written consent of the Planning Authority thereafter.**

- 06. The presence of any unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.**

**Elaine Melrose  
Executive Director of Housing, Environmental  
and Economic Development  
Date: 23 July 2013**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development,  
Council Offices, Clydebank. G811TG.  
01389 738656  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None

**Background Papers:**

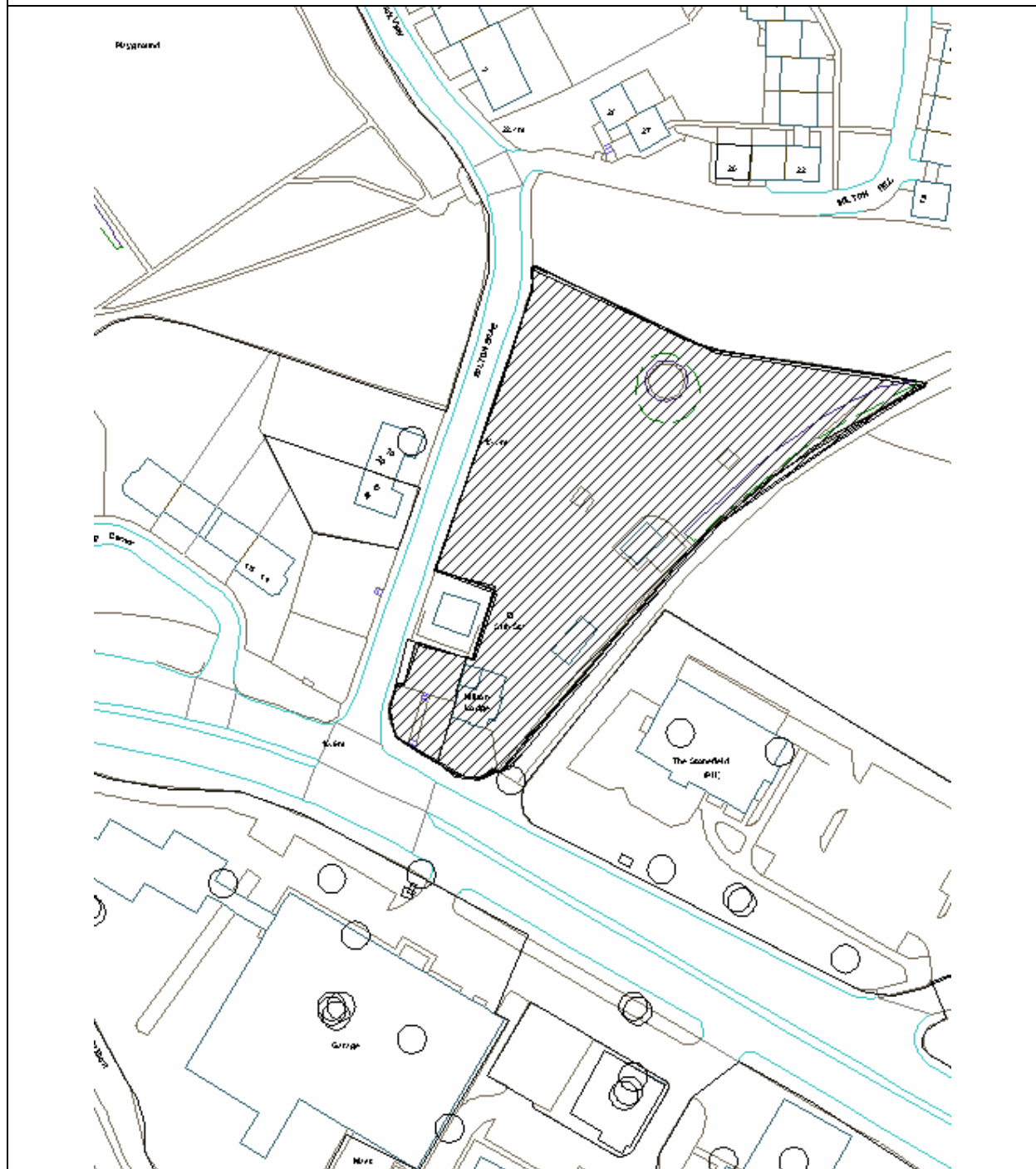
1. Application forms and plans;
2. Consultation response;
3. Representations ;
4. West Dunbartonshire Local Plan 2010.;and
5. Planning application no: DC09/126, DC10/053

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

DC13/062

Erection of commercial  
storage shed

Yard  
Milton Brae  
Dumbarton  
G82 2TX



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**DC13/105: Removal of existing telecom mast and erection of 15 metre high monopole mast and ancillary equipment cabinets at Kyle Terrace/Cardross Road, Dumbarton by Vodafone Limited**

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

- 1.1** The application site is located on land owned by the Council, and under the terms of the approved Scheme of Delegation it requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Grant** planning permission subject to conditions in section 9.

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

- 3.1** The application site is located on a grass verge at the edge of the public footway on Cardross Road, near to the junction with Kyle Terrace. It is bordered by an access road and flatted properties to the north, by areas of landscaping to the east and west and by Cardross Road to the south. The nearest residential property is located approximately 16 metres away to the north of the site.
- 3.2** Permission is sought to remove the existing 14.8 metre high mast that is located on the edge of the footway and replace it with a new 15 metre high monopole mast. The new mast would be located on the grass verge, approximately 1 metre away from the current location of the existing mast. It would be of similar design to the existing mast and would have 6 internal antennas. Two new equipment cabinets each measuring 0.75 metres by 0.75 metres and 1.9 metres high would be installed behind an existing equipment cabinet. It is also proposed to replace a small existing electrical cabinet with another cabinet of similar size. The applicant has indicated that the replacement of the mast is required in order to provide improved 3G mobile phone coverage within the area and to allow for the introduction of 4G technology. As with the existing mast, the new mast would be shared by two operators (Vodafone and O2). An ICNIRP Certificate has been submitted with the application which indicates that the mast will operate within the radiation levels specified by the Government which is consistent with Scottish Planning Policy.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads and Estates Services have no objection to the proposal.

#### **5. REPRESENTATIONS**

- 5.1** None.

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

##### West Dunbartonshire Local Plan 2010

- 6.1** The application site is within an area designated as an Existing Residential Area and policy H5 seeks to protect the character and amenity of existing residential areas. The mast would replace an existing mast and the equipment cabinets are of an acceptable size and are positioned next to an existing cabinet. It is therefore considered that the proposal would not have any impact on the amenity of the area and that it would comply with policy H5.
- 6.2** Policy DC4 indicates that proposals for telecommunications equipment will be assessed against criteria including appropriate siting, design, landscaping, screening, and integration of the equipment with its surroundings. The policy also encourages site sharing. As discussed in Section 7 below it is considered that the siting of the mast is appropriate, and it involves site sharing as recommended by the above policy. The proposal is therefore considered to be in compliance with Policy DC4.

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

##### Siting and appearance

- 7.1** PAN62 Radio Telecommunications provides advice on siting and design and encourages equipment to be designed and positioned as sensitively as possible. The mast would be of a simple monopole type which is relatively unobtrusive, and its scale and appearance would not be unduly prominent within the street scene. The mast would be within an area where there are numerous lampposts which means that it would not look out of character in this location, and the two additional equipment cabinets would not be unduly large. Two small trees immediately adjacent to the site would provide a backdrop to the mast and cabinets, which in turn would reduce the development's visual impact. The adjacent footway would not be affected by the development and there are no technical objections. The proposal is therefore considered to be in accordance with the siting and design requirements of PAN62 and local plan policy DC4.

#### **8. CONCLUSION**

- 8.1** The proposal would replace an existing telecommunications mast with a new mast of very similar appearance, within an area that is considered to be a suitable location for such masts. The overall impact of the development on the area is acceptable.

## **9. CONDITIONS**

- 01. Prior to commencement of works details of the colour/finish to be applied to all elements of the approved development shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved.**
- 02. The proposed monopole and associated equipment shall be removed when it is no longer operational and the land restored to its former condition.**

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 22 July 2013**

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**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development,  
Council Offices, Clydebank. G811TG.  
01389 738656  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None.

**Background Papers:**

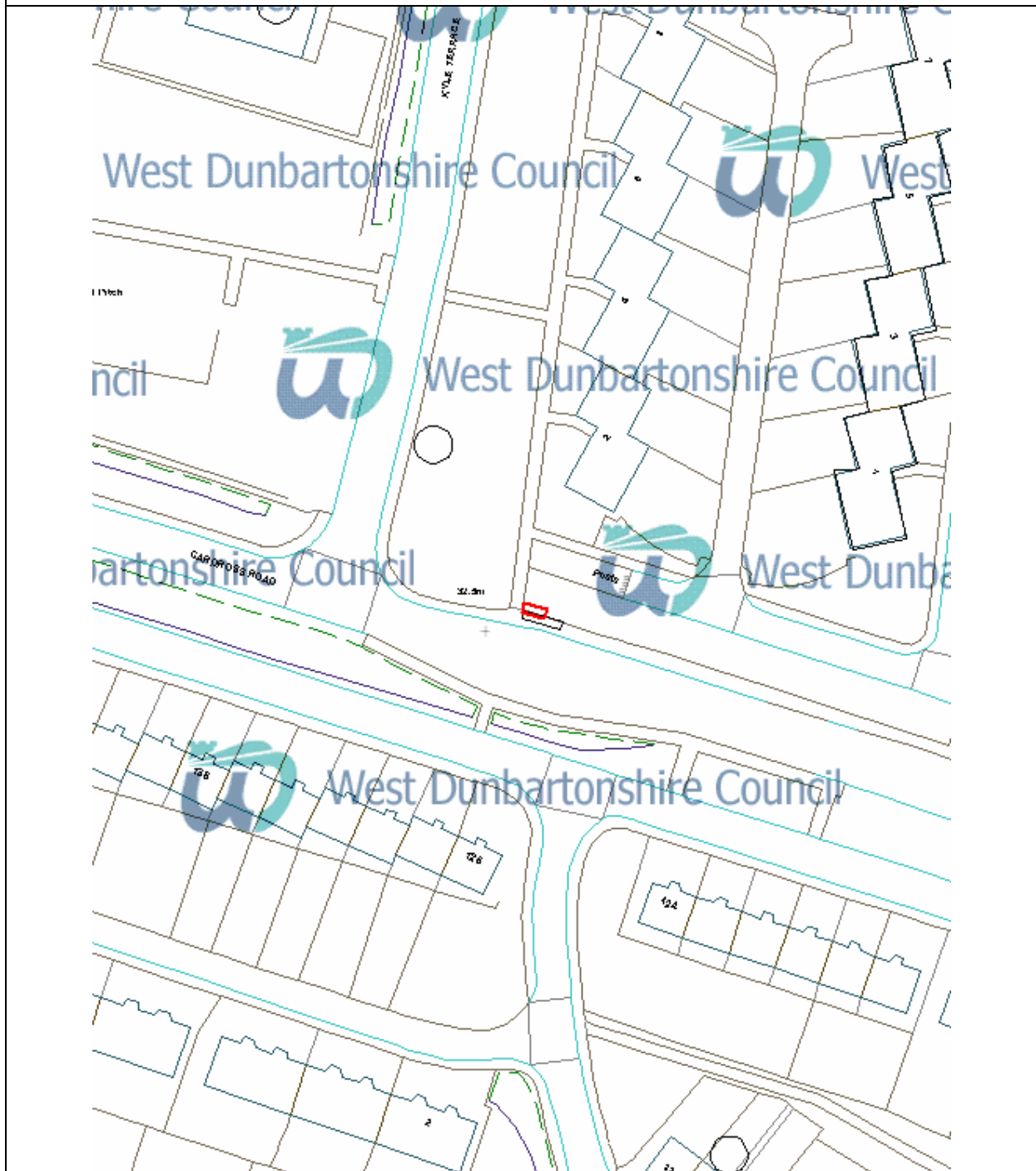
1. Planning application and plans.
2. Consultation responses.
3. West Dunbartonshire Local Plan 2010
4. Scottish Planning Policy
5. PAN 62 Radio Telecommunications

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

DC13/105

Removal of existing  
telecom mast and erection  
of 15 metre high monopole  
mast and ancillary  
equipment cabinets

Telecommunications Pole  
Kyle Terrace  
Dumbarton



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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#### **DC13/108    Formation of mountain bike skills trail at Howatshaws Road, Dumbarton by West Dunbartonshire Environment Trust**

#### **1.    REASON FOR REPORT**

- 1.1**    This application relates to land owned by the Council. Under 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 conditions set out in Section 9.

#### **3.    DEVELOPMENT DETAILS**

- 3.1**    The application site forms part of an area of open space within the northern part of Bellsmyre. The 0.22 hectare site is bounded to the north-east by Howatshaws Road with several vacant blocks of high rise flats beyond. A playing field to the south-east of the site and an equipped play area to the south-west separate the site from residential properties on Merkins Avenue. To the north-west of the site lies a grass-covered area of open space. The site is located on a hill and slopes downwards from the south-west towards Howatshaws Road in the north-east. The site is mainly covered with grass, but a hawthorn hedge and three small trees form a line along the middle of the site.
- 3.2**    The proposed development would involve the formation of a mountain bike skills trail. The trail would form a loop measuring approximately 220 metres long and at least 1.2 metres wide within the site. The trail would have a number of different features designed to challenge riders and improve their skills such as banked and curved corner features known as berms, 'drop offs' where the rider takes a step down from a higher level to a lower level, and a rock causeway constructed from rock boulders which provides an uneven surface to ride on. The trail would be constructed from compacted stone scalplings with a finishing layer of stone dust, and features would be constructed with slightly sloping sides covered with top soil and grass seed. The undulating design of the trail would provide most of the drainage for the site, but drainage pipes would also be used. An interpretation panel and waymarker posts would guide riders. The trail would be accessed via the existing footpath that lies immediately to the south of the site. The facility



would provide a mountain bike skills track where riders of all ages and abilities could learn and develop their riding skills.

- 3.3** The current application forms part of a mountain bike facilities project that is being developed by the Environment Trust in partnership with Bellsmyre Development Trust. Planning permission was previously granted in August 2012 (DC12/115) for a mountain bike trail in the open space behind Allan Crescent, and the current application would complement that facility. The project includes an intention to develop a mountain bike club based at the new community centre that is currently being constructed nearby. Bellsmyre Development Trust will be responsible for maintenance of the track.
- 3.4** The land involved in the application belongs to the Council and the proposed development is in keeping with a HEED Committee approval to lease the land for this purpose.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads, Environmental Health, Greenspace and Estates Services all have no objections to the development.

#### **5. REPRESENTATIONS**

- 5.1** No representations have been received.

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

##### West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as Open Space, and policy R1 states that there will be a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space. Developments on existing open space should not affect the existing use, quality, function and value of the open space. It is considered that the proposed development would improve the quality of the open space by providing a facility for the local community to participate in sport. The proposal would therefore be in accordance with policy R1.

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

##### Impact on the Amenity of the Area

- 7.1** At present the site is an area of open space primarily covered in grass with some hedging and trees. Although the space contributes to the amenity of the area it is considered that the proposed development would provide a more usable facility for the local community and would compliment the previously approved mountain bike trail and training track which are to be constructed nearby. The mountain bike trail would also provide an alternative recreational activity to the adjacent playing field and equipped play area, and would further contribute to the variety of amenities in the area. The nearest residential properties are located approximately 35 metres away from the site and it is considered that the amenity of these properties would not be affected by the

development provided that motor-powered vehicles are not allowed to use the trail. It is intended that the site will be entirely fenced off and motorcycle barriers similar to those used at the BMX track in Clydebank will be installed to prevent motorised vehicles accessing the site. A condition can be used to ensure that these are put in place prior to the trail being used.

**7.2** It is expected that this facility would be used primarily by local people, however together with the larger trials which have been approved nearby it would form part of a group of mountain bike facilities which it is hoped will attract some visitors from outside the Bellsmyre area. The streets and car parks which once served the tower blocks to the north of the site are currently unused and in the short term they will provide more than ample parking facilities. It is expected that most users will cycle to the tracks from Bellsmyre or elsewhere in Dumbarton and that the proposal is unlikely to give rise to any significant level of traffic or parking demand.

**7.3** The trees and hedging on the site were planted by the Environment Trust a few years ago as a biodiversity project and to minimise the risk of children running onto the road from the play area. It is intended that these would be retained within the site which would contribute to the landscaping and visual amenity of the development. The play area would be unaffected by the development.

## **8. CONCLUSION**

**8.1** The proposed mountain bike track would use existing open space to provide a recreational facility for the benefit of the local community. It would provide an activity for local young people and would encourage participation in sport with its associated health benefits, which is in keeping with the Council's objective of encouraging a healthier lifestyle.

## **9. CONDITIONS**

- 01. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02 Prior to the commencement of the development, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 03 Details of the fencing/barriers to be erected on the site to prevent use of the tracks by motor-powered vehicles (including motorcycles, mopeds and quad bikes) shall be submitted to and approved in writing by the Planning Authority prior to development commencing. The approved measures shall thereafter be implemented prior to the trail being used and maintained in a condition which prevents access by such vehicles.**

- 04 Notwithstanding the approved plans and prior to the commencement of development on site full details of the earthworks and path and track formations shall be submitted to and approved by the Planning Authority and shall be implemented prior to the trail being used.
- 05 Prior to the commencement of the development details of a crossing point to be provided on Howatshaws Road shall be submitted for the further written approval of the Planning Authority and shall be implemented prior to the trail being used.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 23 July 213**

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**Appendix:** None

**Background Papers:**

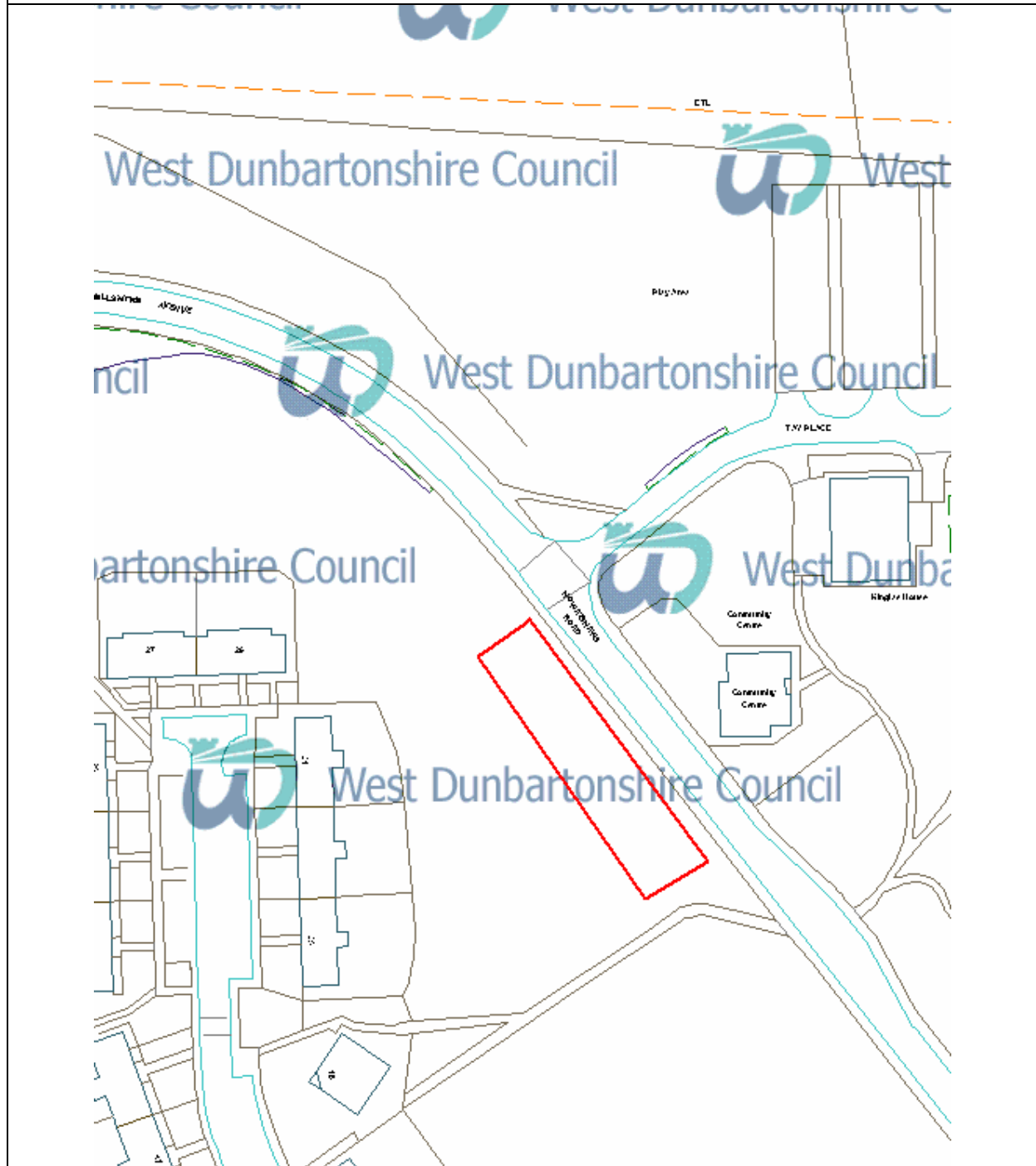
1. Application forms and plans
2. Consultation responses
3. West Dunbartonshire Local Plan 2010
4. Planning application no: DC12/115

**Wards affected:** Ward 2 (Leven)

DC13/108

Formation of mountain  
bike skills trail

Bellsmyre Mountain Bike Skills Trail  
Howatshaws Road  
Dumbarton



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**DC13/115: Proposed change of use from vacant public house to a shop at 16 Castlehill Road, Dumbarton by Mr Zia.**

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

- 1.1** This application relates to a proposal which is subject to a significant number of objections. Under 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 condition set out in Section 9.

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

- 3.1** The application relates to the former “The Keep” public house which occupies the majority of the ground floor of a building on the corner of Castlehill Road and Blackburn Crescent. The building dates from the 1960s and is predominantly single storey with a flat roof, with a flat to the rear on the first floor. Part of the building has previously been subdivided to create two small shop units occupied by a hot food takeaway and a bookmakers, which do not form part of the application. The pub premises have been vacant for the past few years. This area of Castlehill Road is primarily residential although there is a shop and another hot food takeaway nearby, and on the opposite side of the road are the Leven Valley Enterprise Centre and St Michael’s Primary School. Directly to the rear of the application premises is its associated car park. The unit extends to approximately 350m<sup>2</sup>.
- 3.2** Planning permission is sought to change the use of the vacant public house to a shop, to be used as a licensed grocery including ancillary sale of hot snack food (e.g. pastries). Internally, the bar area would be converted to form a shop occupying around 100m<sup>2</sup> of the unit. The remainder of the ground floor at the rear would be used for storage, office accommodation, toilets, a kitchen and a garage for the flat above. There would be no external alterations other than signage.
- 3.3** A previous application to convert the pub into a shop was approved in 1998 (WP98/198), but was not implemented.

#### **4. CONSULTATIONS**

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

#### **5. REPRESENTATIONS**

- 5.1** Five letters of representation and a petition containing 39 signatures have been submitted objecting to this application. The reasons for objection can be summarised as follows:

- There are already an adequate number of shops in the area;
- The proposed change of use from a public house to a shop will result in anti social behaviour, including noise and general disturbance;
- The proposed shop will result in traffic congestion and pollution in the surrounding area;
- The sale of alcohol from the shop will add to social problems in the surrounding area;
- The building and parking area are currently in a state of disrepair;
- It will encourage unhealthy eating, particularly amongst local school children; and
- It will result in litter in the surrounding area.

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

##### West Dunbartonshire Local Plan

- 6.1** The premises are located within an Existing Residential Area, where policy H5 states that in considering non-residential uses within Existing Residential Areas, consideration should be given as to whether they can be considered as ancillary or complimentary to the residential area and would not result in a significant loss of amenity to the surrounding properties. The policy suggests that loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, and hours of operation or general disturbance.
- 6.2** In this case, the proposal involves the change of use of a public house to a shop, and it is likely that any impact on amenity arising from a shop use would be less than that arising from a pub. The proposal would bring a disused building back into use, which would benefit local amenity by avoiding its further deterioration. Local convenience shops provide facilities for local residents and are in principle appropriate uses for residential areas. It is therefore considered that the proposal would be consistent with policy H5.

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

##### Impact on the amenity of the area

- 7.1** The commercial use of the premises is longstanding, and its conversion to a convenience store would perpetuate its established role as a local facility serving the surrounding residential area. Whilst the location is not designated as a Local Centre, the property does form part of a small group of commercial

premises which comprises a newsagents, two takeaways and a betting shop, and the proposed grocery would complement these uses. The building is located adjacent to the main road into Castlehill, and it would be desirable to see the unit brought back into use for a suitable alternative use rather than have it continue to lie vacant.

- 7.2** Whilst it is acknowledged that some noise might arise from persons and vehicles coming and going from the premises, this is likely to be less significant than that which would have arisen from the previous use as a public house, or that which arises from the existing takeaways nearby. If the property was to reopen as a public house then in addition to the coming and going of customers there would be noise from persons standing outside smoking, which is less likely to occur with a shop use. The proposal would involve a modest amount of hot food sales but this would be ancillary to the retail use and further permission would be required if the business was to develop into a proper takeaway. Overall, it is considered that the proposal is unlikely to give rise to significant noise or disturbance and that it would represent an improvement over the previous use.
- 7.3** There is an ample car park at the rear of the premises off Blackburn Crescent. Whilst it is acknowledged that some customers may park on the corner forecourt instead, the proposal would not result in any significant increase in parking requirements relative to the previous use and the Roads Service has no objection to the application. In terms of other technical issues, details of waste storage have not been submitted and these can be required by way of a condition. There are existing bins close to the takeaways further along Castlehill Road, but as the proposal would involve the sale of confectionary and snack food it would be appropriate to provide a waste bin close to the premises, and this can be required by way of a condition.
- 7.4** With regard to other issues raised by objectors, it is not considered that there is any overprovision of shops within the area, and the modest hot food sales element would not create an overprovision of such uses. Any issues with fire safety or the condition of the building would be addressed as part of the building warrant process. It is not the role of the planning system to control the types of food available to people, and the sale of alcohol would require an off sales license which would be assessed as part of the licensing process.

## **8. CONCLUSION**

- 8.1** It is considered that the proposed shop would provide enhanced convenience facilities for the local area whilst bringing a vacant property back into use. Any impact on amenity would be less than that arising from its former use as a public house and the use of the property for a shop is an acceptable use in this location. The proposal is in compliance with all relevant policies and there are no significant technical issues.

## **9. CONDITIONS**

01. Prior to the commencement of development, details of the waste bin storage arrangements shall be submitted and approved in writing by the Planning Authority and thereafter implemented prior to the shop being brought into use.
02. Prior to the shop being brought into use a litter bin shall be installed on the forecourt of the premises in a location which shall first be submitted to and approved in writing by the Planning Authority. The litter bin shall thereafter be retained, and the operator shall ensure that it is emptied as required.
03. Any sale of hot food shall be limited to hot drinks and snack food such as pastries, filled rolls, soup etc., and such sales shall form an ancillary element of the use of the premises, the principal use of which shall be as a retail shop.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 22 July 2013**

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**Appendix:** None.

**Background Papers:**

1. Application forms and plans;
2. Representations;
3. Consultation response; and
4. West Dunbartonshire Local Plan 2010.

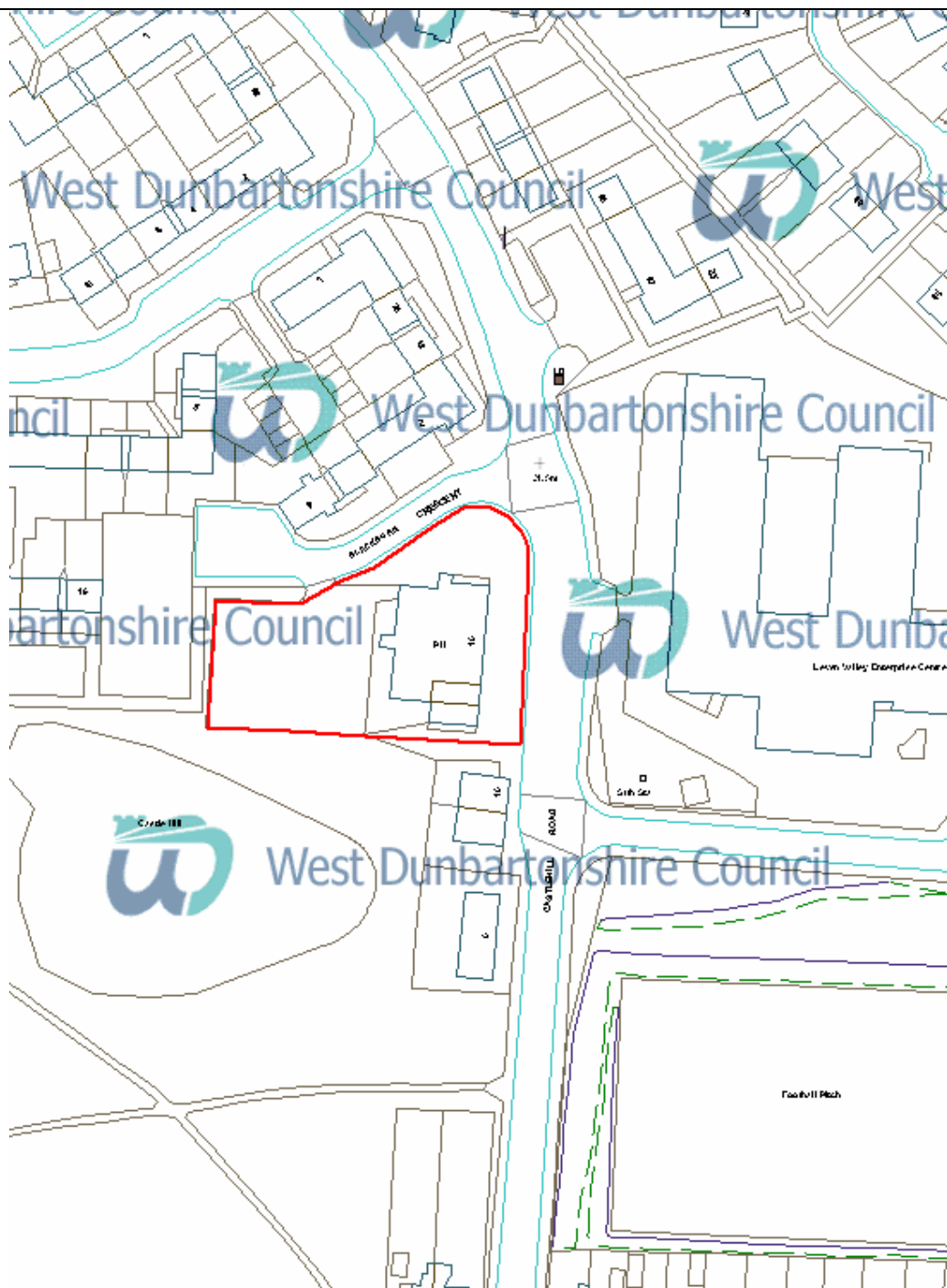
**Wards affected:** Ward 3 (Dumbarton)



DC13/115

Proposed change of use  
from vacant public house  
to a shop

16 Castlehill Road  
Dumbarton  
G82 5BL



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**DC13/145: Proposed Change of Use from Vacant Retail Unit to Children's Soft Play Area and Ancillary Café at 16 Carinthia Way, Clydebank.**

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

- 1.1** The proposal relates to a property in which the Council has a partial ownership interest. Under the terms of the approved Scheme of Delegation it requires to be determined by the Planning Committee.

#### **2. RECOMMENDATION**

- 2.1** **Grant** full planning permission unconditionally.

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

- 3.1** The application site comprises a large first floor unit within the Clyde Shopping Centre, located on the north side of Carinthia Way close to the north eastern entrance of the shopping centre. The unit has a floor area of approximately 1350m<sup>2</sup> and has been vacant since November 2012 when the previous retail operator (JJB Sports) closed down. The unit is accessed from within the Clyde Shopping Centre by way of stairs, escalators and a lift from ground floor level in the south western corner of the unit. The site is bordered to the north and east by car parks, and to the south and west by other retail/commercial units within the shopping centre.
- 3.2** Planning permission is sought to change the use from a shop (Use Class 1) into a large indoor children's soft play area with ancillary café (Use Class 11). There would be no external alterations, and alterations within the shopping centre would be limited to signage over the entrance stairs. Within the unit, it is proposed to provide a large climbing frame incorporating various slides, ball pools etc. There would also be a toddler's play area, a mini playcourt for ball sports and an indoor battery operated car track. A large ancillary café area with 172 seats would be provided for the use of parents/guardians whilst their children are playing, and there would be two smaller private rooms which could be hired for parties. It is understood that the premises would be operated by a local company, Sutherlands, which already operates a restaurant within the Clyde Shopping Centre, and that it would employ 10 full time and 5 part time staff. The soft play area is expected to operate from 9am to 6pm Monday to Saturday and 11am to 5pm Sunday. As all access is from within the shopping centre it would not operate in the evenings when the centre is closed.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Estates and Roads Services each have no objection to the proposal.

#### **5. REPRESENTATIONS**

- 5.1** None.

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

**6.1** West Dunbartonshire Council Local Plan 2010.

The site lies within the town centre, which Policies RET1 and RET2 indicates to be the preferred location for retail and commercial leisure activities. Policy RET1 indicates that new retail, commercial leisure, cultural and public service developments and other key town centre uses should adopt a sequential approach to site selection. The first preference should be for town centre sites where sites or buildings suitable for conversion are available. The proposed conversion of a vacant shop unit within the town centre to provide a commercial leisure facility would fully comply with this policy. Policy RET2 has regard to assessment of retail and leisure developments within town centres and indicates that the considerations for this would include the effect on the vitality and viability of town centres. The proposal is therefore consistent with policies RET1 and RET2.

- 6.2** Policy RET5 seeks to improve the environment of Clydebank town centre. Applications for non-retail uses, particularly those involving the re-use of vacant upper floors, will be favourably considered where they contribute to the vitality and viability of the town centre and do not conflict with other local plan policies. This proposal involves re-use of a large vacant unit on an upper floor for a purpose which will attract people to the shopping centre and thus help to improve the vitality and viability of the town centre in general. The proposal is therefore in compliance with Policy RET5.

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

National Planning Policy

- 7.1** The Scottish Planning Policy (SPP) supports the provision of a mixture of uses and activities within town centres. It recognises that shopping patterns are changing and town centres should support a diverse range of community and commercial activities. Planning Advice Note 59 (Improving Town Centres) emphasises the importance of providing a range of facilities within town centres in order to ensure the attractiveness of the centre. Together these policies support the provision of mixed commercial activities within town centres, and the proposal is consistent with these national policies.

Principle of Non-Retail Use

- 7.2** The application site is at the northern edge of the Clyde Shopping Centre and is outwith the area covered by the core retail frontage policy (RET6). There is

therefore no policy presumption against the loss of retail floorspace. The applicant has submitted a supporting planning statement indicating that they have actively marketed the site for Class 1 retail use but that there has been little interest. The applicant has indicated that the unit is relatively large, and in the current economic climate there are relatively few retailers with requirements for units of such size. Furthermore the retail floorspace is entirely on the upper floor level with minimal frontage, which makes it less attractive to retailers than ground floor units with a wide frontage onto the pedestrian mall. At present there are 6 vacant ground floor units within the Shopping Centre, which indicates the difficulties of finding new occupants in the present market conditions. The vacant units are all smaller than the application premises, however some of these could be combined with vacant first floor accommodation to provide a unit of similar size to the application premises. The loss of the application unit to retail purposes would therefore not prevent a retailer requiring a unit of this size from locating within the shopping centre. Overall, it is accepted that there is limited demand for the unit for retail purposes and that its re-use for appropriate alternative purposes is therefore desirable and in line with all relevant policies.

#### Soft Play Use

- 7.3** Soft play areas are a type of commercial leisure use for which town centres are the preferred locations. The proposed facility is intended to appeal to families who are visiting the town centre for shopping purposes, by providing an opportunity for both children and adults to have a break. It is common for modern shopping centres to include soft play areas, and it should be noted that the St Enoch Centre, Buchanan Galleries, Braehead and Glasgow Fort all have soft play centres. Provision of a soft play area within the shopping centre would therefore broaden the range of facilities available to visitors and would help to attract more people to the town centre, thus increasing footfall and contributing to the overall vitality and viability. The proposed use would therefore be beneficial to the town centre, and it is supported by Policy RET5.
- 7.4** The internal alterations to the shopping centre are of a minor nature and are not subject to planning control. Whilst there would be new signage installed for the entrance, there would be no alteration to the frontage of the unit. Having an active entrance would be preferable to the present shuttered unit, especially as the unit is close to one of the main entrances into the shopping centre.

### **8. CONCLUSION**

- 8.1** The proposal involves the provision of a new privately operated soft play area within the Clyde Shopping Centre. The proposal is consistent with all relevant policies, and there is no policy objection to the use of a first floor unit outwith the Retail Core area for non-retail purposes. The proposal would contribute to the vitality and viability of Clydebank Town Centre by bringing this unit back into use and by broadening the range of facilities available to visitors.

### **9. CONDITIONS**

**None.**

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 18 July 2013**

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**Appendix:** None.

**Background Papers:**

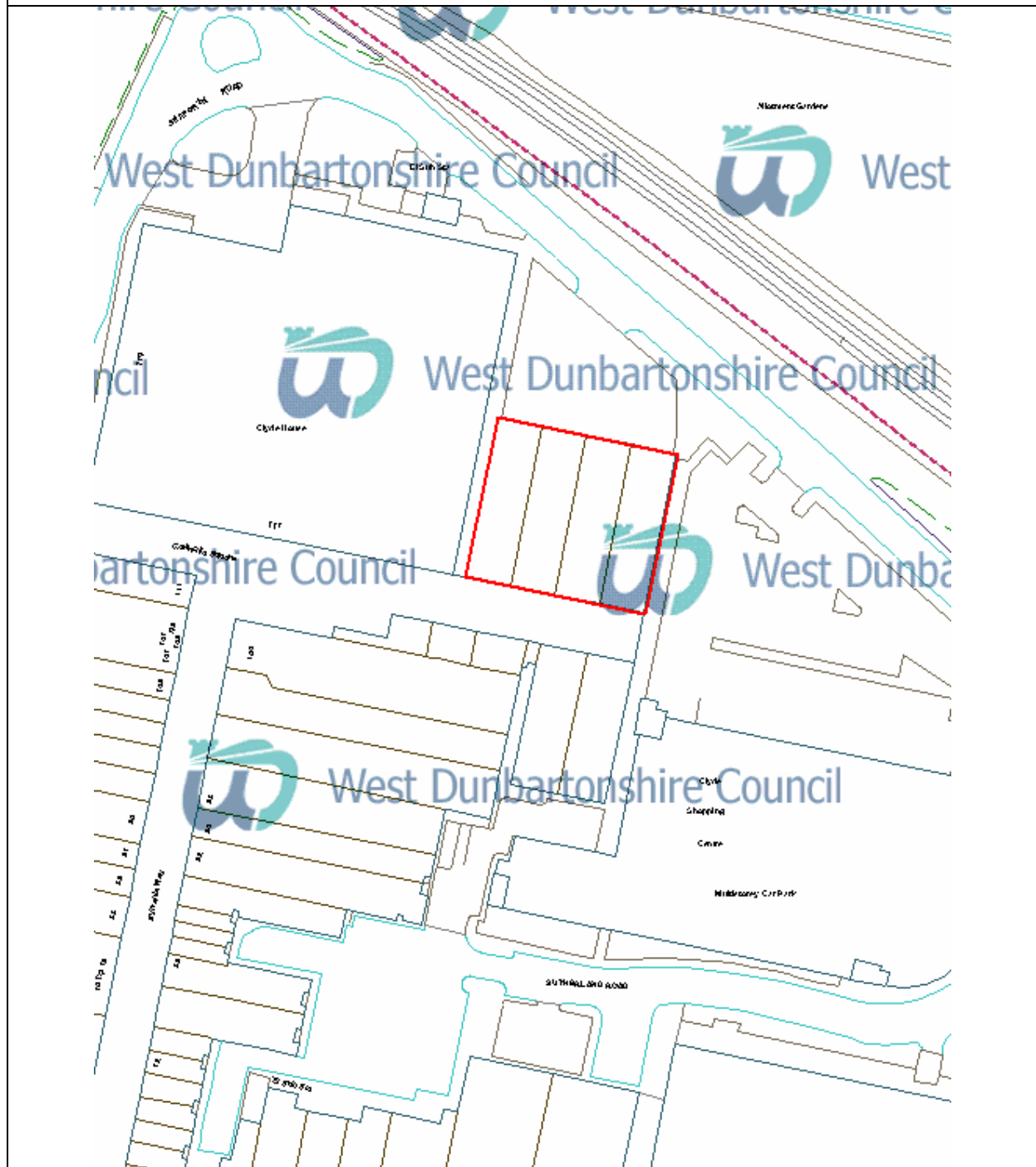
1. Planning application and plans
2. Consultation responses
3. West Dunbartonshire Local Plan 2010

**Wards affected:** Ward 6 (Clydebank Waterfront)

DC13/145

Change of use from vacant  
shop unit to childrens soft  
play area and ancillary cafe

16 Carinthia Way  
Sylvania Way  
Clydebank  
G81 2UA



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**DC13/147: Change of use from Class 1 to Class 3 (Food and Drink) (retrospective) at 8A Carinthia Way, Clydebank by HP Properties Ltd.**

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

- 1.1** The proposal relates to property in which the Council has a partial ownership interest. 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 unconditionally.

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

- 3.1** The application site comprises a long narrow unit located at the corner of Carinthia Way and Sylvania Way in the northern section of the Clyde Shopping Centre. It currently operates as O'Brien's Sandwich Bar. The unit has a floor space of approximately 110.6m<sup>2</sup> with the enclosed kitchen area at one end, and the counter and seating area forming an open area fronting the pedestrian mall. The unit is internal to the shopping centre and is enclosed on all sides by the pedestrian mall and by other retail and commercial units.
- 3.2** The unit was formed as part of the refurbishment of the shopping centre which was granted planning permission in 2001, and it has been occupied by a Class 3 operator since 2005. The consent for the refurbishment (PE99/058) included a café unit adjacent to this corner and an open plan alcove on the corner itself, although the café use was not explicitly mentioned in the description of the development. However it has come to light that the boundaries of the unit which was built do not correspond with those of the original permission, although there is significant overlap. In order to regularise the situation the site owners are seeking retrospective planning permission.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Estates Service has no objection.

#### **5. REPRESENTATIONS**

5.1 No representations have been received.

## 6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

### 6.1 West Dunbartonshire Council Local Plan 2010.

The unit lies within the town centre, where Policy RET1 encourages retail and commercial leisure uses to locate. Policy RET5 seeks to improve the environment of Clydebank town centre and is supportive of applications for non-retail uses where they contribute to the vitality and viability of the town centre and do not conflict with other local plan policies. The Clyde Shopping Centre is an important retail facility within Clydebank Town Centre, and the inclusion of complementary non-retail uses such as cafés and restaurants is supported by Policies RET1 and RET5.

6.2 Policy RET6 presumes against the change of use of Class 1 units to non-retail uses. Any such change of use will only be permitted where it can be demonstrated that a non-retail use would reinforce and revitalise the centre and would also not adversely affect the character and amenity of the area. In this case the unit seems to have originally been built with the intention that it would be a café type use, and the layout of the unit does not lend itself to retail purposes. The unit has been occupied as a café since it was formed, and there has therefore been no loss of retail floorspace. The inclusion of eateries within large shopping centres contributes to the attractiveness of these centres to visitors, and the proposal therefore accords with policy RET6.

## 7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

### National Planning Policy

7.1 The Scottish Planning Policy (SPP) supports the provision of a mixture of uses and activities within town centres. It recognises that shopping patterns are changing and town centres should support a diverse range of community and commercial activities. Planning Advice Note 59 (Improving Town Centres) emphasises the importance of providing a range of facilities within town centres in order to ensure the attractiveness of the centre. Together these policies support the provision of mixed commercial activities within town centres.

### Café Use

7.2 Whilst the predominant use of the Clyde Shopping Centre is retailing, and most of the centre is covered by the core retail frontage policy, it is recognised that most large shopping centres include cafés and/or food courts and that the availability of places to eat helps to make such centres more appealing to visitors. Although the café unit as built did not correspond with the approved plans, permission was granted for a café and the property has been used as such for the past eight years. The current application merely seeks to regularise the situation and no changes to the existing operation, layout or elevations are proposed. There is therefore no loss of retail floorspace and it is considered that the café use contributes positively towards the vitality and viability of the shopping centre.



## **8. CONCLUSION**

- 8.1** Planning permission is sought retrospectively for the use of an open-frontage unit as a Class 3 use. The unit has never been used for Class 1 retail uses and has operated successfully for 8 years with a positive impact on the vitality and viability of the shopping centre. The proposal complies with all relevant policies.

## **9. CONDITIONS**

None.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 18 July 2013**

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**Appendix:** None.

**Background Papers:**

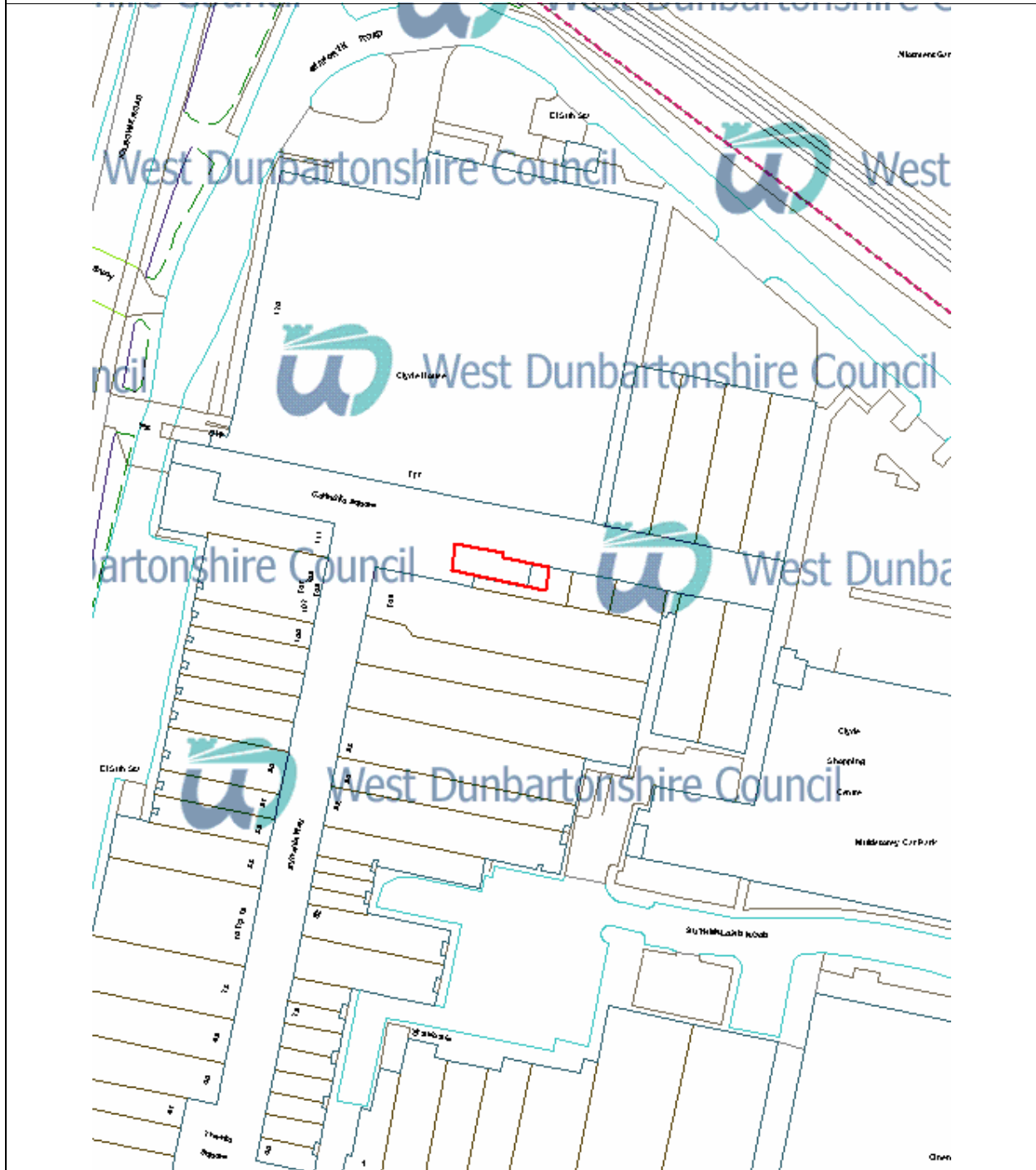
1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010; and
3. Consultation responses.

**Wards affected:** Ward 6 (Clydebank Waterfront)

DC13/147

Change of use from Class  
1 use to Class 3 sit in cafe  
(retrospective)

Cafe  
8 Carinthia Way  
Sylvania Way  
Clydebank  
G81 2UA



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: Telecommunications Masts on Public Roads**

#### **1. Purpose**

- 1.1** To advise the Committee of issues and options regarding payment for the siting of telecommunications equipment on public roads and to seek their views on how this matter should be progressed.

#### **2. Recommendations**

- 2.1** That the Committee note the content of the report and agree how it wishes to take this matter forward from the options specified in Section 4.7.

#### **3. Background**

- 3.1** During the consideration of a number of planning applications for telecommunications masts, the Committee has noted that a significant proportion of telecommunications masts and associated equipment are sited on public roads. Concern has been expressed by the Committee that masts and the associated equipment are being sited on public footways and that the Council is not able to charge rent for the equipment sited thereon. It has been suggested that this may encourage operators to locate masts on public roads in preference to other (potentially more suitable) sites such as open space areas or build up sites where a rent would have been payable.

On 3 April 2013 the Planning Committee requested that a report be submitted to a future meeting, setting out the statutory position regarding payments for the siting of telecommunications equipment on public footways, and specifying options for taking the matter forward.

- 3.2** In December 2011 the then Convenor of the Planning Committee, Councillor Finn, wrote to other Local Authority Planning Convenors to seek their views on this issue, and to ask whether they would support a change in the law to allow Councils to charge rent for the siting of phone masts on public roads. The majority of those Councils which responded expressing a view shared the Committee's concerns and indicated that they would welcome the introduction of a fee. A summary of the responses is contained in Appendix 1.

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

- 4.1** Most public roads within urban areas serve multiple roles, being used not only for transportation but also as utility routes containing sewers, electricity cables, telegraph lines, etc. The installation and maintenance of such infrastructure is usually non-contentious. Utility operators are considered to be “Statutory Undertakers” for the purposes of the relevant Roads and Planning legislation. This enables them to carry out certain work without the need to apply for the normal permissions.

##### Roads Legislation

- 4.2** The New Roads and Street Works Act 1991, Part IV (“the 1991 Act”) entitles Statutory Undertakers to place and maintain apparatus within roads, without the need to obtain permission from the Roads Authority for the principle of the work, although the details of how the work is undertaken require to be agreed. Companies which are not Statutory Undertakers are also able to place and maintain apparatus on public roads, but this is subject to obtaining permission from the local Roads Authority. The only powers to charge fees for such works are contained in Sections 74 to 78 of the 1991 Act. These are primarily charges to cover costs incurred by the Roads Authority, such as fees for inspecting works and the cost of any temporary traffic regulation during road works.

- 4.3** Historically, telecommunication code system operators would have exercised these rights primarily in relation to overhead wires or underground cables. The development of mobile phones has resulted in significant changes to the nature of the infrastructure. However, in terms of the Roads legislation, telecommunications operators have the same rights to install mobile phone masts on public roads as they do to install telegraph poles or underground cables without the requirement to pay a fee.

##### Planning Legislation

- 4.4** Planning applications for mobile phone masts are considered in terms of the development plan and other material considerations. Whether or not the Council is receiving rental income from the siting of the mast is not a material planning consideration. It would not be reasonable to refuse an application for a mast on the public footway merely to direct the mast onto a piece of land for which the Council could charge rent. However, if the siting of the mast on a public road were likely to cause a loss of safety or convenience for road users or pedestrians this would be a legitimate reason for refusal.

##### Issues with Current Legislation

- 4.5** The rationale for allowing utility operators to install equipment on public roads is that for many types of equipment the road is the only practical place that they can be located. There are obvious reasons for linear forms of infrastructure such as pipes and cables to follow public roads, but there is no particular technical requirement for mobile telephone masts to be located on or even near to public roads. Masts can be located almost anywhere that would provide suitable signal coverage, as they are not physically connected

to any other infrastructure other than the electricity supply. Whilst it is convenient for operators to site masts on or adjacent to roads in order to access the electricity grid easily, there are few sites within the built up area where access to electricity supply presents any significant difficulty.

- 4.6** When submitting planning applications for new sites, the telecommunications operators are required to submit information about site selection including other sites which were considered and the reasons why these were rejected and why the chosen site was selected. However, such statements only address the choice of general location and do not necessarily detail the reasons for the precise positioning of the mast. It is recognised that the current legislation does provide telecommunications operators with an incentive to locate masts on public roads, as a means of avoiding rental costs and the difficulties of negotiating with landowners. It is considered that this would have some influence on their choice of sites. On the other hand, operators also seek to locate masts on sites which would provide maximum signal coverage (thereby minimising the number of mast sites required), so sites such as the roofs of high buildings may sometimes be preferred to roadside locations despite the need to pay rent.

#### Options

- 4.7** There are three broad options for taking this matter forward:

- Option 1: Seek a change in the law to allow Roads Authorities to charge rent for all utility infrastructure located within the road boundary;
- Option 2: Seek a change in the law to allow Roads Authorities to charge rent specifically for telecommunications masts within the road boundary, but not for other types of utility infrastructure; or
- Option 3: No change from current arrangements.

- 4.8** **Option 1** would allow Roads Authorities to receive rent for all utility infrastructure within the road boundary, and would remove the incentive for operators to place infrastructure on the road as opposed to other, potentially more suitable, sites. However, this would fundamentally alter the long established role of public roads, which function not only as transport routes but also as utility corridors for a variety of essential public services, many of which can only realistically be located within the road. If Local Authorities were to charge rent for all utility infrastructure located within the public road, this would lead to substantial costs for utility operators which would in turn be passed on to consumers. It is not considered that this would be a desirable outcome, or that such a suggestion would be likely to be supported by the Scottish Government.

- 4.9** **Option 2** recognises that mobile telephone masts are unlike most other forms of utility infrastructure to be found in streets due to their significant size and the fact that there is no particular technical requirement for them to be located on the road. It might thus be argued that they are an exceptional case, and that rent should be payable specifically for masts and associated equipment, but not for other types of infrastructure. This would have the advantage of 'levelling the playing field', so that telecommunications operators are not

motivated to locate masts on roads for financial reasons when other more suitable sites were available. It would also generate some additional revenue for the Council. On the other hand, the costs would be passed on to mobile phone users, and may make it less economic for operators to expand their network coverage. This would conflict with the Scottish Government and the Council's own strong desire to maximise access to modern communications technology.

**4.10 Option 3** would continue to allow telecommunications masts to be sited on public roads without payment to the Council. The Council would continue to be able to prevent the siting of masts which raise particular road safety or amenity problems through the planning process and additional costs for utility operators and customers would be avoided.

**4.11** If the Committee decides to take forward either Option 1 or Option 2 and to seek the introduction of some form of charging, it would be necessary to make representations to the Scottish Government to request the amendment of the relevant primary legislation. It is likely that any such proposal would attract strong opposition from the telecommunications companies and/or wider utilities industry. Representations to the Scottish Government could be made either by officers acting on behalf of the Council, or at political level by Elected Members (potentially with the assistance of local MSPs).

#### Other Issues

**4.12** It is often necessary or desirable to relocate utility infrastructure as part of redevelopment proposals, and where the infrastructure is on a public road or third party land the relocation is normally carried out at the developer's cost. However, private utility operators also own many small pieces of land containing substations, pumphouses etc. throughout the urban area, and occasionally it is necessary or desirable to relocate these facilities to facilitate a wider redevelopment. There are several important regeneration sites within West Dunbartonshire where utility operators have impeded satisfactory land assembly in these circumstances, by seeking payment significantly beyond that which was necessary to relocate their infrastructure. It is not considered reasonable for utility operators to use such land as "ransom strips" when they benefit from such extensive rights as statutory undertakers. The Committee may wish to take this matter up with the Scottish Government as part of any request for a change in the law.

## **5. People Implications**

**5.1** There are no personnel issues.

## **6. Financial Implications**

**6.1** If the primary legislation was changed the Council would receive some form of payment if telecommunications masts and associated equipment were located on public roads.

## **7. Risk Analysis**

7.1 There are no risk issues.

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

8.1 There are no equalities issues.

**9. Consultation**

9.1 No consultation has taken place.

**10. Strategic Assessment**

10.1 There are no strategic issues.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 23 July 2013**

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**Appendices:** 1. Summary of responses to Cllr Finn's letter to other Scottish planning convenors

**Background Papers:** none

**Wards Affected:** all wards

## **Appendix 1**

Summary of responses to Councillor Finn's letter to Scottish Planning Convenors seeking views on the siting of telecommunications masts on public footways. Some of the following responses may represent the personal opinions of councillors rather than the agreed position of the planning authority concerned.

"RAUCS" = Road Works and Utilities Commission for Scotland

Aberdeen City	similar experience to WDC and share frustration, but believe that it is unlikely that a fee would be introduced
Aberdeenshire	has not been a major issue but would welcome clearer guidance on siting of masts from RAUCS
Angus	not aware of any particular issues with telecoms masts on footpaths provided footpath is not obstructed
Argyll and Bute	most masts in A&B are on private land, but support introduction of fee, perhaps as a single payment rather than as an annual rent
East Lothian	main concern is convenience/safety of road users, new RAUCS guidance should allow consistency across Scotland
East Renfrewshire	share WDC's experience and support introduction of fee
Edinburgh City	major issue in Edinburgh, and support introduction of fee
Eilean Siar	no experience of issue
Highland	similar experience to WDC, interested in outcome of any discussions with Scottish Government
Inverclyde	agree that introduction of fee may make footpaths less attractive to mast operators
North Lanarkshire	share WDC's experience and support introduction of fee
South Lanarkshire	would welcome income from fees, but it would be difficult to make a distinction between telecoms operators and other utilities



## **WEST DUNBARTONSHIRE COUNCIL**

### **Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: DC12/228: Residential development of 124 units and associated landscaping, roads and parking at former site of Clydebank College, Kilbowie Road, Clydebank by Barratt West Scotland**

#### **1. Purpose**

- 1.1** To update the Committee of discussions held over the provision of CCTV in the vicinity of Kilbowie Road.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee note the contents of report.

#### **3. Background**

- 3.1** An application for planning permission for a development of 124 flats and houses at the former Clydebank College site was reported to Planning Committee on 6 March 2013. The application was approved subject to conditions.
- 3.2** During the consideration of the application it was suggested that the developer had previously agreed to install a CCTV camera on the site as a replacement for one which was formerly mounted on the college buildings. However, upon further investigation there was no record of any such prior agreement and this was reported orally to the 3 April 2013 Planning Committee. The Committee therefore requested that further discussions be held with the developer and other relevant parties, and that an update on the CCTV issue be submitted to a future meeting.

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

- 4.1** The original planning application for housing development on the site (DC07/194, approved in June 2007) does not contain any reference to the CCTV camera in the file or committee minutes, and the matter was not included in any planning condition or legal agreement. The applicant, Barratt West Scotland, has indicated that their own records for the site do not contain any reference to previous discussions about CCTV. There may at some point have been internal discussions within the Council or involving the former CCTV trust and/or Clydebank College, but due to staff changes and the winding up of the CCTV trust it has not been possible to establish exactly what took place. However, it does not appear that there was an agreement

with the applicant, and the matter was not considered as part of the original planning application.

- 4.2** Nonetheless, it is acknowledged by all parties that it would be advantageous to reinstate a CCTV camera in this location. The Council's Community Safety Service (which now operates the CCTV in the area) has expressed a desire to complete the coverage at this end of Kilbowie Road, and the applicant has agreed to allow them to install a pole and apparatus on the site. A location has been identified at the south-west corner of the site for the pole and apparatus. This would be within a landscaped area and would provide good coverage of Kilbowie Road and Radnor Street with no adverse impact on the amenity of the new houses. Details of the manner in which the CCTV camera/pole would be connected to the power supply are still under discussion, but it is hoped that it would be possible to take power from the new cables within the development site as this would be simpler and cheaper than digging up the footpath on Kilbowie Road.

- 4.3** The estimated cost of the installation of the CCTV camera at this location is approximately £7,000 - £8,000 and the Community Safety and Antisocial Behaviour Service has committed to meet the costs of these works.

## **5. People Implications**

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

## **6. Financial Implications**

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

## **7. Risk Analysis**

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

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

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

## **9. Consultation**

- 9.1** No consultations were required to be carried out.

## **10. Strategic Assessment**

- 10.1** An assessment has been carried out on the proposal in respect of the Council's five main strategic priorities for 2012 – 2017. It is likely that the provision of a CCTV camera would improve the well-being of the local residents in the area by helping to prevent anti-social behaviour.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 17 July 2013**

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

**Background Papers:** None

**Wards Affected:** Ward 5 (Clydebank Central)

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: West Dunbartonshire Local Development Plan**

#### **1. Purpose**

- 1.1** To seek approval to publish the Proposed West Dunbartonshire Local Development Plan ("the Proposed Plan").

#### **2. Recommendations**

- 2.1** It is recommended that the Committee approve the Proposed West Dunbartonshire Local Development Plan for publication.

#### **3. Background**

- 3.1** The Local Development Plan sets out the Council's strategy for the development and use of land in the Council area (excluding that part within the National Park where the Park Authority acts as Planning Authority). The first formal stage in the preparation of the Plan came with the publication of the Main Issues Report for consultation in March 2012. The responses to this consultation exercise were reported to the September 2012 Planning Committee and have informed the preparation of the Proposed Plan.
- 3.2** The Committee has been involved throughout the Local Development Plan process, contributing at workshops on the Main Issues Report, and more recently at workshops informing the Proposed Plan.

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

- 4.1** The Proposed Plan is to represent the 'settled will' of the Council as to what the final adopted content of the Plan should be. The text of the Proposed Plan is set out in Appendix 1 for approval. Copies of the Proposals Maps have been made available to Committee as background papers. Some minor changes to the text and maps may be required as the Plan is prepared for publication but these will not change the overall strategy.

##### Style and Structure of Proposed Plan

- 4.2** In introducing a new development plan system for Scotland, the Scottish Government sought that development plans should have a greater focus on 'place' and be more concise, with detailed matters dealt with in supplementary guidance. This approach is reflected in the Proposed Plan. The Plan has a

strong focus on specific places ('Our Changing Places') and sets a detailed framework for the development of these. It also introduces a stronger policy on successful places and sustainable design. There are fewer policies than in the West Dunbartonshire Local Plan, and the policies are clearer in intent.

**4.3** The Proposed Plan has four main parts:

- Introduction and Outcomes – this sets out the purpose of the Plan and its intended outcomes.
- Our Changing Places – this section focuses on those parts of West Dunbartonshire that the Council wants or expects to see change over the next 5-10 years.
- Policies and Proposals – this section sets out the policies against which proposals for development will be assessed.
- Proposals Map – this shows the areas covered by the Plan and which policies apply to them. It shows development sites and land protected from inappropriate development.

Outcomes

**4.4** The Plan seeks to achieve the following outcomes:

- Our Changing Places are attracting investment and becoming successful places based on agreed masterplans.
- All development is contributing towards the creation of successful places.
- Development is contributing towards a lower-carbon future and is prepared for the effects of climate change.
- Our business and industrial areas are attracting investment.
- West Dunbartonshire is an attractive place to live and invest in new housing.
- Town centres are the focus for retail investment and provide a range of services for our communities.
- The green network is protected and enhanced.
- Built heritage is protected and enhanced.
- Infrastructure is in place to support economic growth.

Our Changing Places

**4.5** The Plan sets out strategies for the following locations:

**Alexandria town centre** – support for mixed use redevelopment of Mitchell Way including a new foodstore and for housing on the Kippen Dairy and Leven Cottage sites.

**Clydebank Town Centre** – support for a superstore on the existing leisure centre site, modernisation of the southern part of the Clyde Shopping Centre, a core retail area, and a stronger evening economy and leisure offer.

**Dumbarton town centre and waterfront** – support for a core retail area, improvements to Riverside Lane area, a new footbridge over the River Leven, retention of the Old Academy Building façade and civic uses to the north of

Castle Street, mixed use development (including residential use) to the south of Castle Street, and improved pedestrian and vehicular movement. In the waterfront area support for residential development along Castle Road and on Sandpoint Marina, improving Dumbarton Castle as a visitor attraction and a waterfront path.

**Queens Quay, Clydebank** – support for a predominantly housing, mixed-use redevelopment and green network enhancements.

**Carless, Old Kilpatrick** – support for a range of uses resulting in the remediation of the site, with the exception of large scale retail. Green network enhancements with site accessed from Dumbarton Road and Erskine Ferry Road.

**Esso Bowling & Scott's Yard** – support for business and industrial uses, with an option for residential development on Scott's Yard. Green network enhancements and the provision of an A814 link road through site.

**Bowling Basin** – support for canalside and woodland housing, a new linear park along the former railway, and commercial and leisure uses around the lower basin and former railway arches.

**Lomond Canal** – route reserved for Scottish Canals to explore viability of project.

**Lomondgate & the Vale of Leven Industrial Estate** – support for development of business park and roadside services area, and residential development on Area 5. Business/industrial opportunities and enhancement of existing properties and the green network in the Vale of Leven Industrial Estate.

**Young's Farm, Dumbarton (Dumbarton FC)** – support for Dumbarton FC to further investigate the suitability of this site for a new stadium and enabling development.

**The Green Network** – support for safeguarding and enhancement of green network.

**Kilpatrick Hills** – support for improved access and protection and enhancement of landscape and habitats.

#### Policies and Proposals

- 4.6** The policies and proposals of the Plan are arranged by the following sections:

**Developing Sustainably** – this section includes a policy requiring the creation of successful places through the use of sustainable design. It directs development to the urban area and locations accessible by public transport and seeks to limit development in the green belt and countryside. It sets a positive framework for renewable energy development, whilst not identifying

any areas of search for windfarms. It seeks to prevent development: on contaminated land; where it would be affected by or cause flooding; or where it would cause air quality issues.

**Growing our Economy** – this section identifies over 40 hectares of land for business and industrial uses. It supports tourism development, and roadside services development at Milton and Lomondgate. It seeks to prevent development that would affect the operations of Glasgow Airport or be adversely affected by aircraft noise.

**Building our Communities** – this section seeks to provide enough land to meet housing need and demand, including for particular needs. It identifies additional land for housing at:

- Stirling Road, Bonhill
- Lomondgate Area 5
- Garshake Road, Dumbarton (Council offices)
- Sandpoint Marina, Dumbarton
- Duntiglennan Fields, Clydebank
- Rosebery place, Clydebank (Council offices)
- Stanford Street, Clydebank (Council depot)
- Rothesay Dock, Clydebank

The residential amenity of existing neighbourhoods is protected and opportunities for new community facilities identified.

**Supporting our Centres** – this section identifies a network of centres. Town centres are identified as the preferred location for new retail development and a range of other uses. Core retail areas are identified in Clydebank and Dumbarton town centres.

**Enhancing our Green Network** – this section seeks to promote green infrastructure (SuDS, open space, habitats and paths), and protects open space, habitats and protected species, landscape character, woodland and trees, the water environment, the Forth and Clyde Canal, and paths and rights of way. It promotes the enhancement of the green network through new development.

**Protecting our Built Heritage** – this section seeks to protect the Antonine Wall World Heritage Site, Scheduled Monuments and archaeology, listed buildings, conservation areas and gardens and designed landscapes.

**Supporting Development** – this section supports the Local Transport Strategy projects including improvements to the Kilbowie Roundabout, the A814 link road, Fastlink and improved accessibility from Glasgow Road into Dumbarton town centre. It supports the development of waste management facilities, and aggregate quarrying at Dumbuckhill and Sheephill, and sets a framework for assessing advertisements.

### Publication of Proposed Plan

- 4.7** It is proposed to publish the Proposed Plan in September 2013 for a minimum period of 8 weeks, during which representations can be made on its content. This is in excess of the statutory 6 week requirement. The Participation Statement sets out that for the publication of the Proposed Plan the Council will:
- make the document available in Council offices and libraries;
  - make the document available on an LDP webpage/website;
  - place a publication notice in local newspapers;
  - notify and send a newsletter to those who participated at Main Issues Report stage and others on the participant database;
  - hold meetings with individuals and organisations; and
  - hold information sessions.

### Accompanying Documents

- 4.8** The following documents will be published alongside the Proposed Plan:
- Strategic Environmental Assessment Report
  - Draft Habitat Regulations Appraisal Record
  - Draft Action Programme
  - Kilpatrick Hills Statement of Importance
- 4.9** It is intended to publish draft Supplementary Guidance on 'Residential Development: Principles for Good Design' during the Proposed Plan consultation period. This document will be subject to a separate report to the next Planning Committee.

### Next steps

- 4.10** Following the receipt of all representations on the Proposed Plan, 'Schedule 4s' will be prepared which summarise the issues raised, the changes sought in relation to these issues, and the Council's response to these. These will be brought back to the Planning Committee for consideration in early 2014. Following this, the next steps will depend on the nature of the representations received. If there are unresolved representations and the Committee are not minded to modify the Plan then it would move to the Examination stage. If the Committee are minded to significantly modify the Plan, the modified Plan would need to be published for representations to be made on it before it could proceed to Examination.
- 4.11** Once approved for publication, the Proposed Plan will be an important material consideration in the determination of planning applications.

## **5. People Implications**

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



## **6. Financial Implications**

- 6.1** There are no direct financial implications associated with the publication of the Plan. It supports proposals contained within the Council's Capital Plan and other projects which the Council may have a financial interest in, but inclusion of a proposal within the Plan does not legally commit the Council to expenditure upon it.

## **7. Risk Analysis**

- 7.1** Approval of the Proposed Plan will maintain momentum in the Local Development Plan process and reduce the risk of the Council's Development Plan becoming out-of-date, which could have implications for the future development of the area.

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

- 8.1** An Equalities Impact Assessment has been undertaken in respect of the Proposed Plan. No equality impacts have been identified.

## **9. Consultation**

- 9.1** There has been a significant level of consultation throughout the Local Development Plan process. The Main Issues Report was published for formal consultation and prior to that, meetings were held with all active community councils, all key agencies and a number of other organisations.
- 9.2** In preparing the Proposed Plan, responses to the Main Issues Report have been taken on board, there have been workshops with Members, and a draft version of the Plan has been shared with other Council sections and Key Agencies.

## **10. Strategic Assessment**

- 10.1** The Proposed Plan covers a wide range of topics and is considered to contribute to the Council's strategic priorities and in particular towards:
- Economic growth and employability.
  - Local housing and sustainable infrastructure.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 12 July 2013**

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**Appendices:** Appendix 1: Text of Proposed Plan

**Background Papers:** Proposed Plan Proposals Maps

**Wards Affected:** All

**Appendix 1**

**WEST DUNBARTONSHIRE LOCAL DEVELOPMENT PLAN**

**PROPOSED PLAN TEXT FOR CONSIDERATION AT  
PLANNING COMMITTEE OF 14 AUGUST 2013**

## **Introduction**

This is a Plan for and about the people and places of West Dunbartonshire. It is for the people who live, work and visit here, those who own land and property, and those who would like to invest in the area. It is about a range of places – houses and neighbourhoods, open spaces, schools and other community facilities, town centres and industrial areas, and the countryside – and how these all link to form West Dunbartonshire.

It is about how these places can best be developed, protected or enhanced in order to provide people with quality places to live, work, learn and visit. It is about encouraging investment and growth and providing certainty, whilst ensuring that growth is sustainable; lasting and in harmony with the environment.

It sets out how land in West Dunbartonshire should be used and developed up to 2019 and beyond. It will be used by the Council when giving advice on development proposals and making decisions on planning applications, and is the document which sets out the land use requirements of the strategies and priorities of the Council and its partners.

It identifies the development opportunities available in West Dunbartonshire and seeks to generate interest in these.

The Local Development Plan covers most of the Council area but does not cover those parts of Balloch and the countryside to the east and west of Loch Lomond which lie within the Loch Lomond and the Trossachs National Park. The National Park has its own Local Development Plan. But this is also an important plan for the National Park area because West Dunbartonshire is the gateway to the National Park and provides its residents with many of their services.

## **Structure of the Local Development Plan**

This Plan sets out a framework for how West Dunbartonshire can be developed over the next five years and beyond. It does this in three parts:

Our Changing Places – this section focuses on those parts of West Dunbartonshire which the Council wants or expects to see change over the next 5-10 years. It sets out strategies for the development of these areas and expectations of what should be delivered through development.

Our Policies and Proposals – this section sets out the policies against which proposals for development will be assessed. The policies and proposals identify sites for development, protect the area's natural and built environment and set out criteria for assessing development proposals.

Proposals Map – this illustrates development sites, sites protected from inappropriate development and where the policies of the plan will apply.

### Accompanying Documents

The Local Development Plan is supported by the following documents:

Supplementary Guidance – this sets out more detailed guidance for specific types of development or specific resources or areas. The Plan indicates some of the topics for which Supplementary Guidance exists or is to be developed.

Action Programme – this document sets out a list of actions required to deliver the Plan's policies and proposals.

Strategic Environmental Assessment: Environmental Report – this document considers the environmental implications of the Plan's policies and proposals and sets out mitigation measures where required.

Habitat Regulations Appraisal Record – this document looks specifically at the impact of the Plan on internationally designated Natura 2000 sites, including the Inner Clyde Special Protection Area, but also how development in West Dunbartonshire may affect Natura sites outwith the Plan area.

An Equality Impact Assessment (EIA) of the LDP has been carried out to help us ensure that the strategy has been created having due regard to eliminating discrimination, promoting equality of opportunity and fostering good relations. The EIA identified some positive impacts and no negative impacts.

## **Outcomes and Strategy**

This Plan seeks to achieve the following outcomes. These outcomes have been informed by a number of national, regional and local policy and strategy documents, details of which are provided in Appendix 1. The outcomes are supported by the Our Changing Places framework and the policies and proposals of the Plan, and the spatial strategy illustrated by the Proposals Maps and Our Changing Places maps.

<b>Outcome</b>	<b>Supporting Policies</b>
Our Changing Places are attracting investment and becoming successful places based on agreed masterplans.	Our Changing Places frameworks
All development is contributing towards the creation of successful places.	DS1 – Successful places and sustainable design DS2 – Settlement strategy
Development is contributing towards a lower-carbon future and is prepared for the effects of climate change.	DS3 – Accessibility DS4 – Air quality DS5 – Renewable energy DS6 – Flooding
Our business and industrial areas are attracting investment.	GE1 – Opportunities for new and expanding businesses GE2 – Existing business and industrial areas GE3 – Roadside services GE4 – Tourism GE5 – Glasgow Airport
West Dunbartonshire is an attractive place to live and invest in new housing.	BC1 – Meeting housing requirements BC2 – Homes for particular needs BC3 – Existing neighbourhoods BC4 – Community facilities
Town centres are the focus for retail investment and provide a range of services for our communities.	SC1 – Network of centres retail strategy SC2 – Core retail areas SC3 – Other uses and the network of centres
The green network is protected and enhanced.	GN1 – Open space GN2 – Green infrastructure GN3 – The habitat network and geodiversity GN4 – Landscape GN5 – Forestry, woodland and trees GN6 – The water environment GN7 – Forth & Clyde Canal GN8 – Outdoor access
Built heritage is protected and enhanced.	BH1 – The Antonine Wall BH2 – Scheduled Monuments and archaeological sites

	BH3 – Listed buildings BH4 – Conservation areas BH5 – Gardens and designed landscapes
Infrastructure is in place to support economic growth.	SD1 – The transport network SD2 – Waste SD3 – Communications infrastructure SD4 – Minerals, aggregates and coal SD5 - Advertisements

## **Introduction to Our Changing Places**

This Plan focuses on 'Our Changing Places', the areas of West Dunbartonshire that the Council wants or expects to change over the next 5-10 years.

These sites include our town centres – Alexandria, Clydebank and Dumbarton. They are at the heart of our communities, but like others throughout Scotland, they face the challenge of remaining attractive destinations for our residents and visitors, both in terms of the shops and other facilities and the physical environment.

West Dunbartonshire's industrial past has provided a legacy of opportunity sites along our waterfront, including the former John Brown's shipyard and adjoining sites, collectively identified as Queens Quay in Clydebank, the Carless site in Old Kilpatrick, the Esso site in Bowling and Dumbarton waterfront.

West Dunbartonshire has the benefit of having the Forth and Clyde Canal running through it. Bowling Basin is identified as a location where more can be made of the Canal, through the creation of an attractive place to live and visit. The Plan safeguards a route identified by Scottish Canals for the creation of a new canal linking the River Clyde to Loch Lomond.

The ongoing regeneration at Lomondgate and the adjoining Vale of Leven Industrial Estate is supported as is the further investigation of the suitability of land at nearby Young's Farm, Dumbarton for a new stadium for Dumbarton Football Club.

West Dunbartonshire's outstanding environmental setting is acknowledged. The protection and enhancement of the Green Network is promoted, particularly the Kilpatrick Hills which distinctively frame West Dunbartonshire's town and villages.

The following sections set out the Council's strategies for these areas. They are to be treated as the policy framework for development proposals within these areas, and to be used, along with the Plan's policies and proposals, in taking development management decisions.



## **Our Changing Places – Alexandria Town Centre**

Alexandria is the smallest of the three town centres in West Dunbartonshire. It performs a local role in terms of retailing and service provision, predominantly serving the Vale of Leven. Alexandria has a traditional terraced high street with commercial uses on the ground floor and flats above, and includes many attractive red sandstone buildings. The more recent, but dated, shopping area of Mitchell Way extends east from Main Street. Alexandria has a train station and is well-served by buses.

This Plan's strategy for Alexandria Town Centre is:

- to strengthen its retail offer through the identification of opportunities for a new foodstore and other new and refurbished retail floorspace;
- to increase the population of the town centre through the identification of residential development opportunities;
- to support redevelopment along Bank Street; and
- to improve the attractiveness of the town centre through support for accessibility, public realm and car parking improvements.

The Alexandria Town Centre Masterplan provides Supplementary Guidance for the Mitchell Way, Kippen Dairy and Leven Cottage sites and for public realm improvements in the town centre.

Alexandria town centre has several small foodstores but would benefit from the introduction of an anchor food retailer to help attract and retain shoppers in the town centre. In 2011, approximately half of the Vale of Leven's residents' expenditure on food shopping was estimated to be spent outwith the area. The Plan therefore supports the development of a modern foodstore of approximately 3,200 sq.m. on a site extending south from Mitchell Way. This is considered to be the size of store the town centre catchment can sustainably support and the optimum size to retain food expenditure in the town without having a detrimental impact on other retailers.

It is anticipated that a modern foodstore in Alexandria town centre will improve the trade of other shops there, by attracting shoppers who are currently going elsewhere to the town centre. Therefore, the Plan also supports the foodstore-led redevelopment of Mitchell Way being complemented by additional new build commercial units and the refurbishment of the remainder of Mitchell Way. Residential development will also be supported as part of a mixed use development centred on this area. Properties on Main Street near Mitchell Way are in a fairly prominent location and would also benefit from refurbishment works to improve their appearance, and such measures are also supported by this Plan.

The Kippen Dairy and Leven Cottage sites to the north of the town centre are identified as housing opportunities. Housing development on these sites would increase footfall in the town centre and improve its attractiveness. Retail development will not be supported here as it would elongate the shopping area of Alexandria drawing trade away from the existing retail areas and the regeneration priority of Mitchell Way. Design will be an important

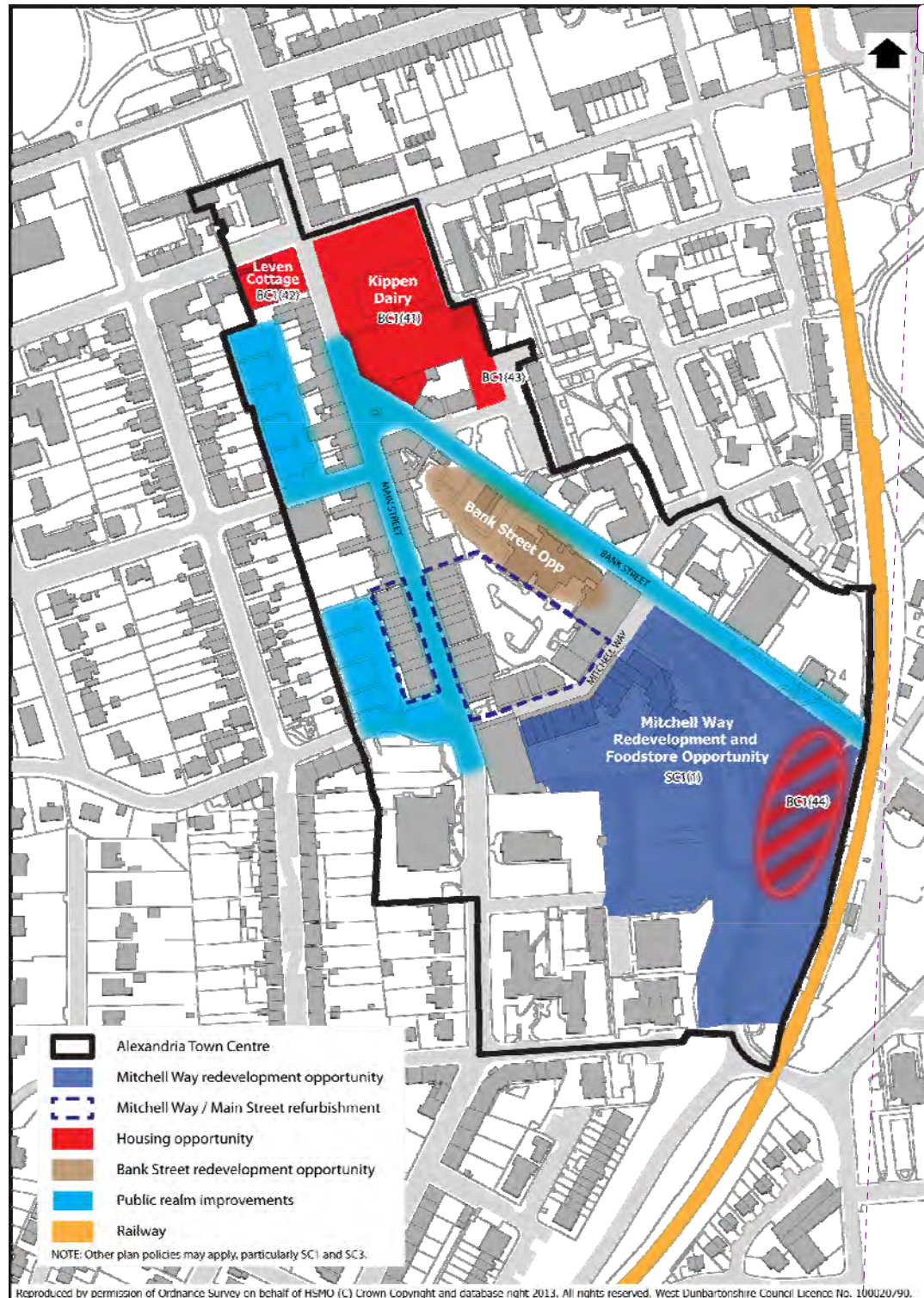
consideration in the assessment of any proposals for the Kippen Dairy and Leven Cottage sites as they front onto Main Street, an important corridor to and through the town centre. A high quality design will be expected with building height and density complementing the town centre location of the site. A more detailed Development Brief will be prepared for the site by the Council.

The B-listed Smollet Fountain sits at the junction of Main Street and Bank Street. This Plan supports the fountain being incorporated into a new civic space with a high quality setting in this vicinity.

Alexandria medical centre is relocating from Bank Street. This site, along with adjoining sites, will provide the opportunity for a comprehensive redevelopment along the south side of Bank Street. New housing and town centre uses such as shops, offices, cafes, public services and leisure will be supported here.

Changes to the road network in and around the town centre may be required to support the new developments, including closure of the section of the B857 to the west of the railway line and introduction of two-way traffic along the current one-way section of Bank Street.

Main Street and Bank Street are the two main routes through the town centre for vehicles and pedestrians. These streets and the parking to the rear of properties on the west side of Main Street would benefit from a range of public realm improvements including new and improved paving, lighting, planting and street furniture. Quality public realm and shopfront improvements to Main Street would help to emphasise the importance of the town's principal shopping street and will be supported by the Council subject to funding being available.



## **Our Changing Places – Clydebank Town Centre**

Clydebank is the largest of the three town centres in West Dunbartonshire. It serves the whole of West Dunbartonshire, western areas of Glasgow and beyond, particularly for non-food shopping. Central to the town centre is the Clyde Shopping Centre, the northern part of which is a modernised enclosed mall, and the southern part an unenclosed, but partially covered and fully pedestrianised, shopping area. The northern mall is adjoined by some larger retail units including a superstore, a cinema and restaurant uses, and car parking. Other uses in the town include Council offices and a leisure centre. There are also some more traditional streets with commercial uses on ground floor and flats above. The Forth and Clyde Canal runs through the town centre, between the northern and southern parts of the shopping centre, and has events space on either side, with Three Queens Square regularly used for markets and public events. Clydebank has good access links with a rail station in the town centre and another adjoining, designated bus and taxi areas and parking adjoining the shopping centre.

This Plan's strategy for Clydebank Town Centre is:

- to maintain the Clyde Shopping Centre as an attractive retail core;
- to support modernisation of the southern part of the shopping centre;
- to support a new superstore on the site of the existing Playdrome leisure centre;
- to support the evening economy and leisure offer of the town centre;
- to protect the setting of the Forth and Clyde Canal and increase activity around it; and
- to improve public transport facilities and accessibility.

The northern part of the Clyde Shopping Centre has been modernised to meet current retailer requirements and is a vibrant mall with low vacancies and good footfall. This part of the shopping centre benefits from being enclosed, with dedicated management and security. It also has good parking and public transport accessibility. It has more modern units in comparison to West Dunbartonshire's other town centres, with good potential for reconfiguring unit sizes to accommodate changing retailer requirements. It is a key location within West Dunbartonshire for attracting national 'high street' retailers.

The southern part of the shopping centre has a more dated environment with a more limited choice of shops than in the northern mall, despite it serving as an important gateway to the town from the bus and train station. This Plan supports the refurbishment or comprehensive redevelopment of this area so to improve the general environment and encourage a better range and quality of shops. The Co-operative department store is a landmark building within Clydebank Town Centre. It is B-listed and of architectural importance to Clydebank. Proposals to re-use the building which preserve its architecture will be supported. The building should be preserved and its setting considered in any proposals to refurbish or redevelop its surroundings.

The Clyde Shopping Centre forms Clydebank's retail core and changes of use from retail are to be assessed against Policy SC2.

Clydebank has limited large foodstore provision for a town of its size. There is only one superstore operator in the town and a new superstore would improve choice, introduce competition and draw additional trade to Clydebank. This Plan identifies the site of the current Playdrome leisure centre as a new superstore opportunity, and planning permission exists for an 8,000 sq.m. superstore. The relationship of the store with the Canal, its design, parking and impact on the surrounding road network are important development management considerations in assessing proposals for the site. The Playdrome site would also be suitable for a range of other town centre uses, such as non-food retail and leisure.

The town centre has a fairly limited evening and leisure offer with only a cinema, leisure centre and limited food and drink venues open into the evening. Increasing this offer would improve the overall attractiveness of the town centre as a place to visit and Clydebank as a place to live and this Plan supports such proposals.

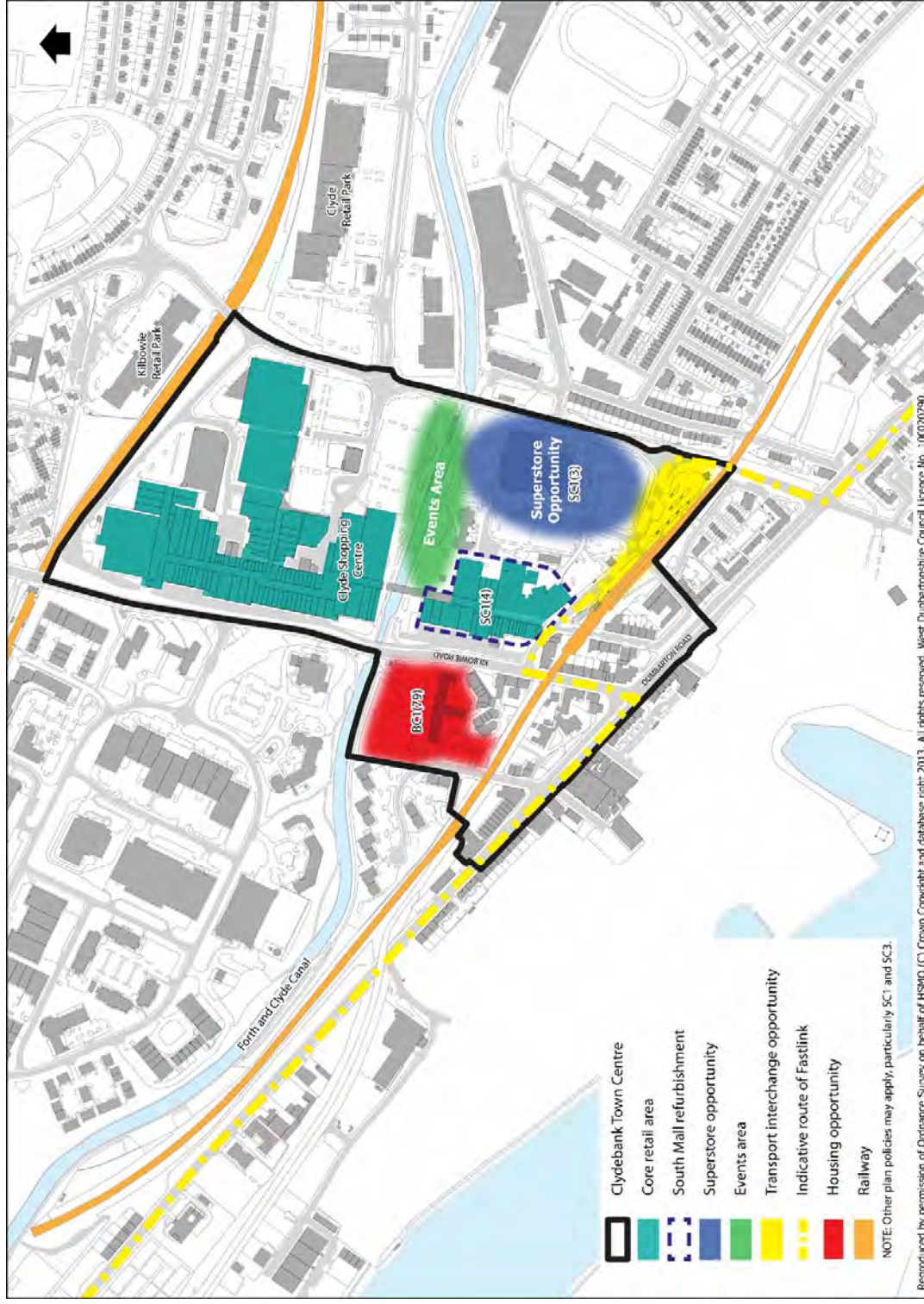
Clydebank has the advantage of the Forth and Clyde Canal passing through the town centre. Significant investment has been made in the public realm along both banks of the Canal, particularly the award-winning swan canopy bridge and refurbishment of Three Queens Square to create an events area. Both banks of the canal are used to host markets and events. The Council is keen to encourage more events here to increase interaction with the canal and contribute to the economy and offer of the town centre. Where possible, any proposals adjacent to the canal area should provide the opportunity for interaction with the canal such as facing or providing access onto it or outdoor seating areas. The Forth and Clyde Canal is a Scheduled Monument and any development should not adversely affect the canal or its setting.

Markets will be supported subject to not adversely affecting amenity, the operations of permanent traders and the vitality of the town centre.

Enhancements are required to bus facilities on Chalmers Street to allow closer integration with the railway station and provide a successful transport interchange area for passengers. Any such proposals will be supported.

The provision of Fastlink to Clydebank and the Golden Jubilee Hospital remains a possibility (see Supporting Development section), with one option being the route passing through Clydebank town centre. Strathclyde Partnership for Transport should be consulted on any major proposals that would affect road layout within Clydebank town centre, and the Council may seek the provision of infrastructure to support Fastlink in relation to any major development proposed for the town centre.





## **Our Changing Places – Dumbarton Town Centre and Waterfront**

Dumbarton town centre and waterfront covers a wide and diverse area. It contains the historic core, the commercial and civic heart of the town, and numerous opportunities for regeneration and renewal.

The town centre is based around the historic High Street and the more modern Artizan Centre. Beyond this area are a mix of residential and civic use such as the Sherriff Court, municipal buildings and library. Castle Street is a continuation of High Street and has large areas of unused land either side. It leads to the St James Retail Park and the adjoining Morrisons supermarket. This is a modern retail environment of large retail units, a number of smaller units in food use and a significant amount of car parking. Castle Road leads to the historic Dumbarton Castle and the Dumbarton Football Club stadium. It has two housing development opportunities either side of it. Sandpoint Marina lies on the opposite side of the River Leven from the town centre and main waterfront areas, and has been included in this framework owing to its prominence, its relationship with the other areas on the waterfront and the opportunity it presents.

This Plan's strategy for Dumbarton town centre and waterfront is:

- an attractive retail core including a refurbished Artizan Centre;
- support for a mix of uses throughout the town centre including residential to increase the town centre population;
- improvements to the river frontage along Riverside Lane, including flood management measures;
- a new footbridge across the River Leven from the town centre;
- retention of Old Academy Building façade and civic uses to the north of Castle Street;
- mixed use development to the south of Castle Street including residential;
- improved linkages between the town centre and the St James Retail Park/Morrisons commercial centre;
- residential development along both sides of Castle Road;
- protection of Dumbarton Castle and its setting and support for access improvements and facilities that would improve the use of the Castle as a visitor attraction;
- residential development on the Sandpoint Marina site;
- improved pedestrian and vehicular access to the town centre; and
- provision of a continual waterfront path and improvement of harbour walls in all waterfront development sites.

The Council is preparing a strategy for Dumbarton town centre and waterfront that will be adopted as Supplementary Guidance.

### **High Street and the Artizan Centre**

Dumbarton, like other town centres, has been affected by a change in shopping habits, which has reduced the level of footfall resulting in vacancies

and a narrower range of shops. Opportunities for physical change along the High Street are limited by its traditional format and buildings being in different ownerships. But interventions to improve the experience of pedestrians using the street such as traffic management, improved public realm and more attractive shopfronts and buildings are supported by this Plan.

Shops are an important draw to any town centre, and it is important for a town centre to have a strong retail core to attract shoppers. The Artizan Centre offers the best opportunity for re-establishing a strong retail core in Dumbarton town centre. This Plan supports improvements to the Artizan Centre. Those parts of the High Street adjoining the Artizan Centre also form part of the retail core. Changes of use from retail within the retail core are to be assessed against Policy SC2.

It is recognised that it is a range of uses that make a town centre, so cafes, offices, leisure, civic and cultural uses such as theatres are also encouraged in the town centre, subject to assessment against Policy SC2. Residential use will also be supported on suitable sites and above ground floor retail and service uses.

### Riverside Lane

To the south of the High Street is Riverside Lane. The back courts of the High Street shops face onto the Lane, presenting a disjointed and at some points unattractive façade. Measures to improve this should be investigated and are supported by this Plan. The car parking spaces on Riverside Lane alongside the River Leven, although very convenient for visitors to the High Street, do not make the most of this riverfront location. This Plan supports better use being made of this space subject to a comprehensive masterplan for the area being produced. The proposed Lomond Canal would be one such use and the Riverside Lane river frontage is reserved by this Plan for that purpose. If the canal proposal is not progressed then built development along the riverfront will be supported. Ground floor uses in any such development should include commercial use to encourage activity along the riverfront. Any development along the Riverside Lane riverfront will have to incorporate a riverside walkway and flood defences and the loss of town centre parking spaces will also have to be addressed.

The aspiration of the Council to link the town centre and Levensgrove and Posties Park by footbridge is supported by this Plan. This would improve the accessibility of both areas and lead to linked trips between them.

### Castle Street

Land to the north of Castle Street offers one of the main development opportunities in the town centre. This land is in a mix of uses including the Burgh Hall, car parks and vacant land, but it is underutilised. The façade of the Old Academy Building forms the frontage of the site onto Church Street. This façade is A-listed and the Council is committed to its retention and restoration. For this reason, and because the remainder of the site is in public



ownership, land along the north of Castle Street offers an opportunity for the development of civic and public service uses, which would have the added benefit of bringing additional footfall to the town centre. Development of such uses will be supported where they incorporate the retention of the Old Academy Building façade and present an appropriately designed and active frontage along Castle Street.

Land to the south of Castle Street offers the largest but most complex development opportunity within the town centre and waterfront area, and a comprehensive masterplan is required to inform future development of the area. The land is largely cleared and in private ownership. Site complexities include mixed ownership, design issues, flooding, access and the condition of the basin and harbour walls. The preferred strategy for this area is one of mixed-used development, including residential development so as to increase the number of people living in the town centre, and retail and commercial uses at ground floor level along Castle Street so as to provide an active street frontage and help achieve better linkages between the High Street and St James Retail Park. The frontage along Castle Street should be punctuated with streets leading into the site giving access to the waterfront and views to Dumbarton Castle. Public access along the entire waterfront is a requirement of the development of this site as is the stabilisation of the basin and harbour walls. Any masterplan should incorporate the requirements for the Lomond Canal and provide for an emergency vehicular access to development sites on Castle Road.

#### St James Retail Park/Morrisons Commercial Centre

The St James Retail Park and the adjoining Morrisons store, whilst complementing Dumbarton town centre by offering large format retailing, also offers an alternative shopping location that is not well-linked to the town centre. Any additional retail floorspace at the retail park - beyond that already permitted - will only be supported if it can be demonstrated to complement and not damage the town centre's retail offer and be accompanied by a series of measures that improve the environment of the retail park and linkages between it and the town centre.

#### Castle Road

Residential development will be supported along both sides of Castle Road. Developments should offer an attractive frontage to Castle Road and the River Leven. There is a requirement for a waterfront path to be provided through the western sites linking through the Castle Street site to the town centre.

#### Dumbarton Football Club

Dumbarton Football Club has indicated a desire to relocate from its present site. Should this happen residential development is supported as a suitable use for the current stadium site. The site is in a sensitive location, adjacent to Dumbarton Castle and careful consideration should be given to the layout and

design of the site. A masterplan should be prepared for this site and any application accompanied by a design statement. A waterfront path would be required within the development linking to paths on either side. Uses that would increase the attractiveness of Dumbarton Castle to visitors will also be supported on this site.

### Dumbarton Castle

Dumbarton Castle dominates the Dumbarton waterfront and is a monument of national importance. The Council will continue to work with Historic Scotland on proposals to best promote the Castle and to safeguard it and its environs. Dumbarton Rock is a Site of Special Scientific Interest (SSSI) for its geology. Adjacent development should ensure access along the base of the rock face is maintained and enhanced, and will be expected to maintain key views of the rock face.

### Sandpoint Marina

Sandpoint Marina is a prominent site on the waterfront. The Plan supports development of housing on the site to a scale reflecting the site's prominence and proximity to Dumbarton Castle. A development brief will be prepared to guide development and any application should be accompanied by a design statement. The provision of a waterfront path is a requirement of this development. Residential development would need to be supported by measures to make the site accessible by or to public transport. A contribution to the cost of a pedestrian footbridge to the town centre will therefore be sought. The continuation of marina/maritime uses on the site in conjunction with development of some parts for residential purposes may be acceptable if it can be demonstrated that a satisfactory level of residential amenity can be achieved.

### Accessibility

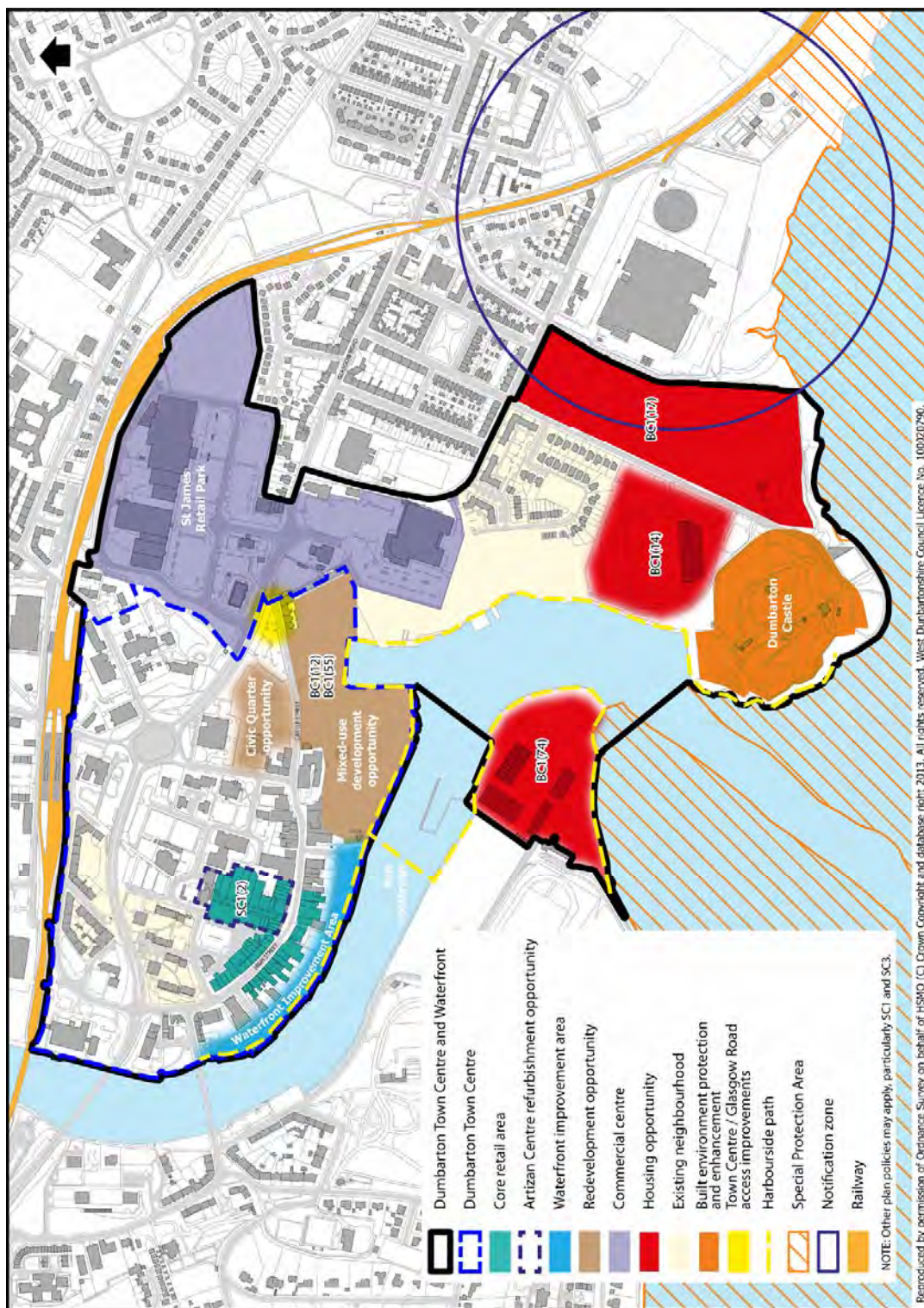
The town centre and waterfront area requires a number of access issues to be addressed. The A814/Glasgow Road runs west-east through the town centre and the railway line forms its northern boundary. Both act as barriers to attractive pedestrian access between the town centre and the wider town, with access under bridges or underpasses required. Measures to improve the attractiveness of these pedestrian access points will continue to be investigated and implemented. The junction of Castle Street and Glasgow Road is currently closed to vehicular traffic, and is a crucial point in the links between the town centre and St James Retail Park. The Council supports the re-opening of this junction to vehicular traffic and its reconfiguration to improve pedestrian and public transport accessibility and traffic flow into the town centre. Improvements to the Church Street roundabout and the overall flow of traffic along and onto the A814 are required, and should ensure pedestrian linkages are retained and improved. The Council will work in partnership with developers of sites in the Dumbarton town centre and waterfront area to make the necessary improvements, and may seek contributions towards the cost of these improvements.

### Nature Conservation

The River Leven is a Local Nature Conservation Site and migratory route for Atlantic salmon and brook lamprey between the Endrick Water Special Area of Conservation and the Firth of Clyde. The waterfront also adjoins the Inner Clyde SSSI and Special Protection Area.

Development within Dumbarton Waterfront and Town Centre must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area, in terms of disturbance or pollution, or upon Atlantic salmon and brook lamprey which are the qualifying interest of the Endrick Water SPA in terms of disturbance, pollution or indirect habitat modification.

Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.



## **Our Changing Places – Queens Quay**

Located on the River Clyde to the south of Clydebank town centre, Queens Quay extends from the western part of Rothesay Dock in the east to land at Cable Depot Road in the west covering 41 hectares. The whole site has a history of industrial use, with the central and largest part of it formerly home to the John Brown's shipyard. Industrial activity associated with the former John Brown's site ended in 2000, with the site cleared in 2002. Industrial activity has also ceased on the Cable Depot Road and Rothesay Dock areas of the site, and much of the site is in a derelict state. In more recent years there has been some significant redevelopment at the eastern end of Queens Quay – the new Clydebank College and office pavilions have been completed and the A-listed Titan Crane has been transformed into a visitor attraction.

This Plan's strategy for the site is:

- predominantly housing development;
- support for other uses including business and industry, public services, leisure, cafes, hotels, education, and retail;
- green network enhancements; and
- reservation of Fastlink route if required.

The Plan requires that a comprehensive masterplan be agreed to guide development of this site. This should be informed by the Design Guidelines for Clydebank river frontage, which are Supplementary Guidance.

The Plan supports the redevelopment of the Queens Quay site predominantly for houses and flats. Its prime location adjacent to the waterfront and proximity to the town centre and public transport services mark it as a unique opportunity to create a new residential area for Clydebank. Previous masterplanning has identified a capacity for about 1,500 houses in this area. Market conditions and new masterplanning may alter this capacity but the potential number of new houses remains substantial. A mix of tenure and housing types is expected across the site, increasing housing choice within Clydebank.

The site is part of the Clydebank Riverside Strategic Economic Investment Location identified by the Strategic Development Plan to support the business and financial services and life sciences key sectors. Employment uses supporting these key sectors and other employment uses in keeping with the predominant residential nature of the site will be supported.

The Council has aspirations to develop a new leisure centre for Clydebank on the Queens Quay site. This is expected to be located adjacent to Clydebank College as these uses are seen as complementary and the location is close to the town centre. Other leisure uses such as restaurants, cafes and hotels will also be supported on the Queens Quay site, preferably clustered around the dock, and therefore close to the college, proposed leisure centre, and the town centre. Education and care facilities will also be acceptable.

There has been pressure for large scale retail development on the Queens Quay site as a means of enabling development of the wider site. At the time of publication of the Proposed Plan this form of development is not supported. The Council has concerns about the impact of such development on Clydebank town centre, about the design of such a development and its impact on the layout of the wider site, and whether it would actually enable development of the wider site. However, the Council recognises that, in the current market conditions, an impetus is required to kick start regeneration of the Queens Quay site. Any future proposals for the site must be based upon a comprehensive masterplan and be supported by evidence of a funding model demonstrating how the development of the entire site is to be achieved.

A disused railway crosses Dumbarton Road and into the site at Cable Depot Road. The Council's preference is to have the railway bridge and embankment removed. This would enable a more comprehensive redevelopment in this area and an improvement to the approach to the site and views along Glasgow Road. Alternatively, and as a minimum, the bridge should be restored and, along with the embankment, placed under a management regime to prevent them becoming overgrown.

Proposals for the Queens Quay site should take into consideration its waterfront location and ensure that development interacts with the riverside, with development towards the south of the site facing towards the river. The width and landscaping of the waterfront area should be designed to ensure development relates well to its landscape location, and to encourage recreational use and wildlife. The layout throughout the site should be based on a grid street pattern providing strong links from Dumbarton Road to the riverside, giving the opportunity for views to the other side of the river. The link from the town centre to the waterfront is the most important of these and should encourage movement between the town centre and the site. The dock is to be retained with public space and uses formed around it. The A-listed Titan Crane is a pivotal feature of the site and development should integrate it within the overall layout and maintain and create views of the crane from within and outwith the site.

It is expected that the site will contribute significantly to the green network within West Dunbartonshire, particularly through the provision of waterfront access which is a requirement of the development of this site. Other green and civic spaces should be included within the layout so as to meet the requirements of residents and contribute to the quality of the overall development.

The site's links to Dumbarton Road and Clydebank town centre will provide accessibility to public transport. The provision of Fastlink to Clydebank and the Golden Jubilee Hospital remains a possibility (see Supporting Development section), with one option being the passing of the route through the Queens Quay site. Strathclyde Partnership for Transport and the Council should be consulted during the masterplanning of the site so that an up-to-date position on Fastlink can be reflected. If a route through Queens Quay is

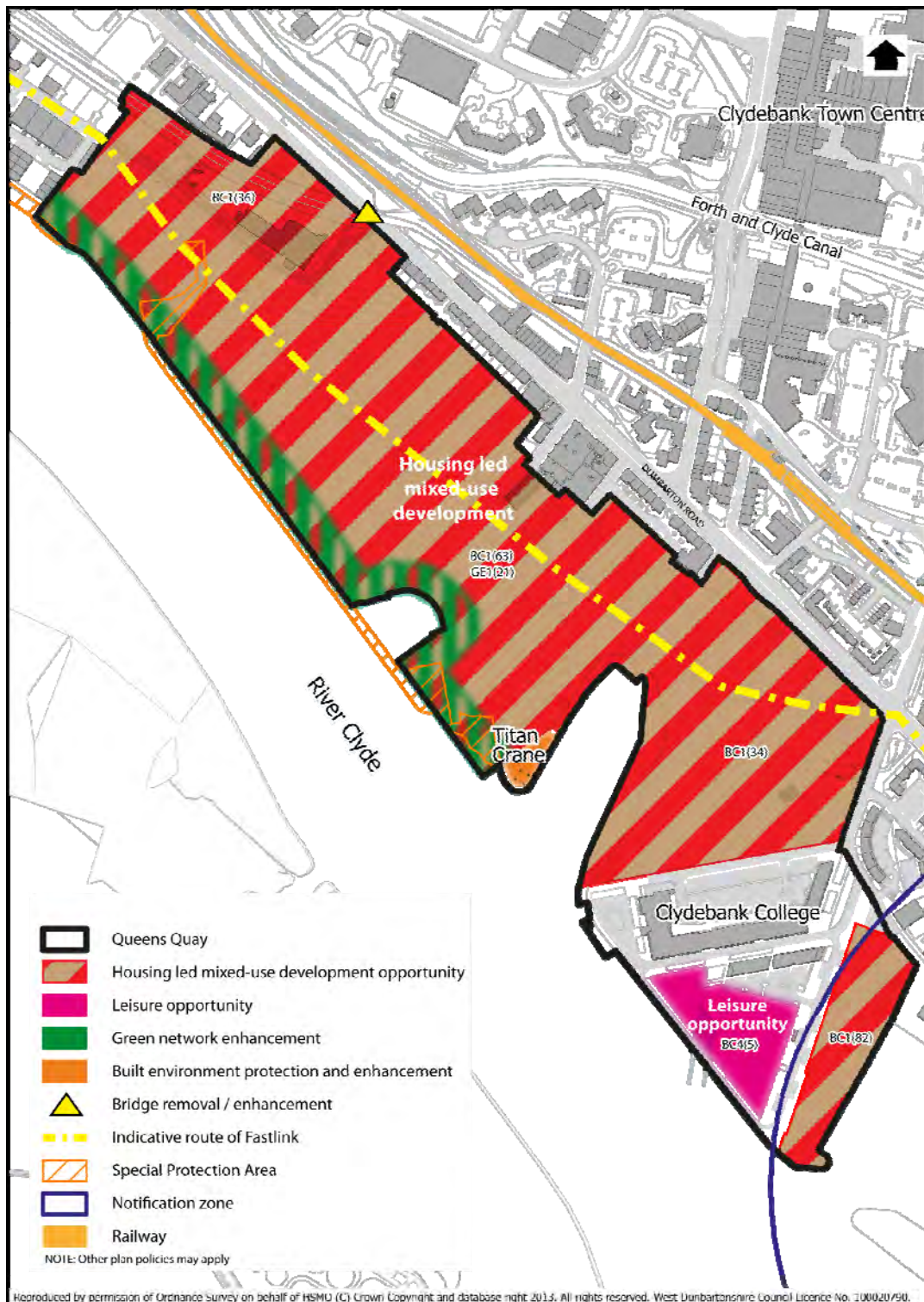
considered to be the preferred option then provision of the necessary infrastructure will be a requirement of any development.

Part of the site falls within the 1:200 year flood area. To address the risk of flooding on the site, levels will require to be raised or remodelled, flood defences improved, and buildings designed appropriately to protect them from flood risk, all without exacerbating the risk of flooding elsewhere. SEPA should be consulted early in respect of any proposals for the site. Riverside walls are required to be improved and repaired as part of any development of the site.

The Queens Quay site adjoins the Inner Clyde SSSI and Special Protection Area. Development at Queens Quay must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area in terms of disturbance or pollution.

Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.







## **Our Changing Places – Carless**

Situated between the River Clyde and the Forth & Clyde Canal close to Old Kilpatrick, the former Carless Oil Refinery is a relatively secluded but large site of around 17 hectares. The site is separated from the canal and its towpath by a dismantled railway line which over time has become a locally important wildlife corridor (reflected in its designation as a Local Nature Conservation Site) running from the Saltings Local Nature Reserve to the Golden Jubilee Hospital. The foreshore forms part of the Inner Clyde Special Protection Area. A large complex of bonded warehouses sits to the east and its notification zone affects the east of the site. Oil refining operations ceased in 1992 and the site is now vacant and derelict, with only a few features of its former use including the tanker jetty remaining. As a legacy of this past use the land at Carless is designated as contaminated under Part II of the Environmental Protection Act 1990. Overhead power lines run through the eastern edge of the site.

This Plan's strategy for Carless is:

- new development resulting in the remediation of the site - a range of uses, including housing, business and industry, will be suitable but retail will be limited to that required to serve any development on the site;
- green network enhancements, particularly along the Clyde waterfront, canal and former railway corridor; and
- access improvements - the provision of a new road access to the site from Dumbarton Road (crossing the Forth & Clyde Canal), enhancements to the access from Erskine Ferry Road and the provision of public transport within/close to the site.

The Plan requires that a comprehensive masterplan be agreed to guide development of this site.

The Plan supports a range of uses that would contribute to the remediation of the site with housing and business/industry uses preferred. For housing development, the Council will require evidence that the site can be remediated to a level making this use acceptable. Carless is part of the Clydebank Riverside Strategic Economic Investment Location, which is identified as an opportunity for investment in business and financial services and life sciences. Other uses such as hotel, leisure and public services will also be acceptable. Any retail development will be limited to that required to serve the residential population and other uses on the site, so as not to adversely impact on Clydebank town centre.

The foreshore at Carless lies within the Inner Clyde SSSI. The SSSI is designated for nationally important coastal habitat and estuary birds. The same area is also a Special Protection Area. Development at Carless must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area, in terms of disturbance or pollution.

Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan. A study of redshank behaviour at this location, over at least one overwintering season is very likely to be required in order to assess potential disturbance from both construction and operation of new development.

A new access road into the site will be required from Dumbarton Road at Freeland's Place. This would cross the Forth & Clyde Canal, with a sensitive solution that ensures the canal – a scheduled monument – and its setting is not harmed. The provision of open space within the Carless site will compensate for any loss resulting from the access road. Improvements to the Erskine Ferry Road access will also be required.

This Plan supports and expects green network enhancements to be integral to the development of the site. The site is identified as a strategic opportunity for the enhancement of the Glasgow and Clyde Valley Green Network, a place where there is the most significant prospect to deliver habitat, access, green and open space enhancement. This will entail protecting and enhancing the disused railway corridor; upgrading existing open space and providing new spaces; and ensuring green infrastructure is central to proposals for new buildings and infrastructure. Opportunities for green network enhancement exist along the Clyde waterfront, the canal and the former railway line. Enhancements could also be delivered to the eastern part of the site affected by the HSE notification zone and overhead power lines. Enhancements to the western edge of the site would create a connected corridor around its perimeter. Prior to remediation or development, temporary uses which enhance the green network value of the site will be supported and encouraged on the understanding that the site will eventually be developed.

Once developed, the Carless site could generate a large number of trips to and from the site. The provision of a new access from Dumbarton Road would improve its accessibility significantly, but to encourage sustainable travel to and from the site and to help integrate the Carless site with the surrounding area the Council is keen for the site to be served by a commercial bus operator. New road access will need to be of a standard to enable bus access and if necessary the Council will require financial contributions from the site developer(s) to support bus operations if the location and scale of development is such that accessibility improvements are required.



## **Our Changing Places: Esso Bowling and Scott's Yard**

The Esso Bowling and Scott's Yard sites are located on the Clyde waterfront between Bowling and Milton. The majority of the land, around 33 hectares, was previously occupied by the Esso Petroleum Company. The former fuel distribution terminal has lain unused since its decommission and clearance was completed in 2001. Most of the site is potentially contaminated as a result of its former use, and remediation is ongoing. The Esso site includes the B-listed Dunglass Castle and Henry Bell Obelisk Memorial. Immediately adjacent to the Esso Bowling site is Scott's Yard, a former shipyard at Bowling Harbour.

This Plan's strategy for the Esso Bowling and Scott's Yard sites is:

- to support the redevelopment of the Esso Bowling site primarily to increase the business and industry opportunities within West Dunbartonshire, with the option of residential development on Scott's Yard;
- to use the development of the site to enhance the Green Network; and
- the provision of an A814 link road which offers access to development on the sites.

The Plan requires that a masterplan be agreed to guide the comprehensive development of these sites.

The Esso Bowling site offers an opportunity for a scale of development which could significantly increase investment and employment in West Dunbartonshire. This Plan therefore supports uses such as business, industry, storage and distribution, leisure and tourism. Maritime-related uses making use of the Dunglass Basin and the deep water access the site offers will be particularly welcome. Only retail uses ancillary to the main use of the site will be permitted.

The Scott's Yard site, in addition to the above uses, has potential for residential development. This would be supported subject to an acceptable access being achieved, and any contamination being remediated to an acceptable level. Clearance of that part of Bowling Harbour associated with Scott's Yard, restoration of the associated harbour walls and provision of a path link along the harbour towards Bowling Basin will be a requirement of development of the Scott's Yard site.

The mudflats and saltmarshes west of the Esso Bowling site lie within the Inner Clyde SSSI, as does the foreshore below the sea wall. The SSSI is designated for nationally important coastal habitat and estuary birds. The same area is also a Special Protection Area. Development at Esso Bowling and Scott's Yard must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is

strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.

A study of redshank behaviour at this location, over at least one overwintering season is very likely to be required in order to assess potential disturbance from both construction and operation of new development.

Intertidal areas west of the site are believed to be particularly important to the redshank and green infrastructure uses will be encouraged towards the western end of the site to provide a buffer between development and this important habitat area. This will help to provide green network enhancements that will be a requirement of the site's development and could be multi-functional through providing sustainable water management, habitat, landscape setting, and possibly recreational open space.

Also within the site is Dunglass Castle, a B-listed building, and within its grounds an obelisk memorial to Henry Bell, a B-listed structure. Any development should ensure that these structures and their settings are protected and enhanced. The restoration of the Castle is supported by this Plan.

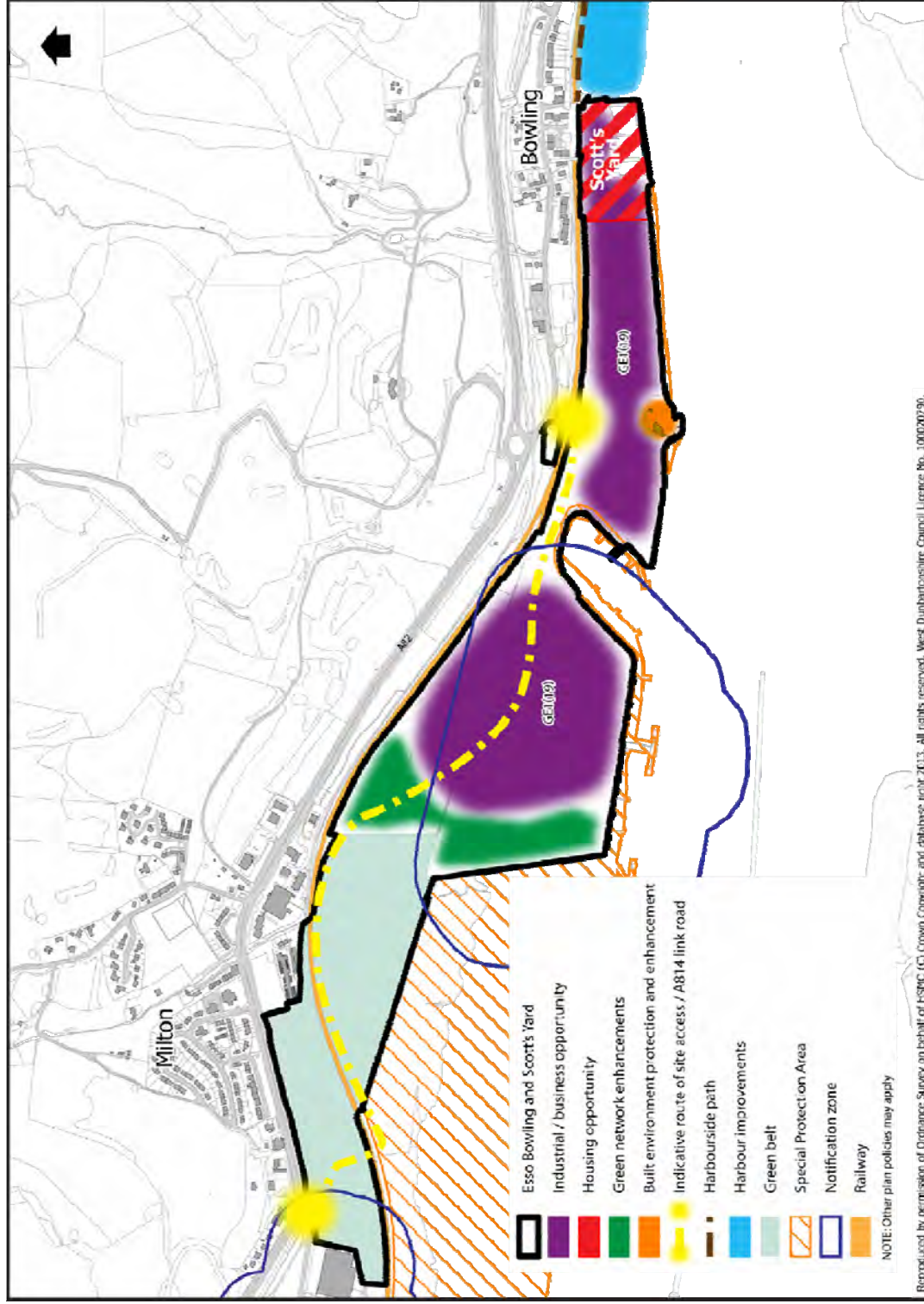
Both the Esso Bowling and Scott's Yard sites are identified as being at significant risk from flooding. Further studies are required to assess the exact nature of the flood risk, and the impact that any new development, infrastructure and flood management will have. Because of the flood risk some uses which are particularly vulnerable to flooding will not be acceptable on parts of the sites. Development on areas not directly at risk from flooding may be restricted if the access to them is at risk of flooding. To address the risk of flooding on the site, levels will require to be raised or remodelled, flood defences improved, and buildings designed appropriately to protect them from flood damage. SEPA should be consulted early in respect of any proposals for the site.

The Main Issues Report highlighted the possibility of extending the developable area of the Esso Bowling site westwards towards the Dumbuck junction so as to make development more viable. It is recognised that this greenfield area is at significant risk from flooding and lies immediately adjacent to the SSSI/Special Protection Area. It may also have a role to play in enabling coastal realignment, mitigating the impact of sea level rises and flooding elsewhere. This area will therefore be retained as greenbelt.

It remains an aspiration of the Council that an A814 link road is provided through the Esso site between the Dumbuck junction in the west and the Dunglass roundabout in the east. This would serve new development, provide a through route for public transport and a relief route for the A82 Trunk Road if it became blocked. To the west, the route is to run close to the existing railway line to avoid building a physical barrier across land with the potential to provide coastal realignment. The route through the developable area can be identified through the masterplan but is expected to curve into the site so as to serve development. Junction arrangements at Dumbuck and Dunglass will

have to be designed to the satisfaction of Transport Scotland. The new road will have to cross an operational railway at two locations and close liaison with Network Rail will be required in order to minimise impact on railway operations during construction and operation. If this new road is constructed it is expected that access to the Scott's Yard site will be taken from it, rather than it requiring a separate access, which would require an additional railway crossing. This would enable the closure of the existing level crossing into the Scott's Yard site.

As the scale of development anticipated on the site is significant, it is essential that it is accessible by walking, cycling and public transport. Path access into and through the site will be a requirement, including a new footbridge to the east of the site giving access over the railway as close as possible to Bowling railway station. Road access would need to be of a standard to enable bus access. The Council may require financial contributions from the site developer(s) to support bus operations.





## **Our Changing Places – Bowling Basin**

The Bowling Basin site is located between the villages of Bowling and Old Kilpatrick and is the ownership of Scottish Canals. The Forth and Clyde Canal runs through the site. There is activity on and along the canal with boats moored within two canal basins, and the towpath, which forms part of National Cycle Route 7, used for cycling and walking. A former railway line runs through the site, under part of which there are arches, some of which are occupied for commercial uses. There have been improvements to the public realm along some parts of the Canal, but those parts closest to Bowling Harbour have still to be improved, as have the walls of the harbour. The majority of the land to the south of the canal is wooded. To the south of the wooded area is a beach along the Firth of Clyde.

This Plan's strategy for the Bowling Basin site is:

- to create an exemplar of an integrating green infrastructure approach to development;
- residential development along both sides of the Canal;
- low density housing within improved woodland south of former railway line;
- green network enhancements including a linear park along the former railway line; and
- commercial and leisure uses centred on the lower basin and former railway arches.

The Plan requires that a masterplan be agreed to guide the comprehensive development of this site. Bowling Basin is an important green network asset, with features such as the canal, cycle route and areas of woodland. An Integrating Green Infrastructure (see Enhancing our Green Network section) approach to masterplanning the site is strongly encouraged with enhancements to recreational open space, habitats, and access routes and innovative approaches to surface water management expected. The site has the potential to become an exemplar of a green network approach to development.

Housing along both banks of the canal, and 'living on the water' proposals will be supported. On the south bank of the canal, housing will be acceptable in the area up to the former railway line. South of the former railway line, closer to the River Clyde, housing within a woodland setting will be supported. Whilst not a designated nature conservation site, the woodland is locally valued, forms part of the green network and provides a wildlife habitat which stretches eastwards into the Saltings Local Nature Reserve. Development within the woodland should be designed to minimise the impact on the woodland's role as a habitat and include enhancements to this role.

The foreshore at Bowling Basin lies within the Inner Clyde SSSI. The SSSI is designated for nationally important coastal habitat and estuary birds. The same area is also a Special Protection Area. Development at Bowling Basin must not have an adverse effect on redshank, which are the qualifying interest of the Special Protection Area, in terms of disturbance or pollution.



Proposals for development must be accompanied by an expert appraisal to inform project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan. A study of redshank behaviour at this location, over at least one overwintering season is very likely to be required in order to assess potential disturbance from both construction and operation of new development.

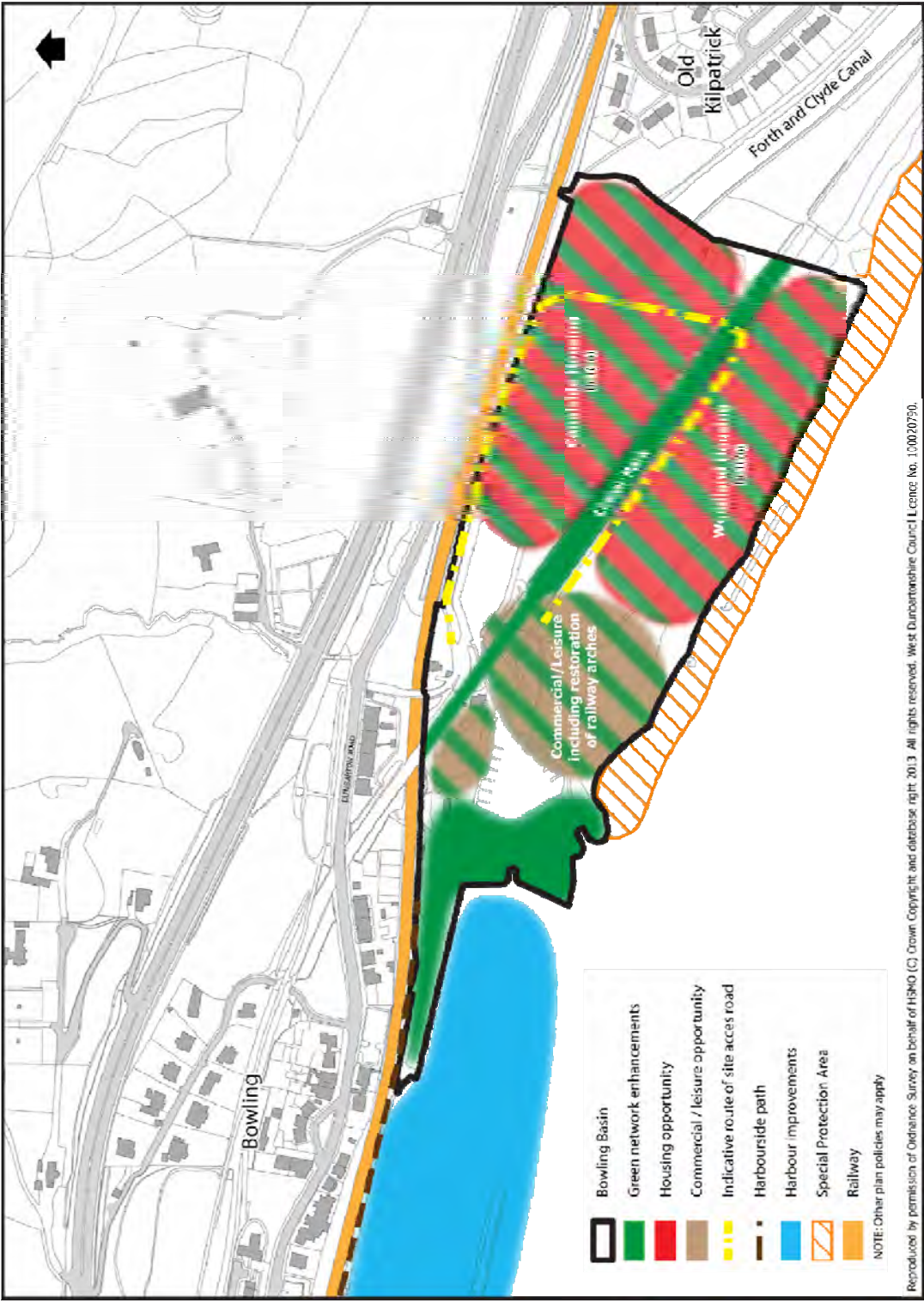
The commercial and leisure elements of the site are to be focussed around the lower basin and the old railway arches. Shops, cafes, restaurants, a hotel and boating related commercial uses will be considered acceptable at this location.

All canalside development must be sympathetic to the canal, which is a scheduled monument, and its setting, including listed buildings.

The old railway line including the bridge is considered to offer an opportunity to create a linear park through the site and to provide an improved route for National Cycle Route 7 which is currently separated by the A814/Dumbarton Road where cyclists currently have to dismount. Along with the canal and its towpath, the linear park would help Bowling Basin to become a focal point in West Dunbartonshire's green network. The creation of this park would include improving the railway arches and making them ready for occupation. Creation of the park and improvement of the arches are supported by this Plan and will be expected to form part of the overall development proposals for the site and implemented in phases linked to the development of houses on the site (phasing to be established by the masterplan or a planning agreement).

A vehicular access is required to serve the new houses and commercial uses on the south side of the canal. A secondary emergency access may also be required. The coastal location of the site means that there will be a flood risk. Measures will have to be taken to protect the site from flooding which do not increase the risk of flooding elsewhere. The Council's Roads & Transportation Service and SEPA should be involved in the development of proposals for the site.

The area closest to Bowling Harbour is in need of improvement. The public realm here is still to be improved, harbour walls are to be stabilised, and a path along the harbour towards the Esso Bowling/Scotts Yard site and Bowling railway station is required. The harbour itself could be brought into active use, through the introduction of boat moorings. Such measures are encouraged but are not expected to be delivered in connection with the residential development of the site.



## **Our Changing Places – The Lomond Canal**

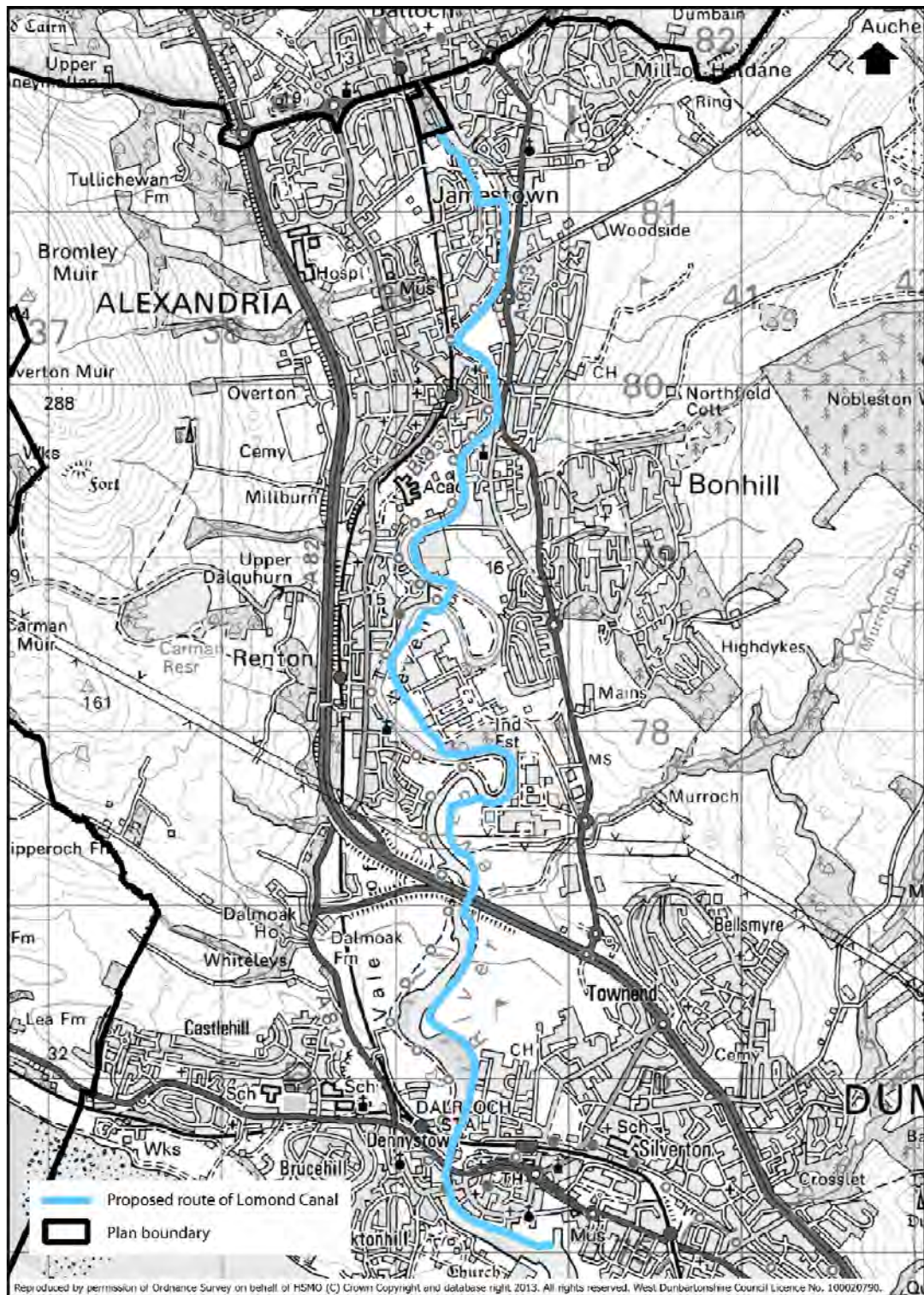
Scottish Canals has a proposal for a new canal running alongside the River Leven from the River Clyde at Dumbarton to Loch Lomond at Balloch. As well as connecting the Clyde and Loch Lomond it would allow canal journeys across central Scotland to Loch Lomond, owing to the proximity of the Bowling terminus of the Forth and Clyde Canal.

Scottish Canals has identified a number of benefits associated with the Lomond Canal. It would increase visitor numbers to West Dunbartonshire, thus growing the local economy and increasing employment. It would also provide a new recreational resource for local people, improving health and well-being. As a major construction project it would have significant economic benefits during its construction period. It would increase awareness of West Dunbartonshire and provide an economic boost as sites close to the canal become more attractive investment locations. It has been suggested as a strategic solution to managing flood risk within Dumbarton and the Vale of Leven. There could also be economic and community benefits associated with hydro-electric schemes and the commercial use of water.

The Plan supports the further investigation of the Lomond Canal proposal and will protect the route of the canal proposed by Scottish Canals from development for the period covered by this Plan. This will allow Scottish Canals to develop the project further and demonstrate whether the canal is financially and technically viable and environmentally acceptable.

The potential environmental impact of the proposed canal will have to be carefully explored. The route proposed by Scottish Canals runs alongside the River Leven and crosses it at three locations. The River Leven is a Local Nature Conservation Site in its own right and a migratory route for Atlantic salmon and brook lamprey, used by these protected species to travel between the Endrick Water Special Area of Conservation - a Natura 2000 site designated as a habitat for these fish species - and the Firth of Clyde and beyond. Matters such as the impact of the canal on the river banks and the flow and water quality of the river will have to be considered, as well as how the river crossings may affect migratory routes, and the threat posed by invasive species. Construction of the canal would also impact on the River Leven and works at Dumbarton harbour could potentially affect the wading birds of the Inner Clyde Special Protection Area. In terms of the Water Framework Directive, the canal should not lead to deterioration in the water quality of the River Leven or associated waters e.g. Loch Lomond. Should the Canal proposal progress in future, planning permission will not be granted unless it can be ascertained that the proposal would not adversely affect the integrity of the fish and wading bird interests of the Endrick Water Special Area of Conservation and Inner Clyde Special Protection Area.





## **Our Changing Places – Lomondgate and Vale of Leven Industrial Estate**

Lomondgate is a major residential and business development site centred on the former J&B bottling plant in Dumbarton. Covering over 40 hectares it is located on both sides of the A82 between Dumbarton and the Vale of Leven. To the south of the A82 are the BBC drama production studios and a development of approximately 350 new houses is well underway. North of the A82, international company and major local employer Aggreko has a large manufacturing and headquarters facility. Also to the north of the A82 is a roadside service area with food and drink uses and a hotel. Infrastructure is in place to facilitate the development of the remainder of the Lomondgate Business Park.

The Vale of Leven Industrial Estate is located north of Lomondgate. It is a post WWII industrial estate offering a mix of industrial units accommodating both international and local firms in both traditional and innovative sectors. The Vale of Leven Industrial Estate has a woodland setting adjacent to the River Leven, with the A-listed Strathleven House at its centre.

This Plan's strategy for Lomondgate and the Vale of Leven Industrial Estate is:

- support for the development of the Lomondgate Business Park and roadside services area;
- support for business and industrial uses on identified sites;
- support for residential development over an extended area south of the A82; and
- enhancement of existing properties and the Green Network within the Vale of Leven Industrial Estate.

Together Lomondgate and the Vale of Leven Industrial Estate are identified as a Strategic Economic Investment Location. They are in an advantageous location, just off the A82, and easily accessible to rest of the Glasgow city-region – with the city centre only 30 minutes away – and Loch Lomond, Argyll and the West Highlands. The location also benefits from good road links to the M8 and Glasgow International Airport. Public transport connections are good too, with buses passing through the area and some parts of the area close to railway stations.

The Council and Strathleven Regeneration, a Community Interest Company responsible for promoting and enabling the Lomondgate development, share the view that Lomondgate and the Vale of Leven Industrial Estate are complementary assets. Together they provide over 90 hectares of established and proposed employment land and services. They provide an employment location which hosts, and offers the opportunity for further investment in, key sectors of the economy including but not restricted to business and financial services, creative and digital industries, and tourism.

Development at Lomondgate is well underway and it is expected that the Plan period will see the completion of the residential development area, including on Area 5 which is released for residential development by this Plan (see

Building our Communities section). The roadside services area has remaining development plots, and a petrol filling station, visitor facility and further food and drink (Class 3) uses will be supported here.

The Plan supports the development of the Lomondgate Business Park area in accordance with the approved masterplan, providing approximately 18,500 sq.m. of business and industrial floorspace. This will include a mixed-use hub area to serve as a local centre for the business park. Ancillary retail, service and leisure uses will be supported within the hub.

Large scale retail development will not be supported on the Lomondgate site.

Despite its woodland and riverside setting, the Vale of Leven Industrial Estate is not without problems. There are both occupied and vacant premises which are in poor condition and several vacant sites, all of which impact on the amenity of the Estate and its competitiveness in attracting investment. The woodland and riverside setting is not subject to regular maintenance, meaning that less is made of this impressive setting than should be. Furthermore, the Estate is in multiple ownership making these issues difficult to address.

The Council does not have any ownership interest in the Estate but in viewing it as a Strategic Economic Investment Location, recognises a responsibility to help address these issues. It is active with partners, including Estate businesses, in seeking to address management issues to improve the attractiveness of the Estate. The Council, with partners, commissioned a Green Network Enhancement Study which has identified measures to improve the Estate as a place to operate a business, work, and visit for business or pleasure, as well as measures to improve habitats. The Council is active in seeking funding to implement these measures, which are supported by this Plan.

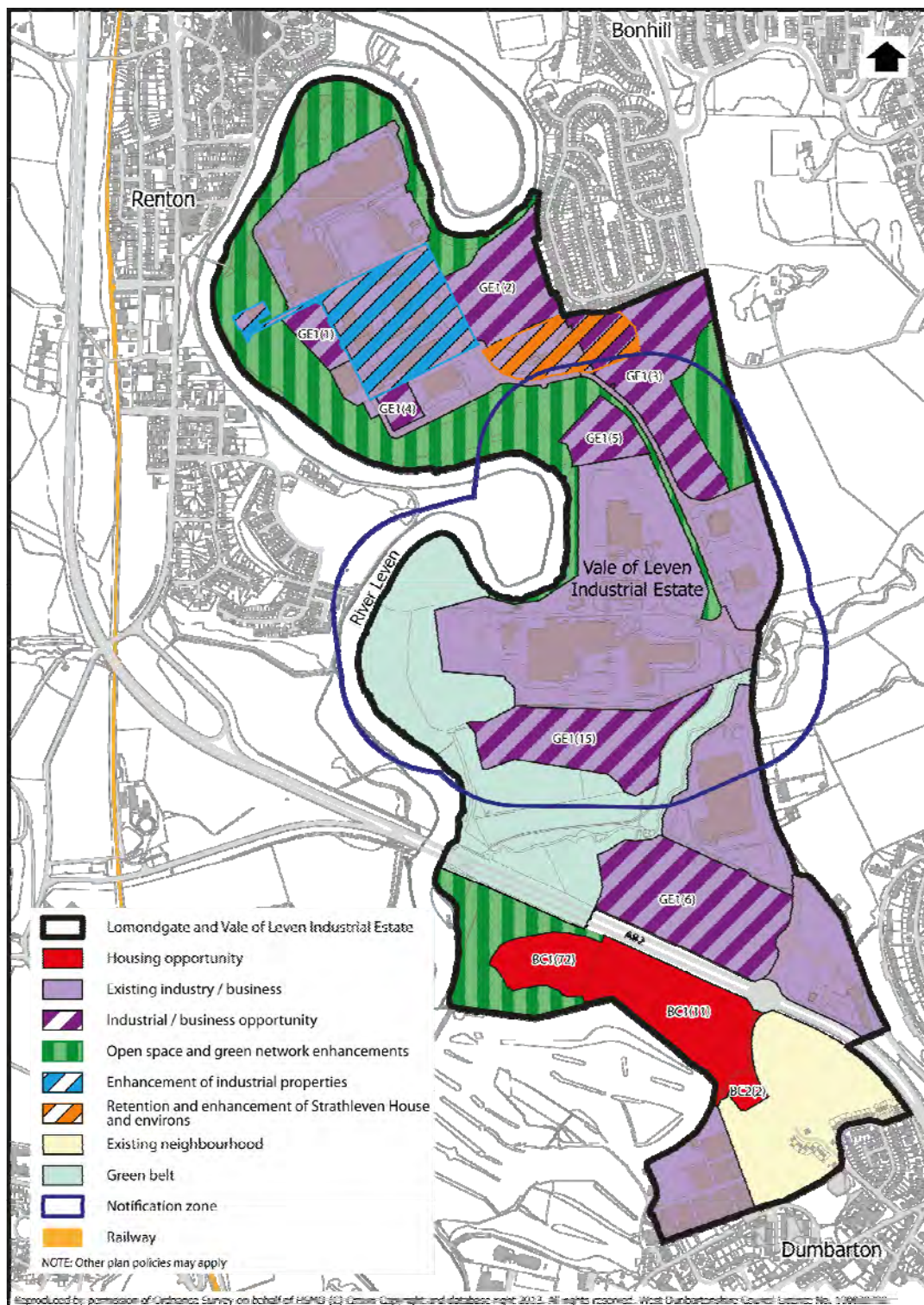
Several sites within the Estate are identified for business and industrial use and included in Schedule 1 in the Growing our Economy section. Proposals for uses other than Use Class 4, 5 and 6 on these sites and in existing premises are not encouraged and will be assessed against Policy GE2. Proposals for development sites and existing premises should improve the quality of the Vale of Leven Industrial Estate, including its Green Network value.

Strathleven House currently operates as a business centre. Continuation of this use is supported. Other uses which would secure the sustainable future of the House will also be acceptable including conversion to a hotel, institutional use or leisure. Any proposals for the House should also address its environs, and not lead to the further deterioration of the dovecot, and stables and coach house which are identified as Buildings at Risk, or the Designed Landscape.

The route of the proposed Lomond Canal runs through the Estate. The Plan protects the proposed route from any development that would prevent the implementation of the Canal. Green network enhancements along the

proposed Canal route will be acceptable on the understanding that they would be temporary until the Canal is implemented.







### **Our Changing Places – Young's Farm (Dumbarton FC)**

Dumbarton Football Club was founded in 1872 and is one of the oldest football clubs in Scotland. Since 2000 the Club has played in the next to Dumbarton Rock on Dumbarton's waterfront. Their stadium comprises one stand which incorporates the club's offices, dressing rooms and associated facilities along with hospitality, including two conference rooms. It has capacity for just over 2,000 spectators.

The Club's vision is to be successful at the highest level of football in Scotland at which it can be both financially viable and sustainable. It also wishes to play a wider role in the community, contributing to health, social well-being and the economy. To achieve this, the Club considers it is necessary to relocate to a new site as there are restrictions associated with its current stadium in relation to increasing crowd capacity, maximising non-matchday income and integration with training facilities. A new community 'sports hub' would allow Dumbarton FC to build football and non-football revenues and contribute to the availability, accessibility and quality of sporting facilities in the area.

Having assessed the possibilities afforded by a number of sites in and around Dumbarton – including sites at Dumbuck and Ezzo Bowling which featured in the Main Issues Report – the Club's preferred location for a new stadium is at Young's Farm, north of the Dennystown area of Dumbarton. This greenfield site is bounded on the eastern side by the River Leven, to the west by the railway and to the north by the A82.

The Council is supportive of Dumbarton FC investigating the suitability of this site further. Technical considerations include how the site can be accessed by road and sustainable means of travel, its impact on the trunk and local road network, and managing flood risk. Environmental considerations include the impact on the River Leven, which is a Local Nature Conservation Site and the migratory route for Atlantic salmon and brook lamprey to and from the Endrick Water Special Area of Conservation, a Natura 2000 site designated as a habitat for these fish species.

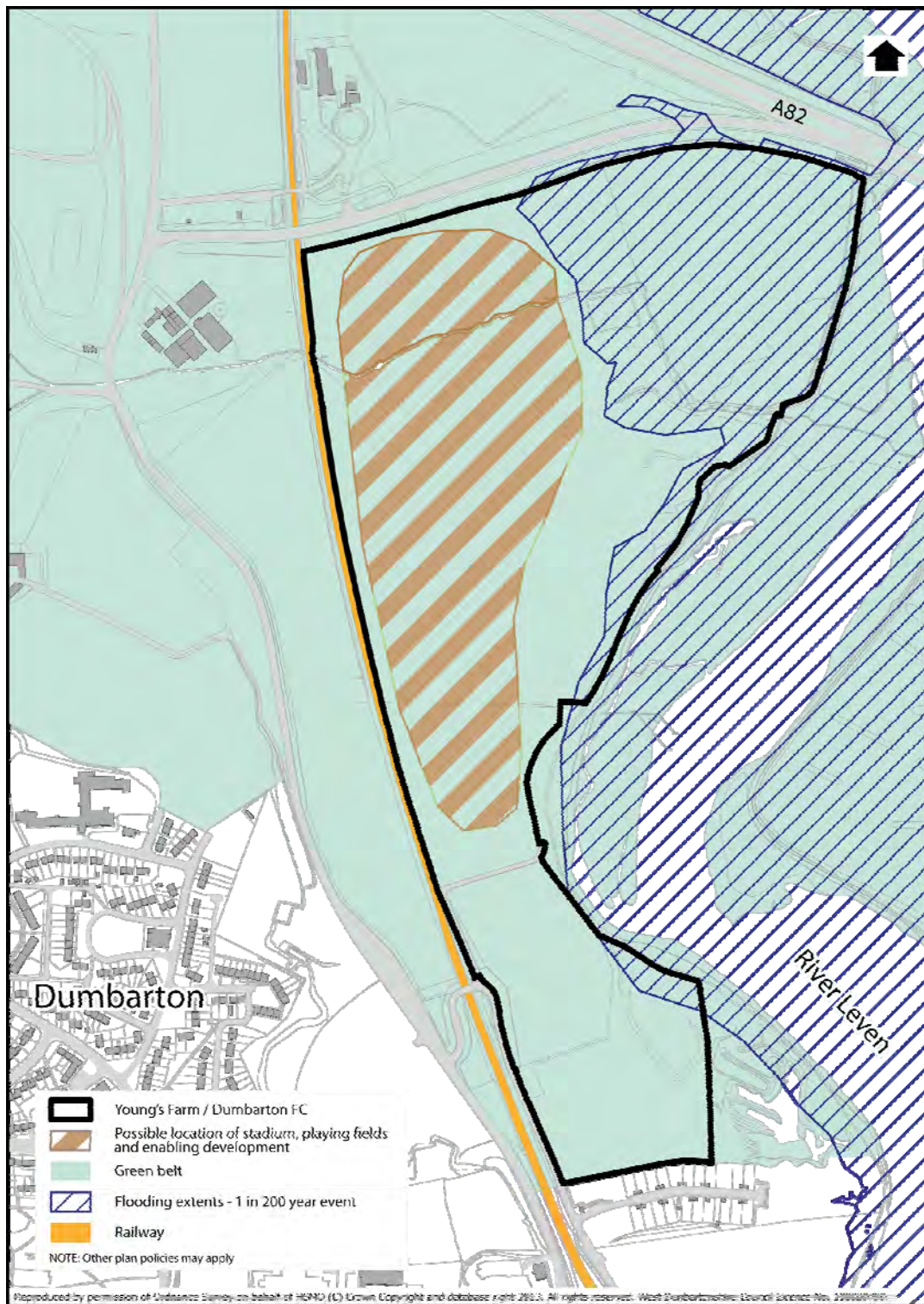
Another environmental consideration is landscape and visual impact - a new football stadium and associated development would be a significant change to the urban form of Dumbarton. Plans for the site should be based on minimising the intensity of built development. A preferred approach would be to integrate as many of the necessary facilities as possible within the stadium building. Development should be carefully integrated into an enhanced landscape setting.

The Club has indicated that enabling development will be required to support the financing of the stadium and increase the Club's non-football revenue base. The preference for containing built development in the stadium applies to the enabling development as well. Appropriate enabling development would include a hotel and events/conferencing facilities and sports related uses such as a gym and sports pitches, although the noise and light pollution impact of the latter would require careful assessment. Retail development would not be

supported unless ancillary to the operation of the football club. It would be a requirement that the football stadium is developed and operating prior to any enabling development operating.

Should the Club's investigation of the site demonstrate it to be viable for a new stadium, a masterplan should be developed prior to the submission of any planning application, showing all required development and taking account of the above considerations.

The Young's Farm site is in the green belt and that designation is not changed by this Plan. The only development that the Plan is supportive of being investigated on this site is that associated with a new stadium for Dumbarton FC.



## **Our Changing Places – The Green Network**

Open and green spaces in West Dunbartonshire, such as parks, playing fields and woodlands are fundamental to what makes our area distinctive; to attracting visitors and investment; and to the wellbeing of our communities. Together these spaces form a green network within West Dunbartonshire and link to similar networks in other authority areas. West Dunbartonshire forms part of the Central Scotland Green Network, a National Development identified in the National Planning Framework.

Green networks serve a number of different functions and deliver a range of benefits. As connected habitats, active travel routes, and recreational and amenity spaces, green networks contribute to economic growth, placemaking, creating stronger and healthier communities, biodiversity, and climate change adaptation. Green networks which are multifunctional bring the greatest benefits. For example, open space areas of recreational value can be designed for surface water storage during storm events, provide habitat benefits through appropriate planting and a high-quality setting for new development.

This Plan's strategy for the green network is:

- to safeguard the existing green network; and
- to ensure new development enhances and expands the green network by creating new multifunctional green and open spaces, and improves existing green network assets and the connections between them.

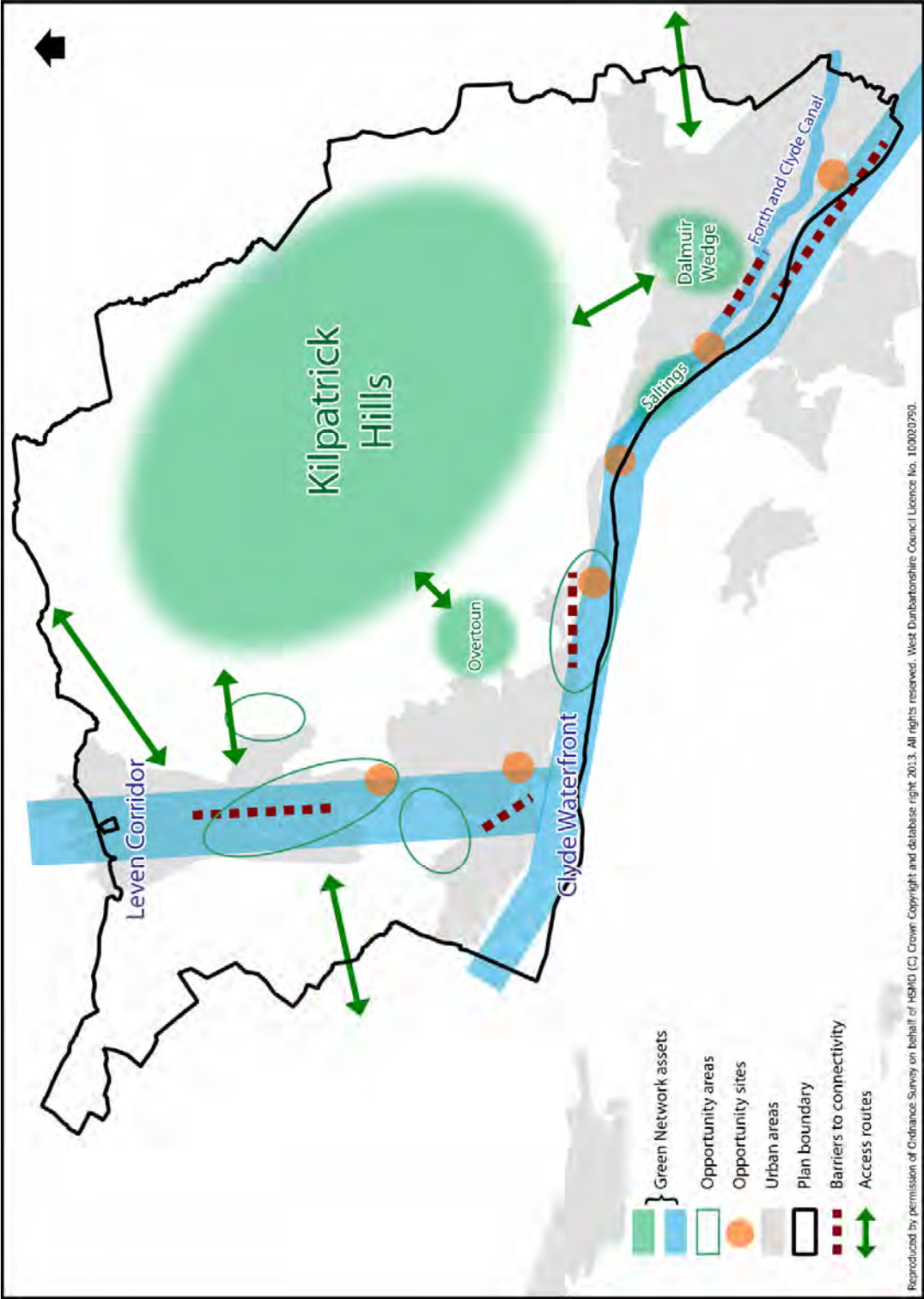
The Rivers Leven and Clyde form the spine of the green network in West Dunbartonshire. These river corridors and key green network locations such as the Dalmuir wedge, the Saltings and Overtoun are linked through the urban area, and to the Kilpatrick Hills and the Muirs to the west of the Vale of Leven, by way of paths, burns and habitat corridors including the Forth & Clyde Canal and the national cycle route.

The existing green network will be safeguarded from fragmentation. New development, particularly that identified in Our Changing Places, offers opportunities to enhance and expand the network. A number of opportunities have been identified in green network strategies prepared for the Clyde Waterfront, Strathleven Corridor, Vale of Leven Industrial Estate and Kilpatrick Hills and through Green Network Opportunities Mapping which identifies locations where development and the targeting of resources can deliver multiple benefits.

The Council expects that the green network will be integral to development proposals and that enhancements to the green network are considered from the outset of the design process, based on spatial analysis which goes beyond site boundaries.

Supplementary guidance will provide more detailed mapping of the green network; identify key locations and projects for its enhancement; and

establishes general principles for green network delivery across West Dunbartonshire.



## **Our Changing Places – Kilpatrick Hills**

The rugged uplands of the Kilpatrick Hills rise above our settlements and provide a stunning backdrop to the urban areas of West Dunbartonshire, creating a unique sense of place. Expanding across the plan boundary into East Dunbartonshire and Stirlingshire, the Kilpatrick Hills have special landscape qualities and form an extensive habitat network. They are also an important resource for recreation, including walking and fishing.

This Plan's strategy for the Kilpatrick Hills is:

- to protect and enhance landscape character;
- to protect and enhance the integrated network of habitats and important geological features; and
- to improve access to the Hills.

The value of the Kilpatrick Hills landscape is recognised by its designation in this Plan as a Local Landscape Area. Despite their proximity to our settlements, parts of the Kilpatrick Hills have a strong sense of remoteness and wildness, particularly at their core. Open horizons offer panoramas and a unique diversity of views, including right across central Scotland and northwards to the National Park, from which 'borrowed' views increase the perceived scale of the landscape. The key landscape and visual characteristics of the Kilpatrick Hills are described in further detail in the Statement of Importance and Supplementary Guidance is to be produced to set a framework for the protection and enhancement of the area's special qualities.

As well as the Kilpatrick Hills landscape value, the area features a network of nationally and locally important nature conservation sites. Five Sites of Special Scientific Interest (SSSI) are found within the Kilpatrick Hills. Much of the rest of the Kilpatrick Hills have been designated as Local Nature Conservation Sites. These provide the SSSIs with a robust framework of buffers and habitat connectivity which contribute to safeguarding their viability and recognise the wildlife value of the Kilpatrick Hills' open mosaic of habitats.

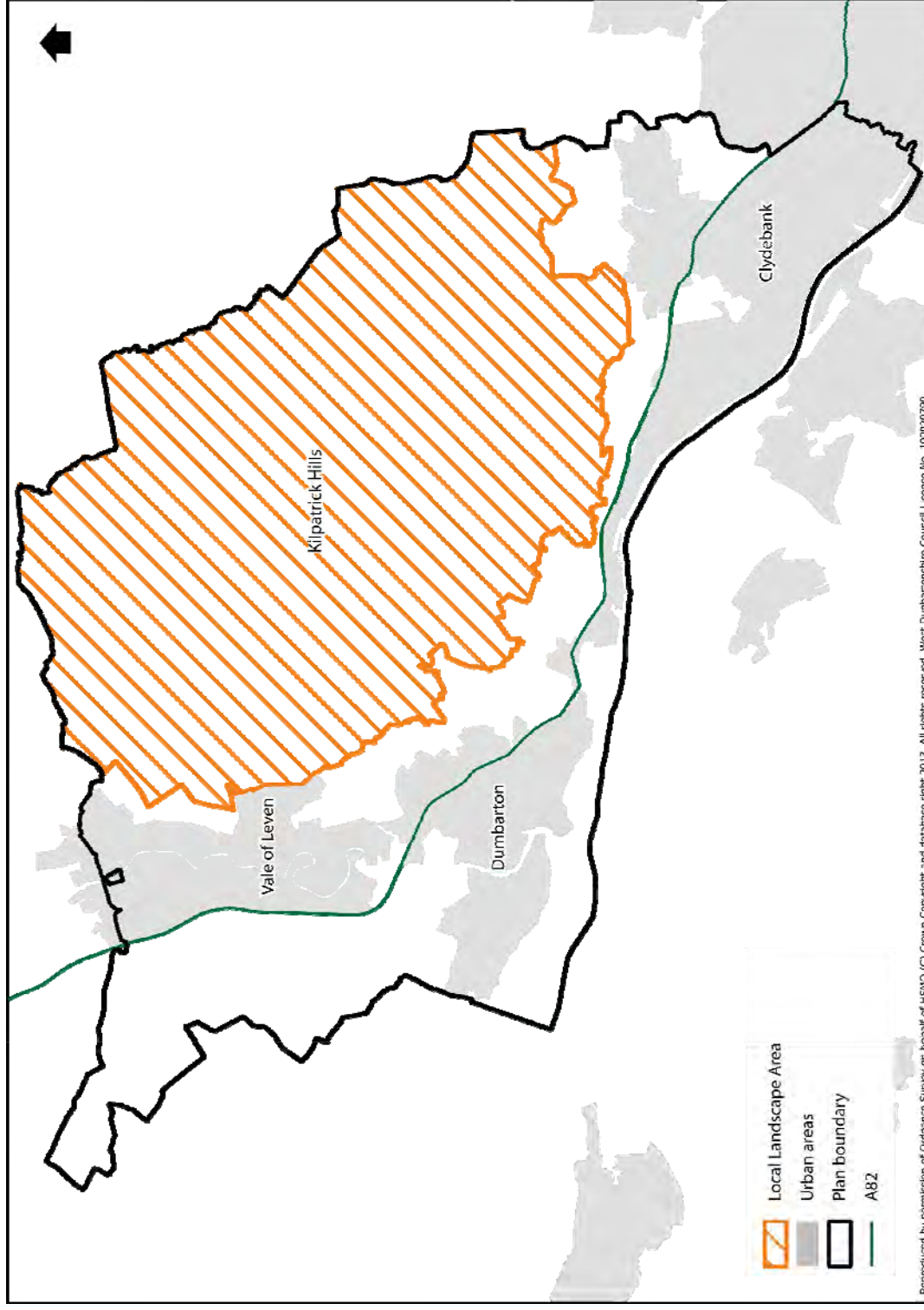
Large parts of the Kilpatrick Hills are in the ownership of the Forestry Commission and Woodland Trust. The Forestry Commission plans to restructure its long-established areas of productive forest at Auchentorlie, Knockupple, Merkins and Auchineden to provide woodland cover more appropriate to its setting, creating mixed age woodlands which better respect the topography of the Hills and transitions within the landcover. Some forestry areas, once felled, will return to bog or wet woodland. Other sites will see new native woodlands created. Cochno Hill and Gavinburn have been purchased by the Forestry Commission for this purpose and at Lang Craigs the Woodland Trust has involved the local community in creating a native woodland of over 250,000 trees.

The Kilpatrick Hills are connected to the wider green network by a number of core paths and burn corridors – key features which link the habitat network and enable residents and visitors to West Dunbartonshire to enjoy the

Kilpatrick Hills. Diagram X shows the relationship between the Kilpatrick Hills and the Green Network. The fringes of the Kilpatrick Hills are on the doorstep of our settlements and locations such as Overtoun and Edinbarnet are important gateways. The Green Network Study for the Kilpatrick Hills incorporates a strategy with six objectives relating to: access and recreation; habitats and landscapes; land management; communities and education; and climate change adaptation and mitigation. It is accompanied by an action plan. The Council will continue to work with its partners to implement the actions of the Kilpatrick Hills Green Network Study.

No landscape can be expected to remain unaltered and changes to forest and woodland cover, development and even climate change mean that the appearance of the Kilpatrick Hills will change over the lifetime of this development plan. The policies of this plan that seek to enhance the green network (see Enhancing Our Green Network) together with the Kilpatrick Hills Supplementary Guidance, set out the Council's position for managing change within the Kilpatrick Hills. Forest restructuring and the projects identified in the Green Network Study represent opportunities to enhance the environment of the Kilpatrick Hills and to promote their use and enjoyment. This Plan supports these opportunities.







## **Developing Sustainably**

### **Introduction**

The location and design of development are major influences on moving towards a more sustainable future. The most sustainable locations for new development are normally within our existing urban area on previously developed land and close to the public transport network and existing infrastructure. Development can minimise the use of scarce resources, both in construction by using sustainable materials, and in operation by minimising the use of carbon-based energy and the creation of waste. Development can also be sustainable by being of a lasting and adaptable use and design, and by not impacting on the enjoyment or operation of adjacent land and buildings.

Energy production and climate change are amongst the most common issues associated with sustainable development, and they are both relevant to West Dunbartonshire. The area has wind and water resources which may be suitable for energy production. It is also an area affected by flooding which is predicted to increase in severity and frequency as a result of climate change. Planning has a role to play in encouraging renewable energy production and in reducing the risk of flooding.

This section sets a framework for addressing these issues.

### **Successful Places and Sustainable Design**

All types of development can contribute towards a more sustainable future by creating or contributing towards successful places through their location, layout and design.

Policy DS1 sets out criteria to be considered when preparing and assessing development proposals. These relate to the six qualities of successful places. All development proposals will be assessed against the relevant criteria of this policy and it should be used as a guide to develop and improve proposals. Other policies of the Plan will also be relevant depending upon the location and type of development.

### **Policy DS1**

**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:**

<b>Distinctiveness</b>	<b>Resource efficient</b>
<ul style="list-style-type: none"><li>✓ reflects local architecture and urban form, reinstating historic street patterns where appropriate;</li><li>✓ fits within the local landscape or</li></ul>	<ul style="list-style-type: none"><li>✓ reuses existing buildings and previously developed land;</li><li>✓ minimises energy use and loss, including by taking advantage of</li></ul>

<p>streetscape, with regard to materials, design and layout;</p> <ul style="list-style-type: none"> <li>✓ contributes positively to our built heritage, aiding the interpretation of historic buildings, monuments and places;</li> <li>✓ makes the most of important views;</li> <li>✓ retains built or natural assets which make the local area distinct;</li> <li>✓ creates quality open spaces, using native species in landscaping.</li> </ul>	<p>natural sunlight and shelter;</p> <ul style="list-style-type: none"> <li>✓ incorporates low or zero carbon energy-generating technologies (see Annexe 1 for detail);</li> <li>✓ makes use of available sources of heat;</li> <li>✓ uses building materials from local or sustainable sources</li> <li>✓ higher density in town centres and areas with convenient access to good public transport services;</li> <li>✓ provides space for the separation and collection of waste.</li> </ul>
<p><b>Welcoming</b></p> <ul style="list-style-type: none"> <li>✓ creates an attractive gateway to the development or the local area;</li> <li>✓ easy to find a way around, through simplicity of layout and/or signage;</li> <li>✓ creates an attractive and active street frontage;</li> <li>✓ accessible to all;</li> <li>✓ creates landmarks and incorporates street art and street furniture.</li> </ul>	<p><b>Adaptable</b></p> <ul style="list-style-type: none"> <li>✓ in areas that are subject to change (e.g. town centres and industrial areas) new development is suitable for a range of uses;</li> <li>✓ new housing is designed to be suitable for a mix of occupants;</li> <li>✓ buildings or spaces likely to be become neglected or obsolete are avoided.</li> </ul>
<p><b>Safe and Pleasant</b></p> <ul style="list-style-type: none"> <li>✓ avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing;</li> <li>✓ enables natural surveillance of public spaces and does not create spaces which are unsafe or likely to encourage or facilitate crime;</li> <li>✓ distinguishes between private and public space;</li> <li>✓ incorporates appropriate lighting.</li> </ul>	<p><b>Easy to move around and beyond</b></p> <ul style="list-style-type: none"> <li>✓ provide good path links within the development, to the wider path network and public transport nodes;</li> <li>✓ place the movement of pedestrians and cyclists above motor vehicles;</li> </ul>

### Settlement Strategy

The most sustainable locations for new development are within our existing towns and villages (the urban area). Sites within the urban area are generally closer to the facilities that people need to travel to or closer to public transport services, so the need to travel by private car is reduced, lowering carbon emissions. Development within the urban area is predominantly on previously developed land. Generally, this produces less carbon than developing a greenfield site, and has the added benefit of bringing back into productive use

what can often be degraded or derelict land which has an adverse impact on the surrounding area.

West Dunbartonshire has a significant amount of vacant and derelict land. Whilst vacant sites can often detract from an area, they are also an opportunity. West Dunbartonshire's vacant and derelict land register records that there are 100 ha of land available for housing development and 90 ha available for commercial development such as shops, offices and factories. Other vacant sites have the potential to contribute towards the Green Network. Whilst some greenfield land is identified by this Plan to meet identified development requirements, additional greenfield development outwith the urban area, as well as being less sustainable, would reduce the focus on the regeneration of brownfield sites and the urban area as a whole.

The West Dunbartonshire green belt helps direct new development to the urban area. It provides a landscape setting for West Dunbartonshire's towns and villages, and opportunity for access to open space around them. This Plan, therefore, restricts development in the green belt so as to assist urban regeneration and maintain the attractiveness and character of the area. Some parts of rural West Dunbartonshire do not meet the purposes of green belt so are designated as countryside, and development is also restricted here. The Plan identifies some opportunities for development in the green belt, which either have the benefit of planning permission or are considered appropriate for the location identified. Development with a necessity to be located in the green belt or countryside may also be acceptable.

## **Policy DS2**

**Development outwith the urban area identified on the Proposals Map will be restricted to the opportunities identified by this Plan and the following uses:**

- **development associated with agriculture, horticulture and forestry, including new houses justified as required to support these uses;**
- **leisure and tourism uses requiring, and appropriate for, a rural setting;**
- **extensions and outbuildings within the curtilage of existing buildings which are proportionate and appropriately designed in relation to the existing building;**
- **the appropriate re-use of existing buildings which it is desirable to retain for their local significance or historic or architectural character, subject to that character being retained; and**
- **infrastructure with a specific locational need.**

**Development in the green belt or countryside must be suitably located, designed and landscaped to minimise impact on its setting and not undermine the purpose of the green belt at that location.**

## **Accessibility**

Private car journeys are a significant source of carbon emissions. Reducing the number of private car journeys is therefore an important means of reducing carbon emissions. Land use planning can contribute towards this by directing development to locations close to facilities such as schools and shops thus reducing the need to travel, and to locations with good access to public transport reducing the need to travel by private car.

There are other benefits of directing development to accessible locations. It makes them accessible to people who do not have access to a car; improves health and well-being by encouraging walking and cycling; and reduces congestion on our roads which has benefits for both the economy and air quality.

West Dunbartonshire is well-served by public transport, and it is considered reasonable that all significant travel generating uses should be located within 400 metres of bus stop or railway station which has an hourly service as a minimum.

### **Policy DS3**

**Significant travel generating uses are required to locate within 400 metres of the public transport network. All development should include measures to ensure the development is easily accessible by active travel or sustainable means of transport.**

### **Air Quality**

Air quality can be diminished by the outputs of industrial processes or a concentration of vehicle emissions. The planning system has a role to play in maintaining air quality. It can keep apart potential polluting sources (such as industrial processes) and sensitive receptors (such as houses and hospitals). It can also prevent development that would lead to traffic congestion and direct development to sustainable locations, thus reducing emissions from motor vehicles.

Continual monitoring of air quality in West Dunbartonshire since 1999 has not indicated a requirement for an Air Quality Management Area to be established.

### **Policy DS4**

**Development that would: exacerbate existing air quality problems, introduce new sources of air pollution that would impact on sensitive receptors, or introduce sensitive receptors close to areas with air quality problems, will not be permitted unless adequate mitigation measures are included with the proposals.**

### **Renewable Energy**

Increasing the proportion of energy we generate from renewable sources is a vital part of our response to climate change. Scotland's target is that by 2020 the equivalent of 100% of our demand for electricity will be met by renewable technologies such as wind, hydropower and energy from waste and biomass. West Dunbartonshire has resources which can be used to help meet this target. In addition to reducing carbon emissions, using renewable and waste resources to produce energy contributes to energy security and local economic growth.

Renewable energy developments can often prove controversial and raise a number of development management concerns. There can also be technical issues with regard to impact on aviation and broadcasting. It is important in establishing a framework of support for renewable energy developments that these matters are considered in assessing any proposals. More detailed considerations and direction will be set out in Supplementary Guidance on renewable energy and the Kilpatrick Hills.

### **Policy DS5**

**Renewable energy development will be supported where it:**

- a) avoids significant adverse impact on the green network, particularly:**
  - the habitat network and geo-diversity
  - landscape character
  - forestry and woodland
  - the water environment
  - the path network
- b) avoids significant adverse impact on built heritage, particularly:**
  - the Antonine Wall
  - scheduled monuments and other archaeology
  - listed buildings
  - conservation areas
  - gardens and designed landscapes
- c) avoids adverse impact on aviation and defence interests;**
- d) avoids adverse impact on telecommunications and broadcasting interests**
- e) avoids adverse impact on communities and residential amenity;**
- f) for wind energy:**
  - is outwith the areas of significant protection identified in the relevant spatial frameworks;
  - avoids adverse impact on the specified interests in the areas of potential constraint identified in the relevant spatial framework;
  - avoids significant adverse impact on the setting of and views to and from the Loch Lomond and the Trossachs National Park and Loch Lomond National Scenic Area; and
- g) accords with Supplementary Guidance.**

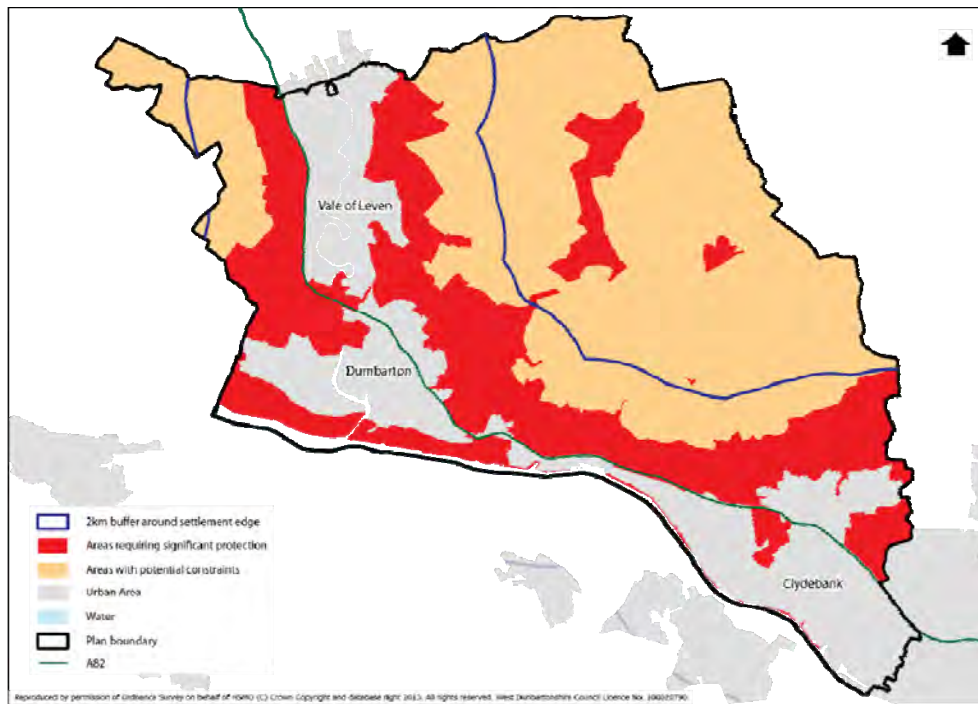
**Where appropriate proposals will be required to be accompanied by an agreement to restore the site once electricity or heat generation has ended.**

### Spatial Framework for wind energy

Local Development Plans are required to establish a spatial framework for the assessment of wind energy developments. The framework for West Dunbartonshire is set out below, differentiating between large-scale windfarms generating over 20MW, and smaller-scale windfarms generating below this level.

Map 1 sets out a spatial framework for wind farms generating more than 20MW of energy in the plan area. The green belt and sites of national and international natural heritage value are identified as areas requiring significant protection. The Kilpatrick Hills Local Landscape Area, Local Nature Conservation Sites, the Antonine Wall and buffer zone and the Glasgow Airport wind farm consultation zone (which covers the Plan area in its entirety) are identified as areas of potential constraint. A 2km buffer around the edge of our towns and villages is identified as an area which should not include areas of search. This desktop exercise therefore identifies no areas of search for wind farms of this scale.

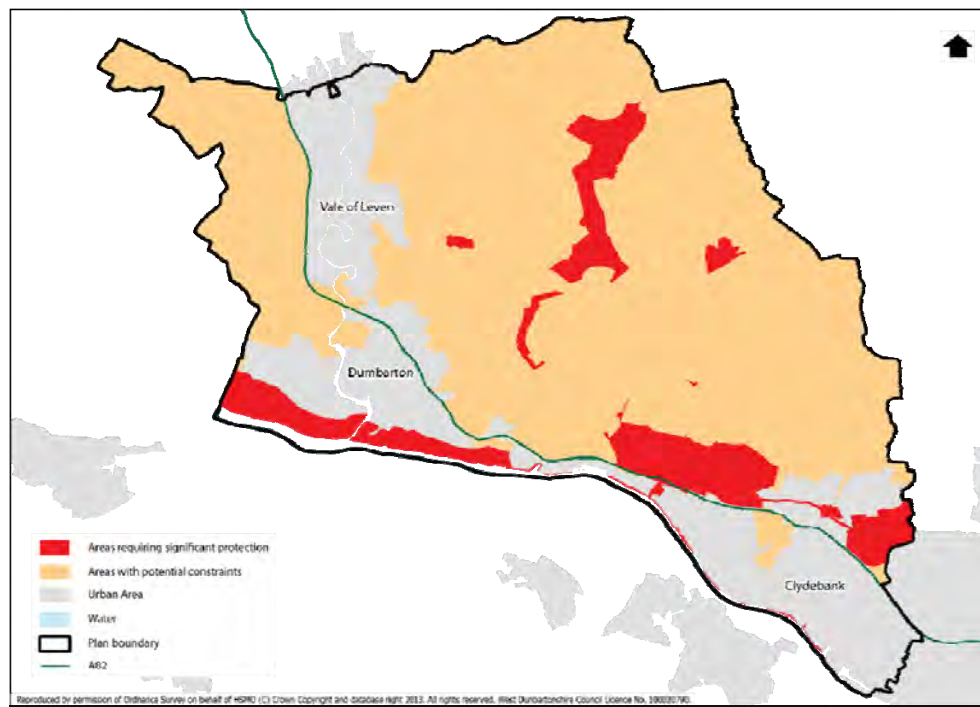
**Map 1 – Spatial Framework for large-scale (>20MW) wind farms**



Map 2 indicates the spatial framework for smaller-scale wind farms and single turbines. Windfarms generating less than 20MW and single turbines may be

appropriate within 2km of the urban edge and the green belt. The Inner Clyde Special Protection Area, all Sites of Special Scientific Interest and the Antonine Wall and buffer zone are identified as areas requiring significant protection. The Kilpatrick Hills Local landscape Area, Local Nature Conservation Sites and Glasgow Airport wind farm consultation zone are identified as areas with potential constraints. This desktop exercise therefore identifies no areas of search for wind farms of this scale.

**Map 2 – Spatial Framework for small-scale wind farms and single turbines**



Having no areas of search does not mean that wind farms or single turbines will not be acceptable in West Dunbartonshire. Rather, it means that careful assessment of proposals against Policy DS5 is required.

### Renewable Heat

Renewable heat is the production of heat – rather than electricity - from renewable sources. It is important because a significant proportion of the energy consumed in Scotland is used to heat properties and water. Renewable heat can be provided by biomass fuels and geothermal systems. Another source of heat is ‘waste’ heat derived from industrial processes which produce surplus heat.

Heat mapping involves identifying sources of renewable or surplus heat and potential users of that heat such as schools, hospitals, and houses that aren’t

on the gas grid. A heat network is the infrastructure used to distribute heat from the source to the demand.

Heat mapping and the potential for heat networks are issues that will be explored by the Council over the Plan period with Supplementary Guidance brought forward if necessary.

### Flooding

It is anticipated that flooding events in West Dunbartonshire could become more frequent and extreme as sea levels rise and storm events occur more often.

Across Scotland a more planned approach to managing flood risk is emerging. A National Flood Risk Assessment was published in 2011 identifying much of West Dunbartonshire as being potentially vulnerable to flooding, from the Firth of Clyde (tidal flooding), the River Leven and burns such as the Gruggies and Knowle (fluvial flooding), and pluvial flooding (e.g. when heavy rainfall overwhelms the drainage infrastructure). West Dunbartonshire is part of the Lomond and Clyde area for which a flood management strategy will be prepared by 2014 and a flood management plan by 2015. The strategy will set out objectives and actions for tackling flood risk, and the plan will address the delivery of flood management schemes.

Many of the development sites identified by this Plan are at some risk of flooding. This does not mean that they should not be developed. Rather, an accurate assessment has to be made of the site's risk from flooding. This should take account of climate change projections. Flood risk management measures, appropriate drainage systems and careful design and use of materials can make development of sites at risk of flooding acceptable. In areas of medium to high risk of flooding or where drainage is reaching capacity a Flood Risk Assessment and/or Drainage Assessment will be required.

Flood risk can be reduced by methods other than hard engineering. Sustainable drainage schemes (SuDS) can be designed to enhance the natural environment, and wetlands and woodlands help to store and control the flow of water. All these approaches have complementary green network benefits. The Council is supportive of this approach to flood management and will produce Supplementary Guidance on this.

### Policy DS6

**Development will not be supported on the functional flood plain or, with regard to the Scottish Planning Policy Flood Risk Framework, where it would have a significant probability of being affected by flooding or increasing the probability of flooding elsewhere.**

**Where appropriate development should include SuDS and arrangements for long-term maintenance.**



**Flood management infrastructure identified by the Flood Risk Management Strategy and Plan will be supported where it avoids adverse impact on the green network, built heritage, residential amenity and the operation of businesses.**

### Contaminated land

West Dunbartonshire's industrial past has left a legacy of sites that have potentially been contaminated by their previous use.

Two sites in West Dunbartonshire have been designated as contaminated under the Environmental Protection Act 1990. These are Carless, Old Kilpatrick and adjacent to the Kilbowie Roundabout in Clydebank (the park and ride site). However, many other sites are suspected to be contaminated.

### **Policy DS 7**

**Development proposals on sites which are potentially contaminated will require to be accompanied by a report establishing the nature of contamination on the site. Where contamination is present, remediation will be required to ensure the site can be made suitable for its future use.**

### Soil

Soil, including peatlands, is an important resource and it is increasingly recognised that the planning system has a role to play in protecting it. Although, taken for granted soil contributes significantly to our enjoyment of the environment. It has obvious functions such as being the basis for food production and underlying many of the areas where we take recreation such as our gardens, parks and the countryside. Less obviously, it purifies and stores water, stores carbon and provides habitats.

Many of the policies of this Plan already seek to protect the soil resource by protecting open space, encouraging SuDS, encouraging the remediation of previously used land and avoiding flooding. In addition, all development should seek to make sustainable use of soils and development proposals that would affect peat and carbon rich soils should include measures to minimise soil disturbance.

## **Growing our Economy**

### **Introduction**

West Dunbartonshire has a mixed economy. The traditional dominance of engineering and manufacturing within the area has given way to an economy which is much more diverse.

The area has a number of major employers, including international companies such as Aggreko, National Australia Group and Pernod Ricard. There are also many smaller companies operating both locally and internationally. The public sector is also a major employer, with the Council, the NHS and government agencies providing employment within the area. As the public sector continues to reform, the Council recognises the importance of the private sector to the economy of West Dunbartonshire, particularly by encouraging and sustaining new businesses.

Employment locations are diverse ranging from traditional industrial estates such as Vale of Leven and Lomond to business parks such as Clydebank, from modern office pavilions to workshop units. Our town centres are also significant employment locations for the retail and service sectors.

Improving economic growth and employability is a priority of the Council and ensuring a sufficient and flexible supply of land to enable this is an important aspect of this Plan.

### **Strategic Economic Investment Locations**

Strategic Economic Investment Locations (SEILs) have been identified by the Strategic Development Plan based on their quality, accessibility, marketability and ability to support key economic sectors. Two SEILs have been identified in West Dunbartonshire, at Lomondgate and Clydebank Riverside.

The Lomondgate SEIL includes the BBC's Dumbarton Studios, the Lomondgate Business Park (proposed) and roadside services area, Aggreko and the Vale of Leven Industrial Estate. This SEIL is considered to offer investment opportunities for the key sectors of business and financial services, creative and digital industries and tourism.

The Clydebank Riverside SEIL encompasses the entire waterfront from Rothesay Dock in the east to Carless in the west. This SEIL is considered to offer investment opportunities for the business and financial services and life science sectors.

West Dunbartonshire's SEILs cover large, mixed areas, and uses within them will not be restricted to the key sectors referred to above. The detailed strategies for the future development of the areas covered by the SEIL designation are set out in the Changing Places section.

### **Opportunities for New and Expanding Businesses**

Maintaining a generous and varied supply of land for industry and business development which is both well located and readily available for development can help West Dunbartonshire attract new businesses to the area, retain existing businesses looking for alternative accommodation and encourage business start-ups.

Schedule 1 sets out the opportunities identified for business and industrial uses across the Plan area. The majority of these are considered marketable and capable of being developed over the Plan period. Some of the sites are specifically reserved to enable the growth of existing businesses and because of this are not categorised as marketable.

The Council considers that the Changing Places of Queens Quay, Carless and Esso Bowling offer longer-term opportunities for business and industrial development and expects land to be specifically identified for these uses in the masterplans to be prepared for these areas.

### **Policy GE1**

**The sites listed in Schedule 1 are reserved for business, industrial, or storage and distribution uses as identified in the Schedule. Proposals for alternative uses will be assessed against the criteria of Policy GE2.**

### **Schedule 1: Business and industry opportunities**

<b>Site</b>	<b>Area</b>	<b>Use Class</b>	<b>Comment</b>
<b>Marketable</b>			
GE1(1) Vale of Leven Industrial Estate	1.09	4/5/6	Part of Lomondgate & Vale of Leven IE SEIL
GE1(2) Vale of Leven Industrial Estate	4.2	4/5/6	Part of Lomondgate & Vale of Leven IE SEIL
GE1(3) Vale of Leven Industrial Estate	7.25	4/5	Part of Lomondgate & Vale of Leven IE SEIL
GE1(4) Vale of Leven Industrial Estate	0.63	4/5/6	Part of Lomondgate & Vale of Leven IE SEIL
GE1(5) Vale of Leven Industrial Estate	1.74	4/5/6	Part of Lomondgate & Vale of Leven IE SEIL
GE1(6) Lomondgate	8.66	4/5	Part of Lomondgate & Vale of Leven IE SEIL
GE1(7) Dennyston Forge, Dumbarton	3.6	4/5	
GE1(8) Clydebank Business	0.58	4/5	

Park*			
GE1(9) Clydebank Industrial Estate*	0.74	5/6	Part of Clydebank Riverside SEIL
GE1(10) Cable Depot Road, Clydebank	0.62	4/5	Part of Clydebank Riverside SEIL
GE1(11) Clyde Gate, Clydebank	1.05	4/5	Part of Clydebank Riverside SEIL
GE1(12) John Knox Street, Clydebank	1.62	4/5	
GE1(13) Rothesay Dock, Clydebank	4.44	5/6	Part of Clydebank Riverside SEIL
	<b>36.22</b>		
<b>Reserved</b>			
GE1(14) Main Street, Jamestown	1.93	5/6	Reserved for sawmill expansion
GE1(15) North Kilmalid	5.97	4/5/6	Part of Lomondgate and Vale of Leven IE SEIL. Reserved for expansion of Chivas bottling plant.
<b>Other</b>			
GE1(16) Lomond Industrial Estate, Alexandria	1.97	4/5	
GE1(17) Birch Road, Broadmeadow Industrial Estate, Dumbarton	0.25	4/5	
GE1(18) Bankend Road, Broadmeadow Industrial Estate, Dumbarton	0.63	4/5/6	
<b>Longer Term Opportunities</b>			
GE1(19) Esso Bowling			See Changing Places.
GE1(20) Carless, Old Kilpatrick			Part of Clydebank Riverside SEIL. See Changing Places.
GE1(21) Queens Quay, Clydebank			Part of Clydebank Riverside SEIL. See Changing Places.

\* Development at Cable Depot Road and Clydebank Industrial Estate must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area, in terms of disturbance or pollution. Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.

### Existing business and industrial areas

West Dunbartonshire's established industrial and business areas are generally well occupied, with a turnover in the occupancy of existing premises that provides opportunities for business start-ups and relocations. Our existing business and industrial areas are therefore important locations for economic activity and growth.

However, the condition of our industrial areas varies. Some would benefit from investment in the appearance of both premises and the wider environs. Others have poor signage and car parking arrangements or confusing layouts. High occupancy does not suggest any failing estates for which alternative uses should be sought, but some would benefit from physical improvements and better management. The Council's role in this is limited as many industrial areas are in mixed or private ownership, but it is willing to work with business and premise owners to see what improvements are possible.

The Council often receives proposals and applications for uses such as cafes, shops, nurseries and sport and fitness facilities in business and industrial areas. Often these uses can be viewed as ancillary; there to provide services to workers and visitors to businesses. It can also be the case that the premises available in business and industrial areas can match the specific requirements of a non-business/industrial use in terms of size or cost. Whilst such uses can also benefit the economy, the Council also has to consider that the balance of uses within business and industrial areas is correct, that the operations of existing businesses are not affected and that the supply of land and premises for business and industrial uses is not unduly reduced by such changes.

### **Policy GE2**

**Development of Use Class 4, 5 and 6 uses will be supported within the existing business and industrial areas identified on the Proposals Map. Proposals for alternative uses will be assessed with regard to:**

- a) the impact on the operations of existing uses in the area;**
- b) the impact on the suitability of the area for future industrial and business investment;**
- c) the impact on the availability of land and buildings for business, industry or storage and distribution uses;**
- d) the cumulative impact of non Use Class 4, 5 & 6 uses with regard to the above considerations;**
- e) the availability of other locations for the proposed use; and**
- f) the positive contribution the proposed use can make to the area.**

### Roadside Services

In West Dunbartonshire there are clusters of roadside services providing facilities such as petrol stations, shops, cafes, restaurants and hotels. The largest of these are located at Milton and Lomondgate. These provide

convenient facilities for people visiting and passing through West Dunbartonshire and contribute to the local economy. The provision of such facilities in clusters maximises convenience and minimises impact on traffic flow. Any retail uses at roadside service locations should be predominantly for the purpose of passing trade rather than to serve the resident population of West Dunbartonshire.

### **Policy GE3**

**Appropriate development which will enhance roadside facilities at Milton and Lomondgate will be supported where it does not significantly impact on trade within town centres.**

### **Tourism**

Tourism is recognised by the Council's Economic Development Strategy as a key economic sector for West Dunbartonshire. This reflects the proximity of Loch Lomond and the National Park and other visitor attractions such as Dumbarton Castle.

Tourism facilities include accommodation, ranging from B&Bs to hotels, infrastructure such as new car parks or paths, and attractions. The Council has adopted a recommendation of its Strategic Advisory Board to investigate the delivery of a new major visitor attraction in the area as a means of growing this key sector of the economy, details of which will emerge over this Plan period.

Tourism facilities are generally supported by this Plan. They should be appropriately located and designed so as not to impact on residents and existing businesses, or the environment which attracts visitors to West Dunbartonshire.

### **Policy GE4**

**New tourist accommodation, attractions and supporting infrastructure will be supported in appropriate locations which avoid adverse impact to the green network and built heritage.**

### **Glasgow Airport**

Glasgow Airport is a major economic driver for Scotland, and particularly west central Scotland. The airport provides jobs directly to approximately 180 people in West Dunbartonshire and supports a number of West Dunbartonshire based jobs indirectly. It offers further support to West Dunbartonshire's economy by linking local businesses to wider economic markets and bringing visitors to the area.

There are areas of West Dunbartonshire which are under the flight path of Glasgow Airport and are therefore affected by aircraft noise. Noise sensitive uses such as housing, hospitals, educational establishments, offices, places

of worship and nursing homes may not be suitable or may require mitigation measures in these areas. In addition, much of West Dunbartonshire is within the safeguarding zone of Glasgow Airport where there are restrictions on the height of buildings and lighting, and uses that would attract birds or interfere with navigation. BAA Glasgow will be consulted in respect of applications that may affect the airport's operations.

**Policy GE5**

**Development that would adversely impact on the operations of Glasgow Airport or would be adversely affected by aircraft noise will not be permitted.**

## **Building Our Communities**

### **Introduction**

West Dunbartonshire is home to approximately 91,000 people living in around 41,500 households. Like many areas of Scotland, West Dunbartonshire has seen a continual fall in its population over the last three decades from a peak of 106,000 in 1981. Natural change and more people moving out of the area than moving in are the reasons for this decline, but there are factors behind this such as people moving for better employment prospects and lifestyle and housing choice.

This Plan seeks to address the issue of housing choice in two ways. Firstly, by ensuring that enough land is available to meet the predicted need and demand for new homes in West Dunbartonshire, and secondly by protecting and improving the attractiveness of our already established communities.

### **Meeting Housing Requirements**

The Glasgow and the Clyde Valley Housing Need and Demand Assessment (HNDA), prepared for the Strategic Development Plan and confirmed as robust and credible by the Scottish Government in June 2011, sets out the evidence base for housing requirements in West Dunbartonshire for the period to 2025. This indicates that in order to meet demand 4,000 private homes should be built in West Dunbartonshire between 2009 and 2025. The HNDA also concludes that there is no net shortfall of affordable housing in West Dunbartonshire expected in the period to 2025. The Strategic Development Plan therefore sets out an indicative all-tenure housing requirement for West Dunbartonshire of 4,000 new homes between 2009 and 2025.

Taking the above into consideration, the Local Housing Strategy has set housing supply targets for West Dunbartonshire. The private target reflects the SDP requirement in full at 250 new homes each year. This is considered ambitious in the current climate but achievable as an average over the Plan period. Furthermore, the Council has decided that the affordable housing target should not be zero but 70 new homes each year. This reflects the determination of the Council to continue to increase the quality and suitability of the affordable housing stock and is considered achievable taking into consideration past completions, current land supply and anticipated levels of funding. It reflects the priorities of the Strategic Housing Investment Plan and the Strategic Local Programme. The all tenure housing supply target in the Local Housing Strategy is therefore 320 new homes each year. This Plan aims to provide sufficient developable and effective land to allow this ambitious target to be met.

Table 1 specifies the housing requirements and land capacity for West Dunbartonshire for both private and affordable housing for the period 2009-2020. Table 2 sets out the same information for the period 2020- 2025.



**Table 1: LDP Housing Requirements 2009-2020**

		Private	Affordable	All tenures
	<u>HOUSING SUPPLY TARGET</u>			
A	SDP Requirement 2009-2020	250 pa	0 pa	250 pa
B	LHS Housing Supply Target 2009-2020	250 pa	70 pa	320 pa
C (=B*11)	LDP Housing Supply Target 2009-2020	<b>2,750</b>	<b>770</b>	<b>3,520</b>
	<u>LAND SUPPLY (2012 based estimate)</u>			
D	Completions 2009-2012	356	333	689
E	Effective Supply 2012-2019 (see Schedules 1 & 2)	1,769	720	2,489
F	Urban Capacity Study 2019-2020 (see Schedules 1 & 2)	262	47	309
G	Supply of land for housing 2009-2020	<b>2,387</b>	<b>1,100</b>	<b>3,487</b>
H (=G-C)	Comparison of land supply estimate (at 2012) for 2009-2020 with Housing Supply Target for 2009-2020	-363	330	-33
I	Additional allocations in LDP for 2012-2020	380	40	420
J (=G+I)	Total Supply 2009-2020	<b>2,767</b>	<b>1,140</b>	<b>3,907</b>
K (=J-C)	Generosity of land supply	17	370	387

**Table 2: LDP Housing Requirements 2020-2025**

		Private	Affordable	All tenures
	<u>HOUSING SUPPLY TARGET</u>			
A	SDP Requirement 2020-2025	250 pa	0	250 pa
B	LHS Housing Supply Target 2020-2025	250 pa	70 pa	320 pa
C (=B*5)	LDP Housing Supply Target 2020-2025	<b>1,250</b>	<b>350</b>	<b>1,600</b>
	<u>LAND SUPPLY (2012-based estimate)</u>			
D	Urban Capacity Study 2020-2025 (see Schedules 1 & 2)	1,310	235	1,545
E (=D)	Supply of land for housing 2020-2025	<b>1,310</b>	<b>235</b>	<b>1,545</b>
F (=E-C)	Comparison of land supply estimate (at 2012) for 2020-2025 with Housing Supply Target for 2020-2025	+60	-115	-55
G	Additional allocations in LDP for 2020-25	435	60	495
H (=E+G)	Total Supply 2020-2025	<b>1,745</b>	<b>295</b>	<b>2,040</b>
I (=H-C)	Generosity of land supply	+495	-55	+440

For private housing, completions between 2009 and 2012 have already contributed towards the 2009-2020 requirement, although these have been significantly below the 250 per annum target. Predicted housing completions from 2012 onwards based on land currently allocated for housing, as set out in Schedules 2 & 3 are lower than those used as a base in the Strategic Development Plan when a quicker and stronger revival in the housing market was expected. A comparison of actual and predicted completions with the private housing requirement to 2020 shows that there is a need for this Plan to bring forward additional sites that are likely to be developed in this period. These are set out in Schedule 4. In the 2020-2025 period, it is anticipated that there will be a small surplus of supply over demand in the private sector. This is based on the assumption that the market will be strong enough at this time to develop sites which are currently non-effective due to market conditions. New sites have been allocated for anticipated development in the 2020-2025

in order to continue to provide choice and generosity in the land supply in this period.

In terms of affordable housing, Table 1 shows that completions in the 2009-2012 period were 50% more than the annual target. Predicted completions for the 2012-2020 period indicate a continuing higher level compared to required completions. This position is reversed in the 2020-2025 period, as sites for affordable homes are not often identified so far in advance as those for private housing, but this will be addressed by any surplus from the period to 2020 being carried forward, and the continuing identification of supply, for example as a result of the programme of demolitions within the housing regeneration areas. This Plan also identifies two additional sites for affordable housing to increase choice.

Table 1 shows that for the 2009-2020 period a supply of land for approximately 3,900 dwellings is available compared to an all tenure requirement of approximately 3,500 units. Table 2 shows that for the 2020-2025 period this Plan offers a supply of land for approximately 2,000 dwellings compared to an all-tenure requirement of 1,600 units. The supply includes an additional 900 units identified by this Plan. It is anticipated that the supply will also be supplemented by housing development on sites not identified by this Plan (windfall sites). Overall it is concluded that the Plan, by releasing additional sites for housing development, offers a generous supply of land for housing when compared to the all-tenure requirement for both periods 2009-2020 and 2020-2025.

In December 2011 the Council established a Strategic Advisory Board to challenge current thinking about West Dunbartonshire, with the objective of developing a long-term strategic approach to achieve a better economic future for West Dunbartonshire. One of the key projects recommended by the Strategic Advisory Board which has been adopted by the Council is the development of 5,000 houses in West Dunbartonshire between 2012 and 2022. Whilst this exceeds the Strategic Development Plan requirement, there is sufficient land identified for progress to be made towards this target in this Plan period, whilst a Plan review in 2019 would be able to monitor progress and address any additional requirements needed to meet it.

### **Policy BC1**

**The sites in Schedules 2- 4 are reserved for housing development. Development of housing on these sites will be supported subject to compliance with the Residential Development: Principles for Good Design Supplementary Guidance.**

The tenure split proposed in Schedules 2-4 is indicative. However, as there are specific targets to be met for each housing tenure, justification will be required if a developer proposes to develop any housing site for a different housing tenure than that indicated in this Plan. This will be acceptable where there is no significant overall impact on the meeting of tenure-specific targets.

The site capacities shown in Schedules 2-4 are also indicative, being based upon previous planning permissions or densities of nearby developments.

## Schedule 2: Opportunities for Private Housing

Ref	Address	Location	Indicative Capacity	2012-2019	2019-2025
	Remainder on sites under construction		558	558	0
BC1(1)	Heather Avenue	Alexandria	144	20	124
BC1(2)	Wilson Street	Alexandria	20	0	20
BC1(3)	Bonhill Quarry	Bonhill	139	0	139
BC1(4)	311 Main Street	Bonhill	12	12	0
BC1(5)	34 Burn Street	Bonhill	12	0	12
BC1(6)	Levenbank Terrace	Jamestown	75	0	75
BC1(7)	Jamestown IE	Jamestown	60	0	60
BC1(8)	Napierstone Farm,	Jamestown	8	4	4
BC1(9)	Dalghurn	Renton	100	100	0
BC1(10)	Notre Dame Convent	Dumbarton	90	90	0
BC1(11)	Lomondgate Ph 2	Dumbarton	110	110	0
BC1(12)	Castle Street West/East	Dumbarton	403	0	153
BC1(13)	Mary Fisher Crescent	Dumbarton	49	49	0
BC1(14)	Dumbarton FC	Dumbarton	37	0	37
BC1(15)	Garshake Waterworks,	Dumbarton	4	2	2
BC1(16)	Pinetrees	Dumbarton	16	0	16
BC1(17)	Shed 7 Castle Road	Dumbarton	237	125	112
BC1(18)	Castlegreen Street*	Dumbarton	90	60	30
BC1(19)	Cottage Hospital	Dumbarton	10	0	10
BC1(20)	Crosslet House	Dumbarton	40	40	0
BC1(21)	Milton Brae	Milton	15	0	15
BC1(22)	Lusset Glen	Old Kilpatrick	4	2	2
BC1(23)	Carless	Old Kilpatrick	400	0	150
BC1(24)	Carleith	Duntocher	6	3	3
BC1(25)	William Street	Duntocher	12	0	12
BC1(26)	Old Mill Garage	Hardgate	25	25	0
BC1(27)	Hardgate Hall	Hardgate	8	4	4
BC1(28)	Thor Ceramics	Clydebank	92	92	0
BC1(29)	Clydebank College	Clydebank	123	123	0
BC1(30)	North Douglas Street	Clydebank	12	0	12
BC1(31)	Graham Avenue	Clydebank	45	0	45
BC1(32)	John Knox Street	Clydebank	30	0	30
BC1(33)	834 Dumbarton Rd	Clydebank	14	0	14
BC1(34)	Queens Quay	Clydebank	968	160	300
BC1(35)	Former Transfer Station	Clydebank	10	0	10

BC1(36)	Cable Depot Road	Clydebank	280	60	180
BC1(37)	St Andrews HS	Clydebank	50	50	0
BC1(38)	Braidfield HS	Clydebank	50	50	0
BC1(39)	St Eunans PS	Clydebank	30	30	0
	<b>TOTAL</b>			<b>1,769</b>	<b>1,571</b>

\* Development at Castlegreen Street must not have an adverse effect on redshank, which are the qualifying interest of the Inner Clyde Special Protection Area in terms of disturbance or pollution.

Proposals for development must be accompanied by an expert appraisal to inform a project-level Habitats Regulations Appraisal (HRA). Pre-application discussion with SNH regarding preparation of the appraisal is strongly recommended. A range of mitigation measures potentially required are identified in the HRA of this Plan.

### Schedule 3: Opportunities for Affordable Housing

Ref	Address	Location	Indicative Capacity	2012-2019	2019-2025
	Remainder on sites under construction		85	85	0
BC1(40)	Miller Road	Haldane	15	15	0
BC1(41)	Kippen Dairy	Alexandria	40	40	0
BC1(42)	Leven Cottage	Alexandria	10	10	0
BC1(43)	Susannah Street	Alexandria	6	6	0
BC1(44)	Mitchell Way	Alexandria	30	30	0
BC1(45)	Golfhill Drive	Bonhill	7	7	0
BC1(46)	Bonhill PS	Bonhill	30	30	0
BC1(47)	Croft St/Raglan St	Bonhill	15	0	15
BC1(48)	Dalqhurn	Renton	49	49	0
BC1(49)	Village Square	Renton	13	0	13
BC1(50)	John Street Depot	Renton	12	0	12
BC1(51)	Valeview Terrace	Bellsmyre	36	0	36
BC1(52)	Auchenreoch Ave	Bellsmyre	25	25	0
BC1(53)	Pennicroft Avenue	Bellsmyre	6	6	0
BC1(54)	Muir Road	Bellsmyre	10	0	10
BC2(2)	Lomondgate Area 4	Dumbarton	32	32	0
BC1(55)	Castle St. East/West	Dumbarton	91	91	0
BC1(56)	Dalreoch Quarry North	Dumbarton	60	0	60
BC1(57)	Hill Street	Dumbarton	30	30	0
BC1(58)	Townend Road	Dumbarton	14	0	14
BC1(59)	Auld Street	Dalmuir	16	16	0
BC1(60)	Beardmore Place East	Dalmuir	37	0	37
BC1(61)	Boquhanran Road	Dalmuir	34	0	34

BC1(62)	Caledonia Street	Dalmuir	40	0	40
BC1(63)	Queens Quay	Clydebank	120	60	0
BC1(64)	St Andrews HS	Clydebank	50	50	0
BC1(65)	Braidfield HS	Clydebank	50	50	0
BC1(66)	St Eunans PS	Clydebank	30	30	0
BC1(67)	Granville Street	Clydebank	33	33	0
BC1(68)	354 Dumbarton Road	Clydebank	10	0	10
BC1(69)	Salisbury Place	Clydebank	25	25	0
	<b>TOTAL</b>			<b>720</b>	<b>281</b>

The source for Schedules 2 & 3 is the 2012 Housing Land Audit. Where a site appears in both schedules, it reflects an assumption that both private and affordable housing will be provided on the site. The total capacity of the site is therefore the sum of both private and affordable capacities.

#### New Land for Housing

The Council recognises the need to provide generosity and flexibility in the housing land supply, and particularly the need to allocate sites which are capable of becoming effective in the short term. To address this, the Council has identified additional land for housing, including land that is likely to be developed in the period to 2020 – see Schedule 4. These include potential opportunities identified in Issues 17 and 30 of the Main Issues Report and sites that have been granted planning permission since the 2012 housing land audit was completed. Whilst some greenfield sites have been released in this Plan, the long term emphasis will remain on the regeneration and redevelopment of the brownfield housing land supply in West Dunbartonshire. Table 3 sets out requirements associated with the development of some of these sites for housing.

#### **Schedule 4: New allocations identified to supplement existing land supply and ensure a generous supply of land for housing**

Ref	Address	Location	Indicative Tenure	Status	Indicative Capacity	2012-2020	2020-2025
BC1(70)	101 Wilson Street	Alexandria	Private	New consent	4	4	0
BC1(71)	Stirling Road	Bonhill	Private	Release site	113	113	0
BC1(72)	Lomondgate Area 5	Dumbarton	Private	Release site	55	55	0
BC1(73)	Garshake Road	Dumbarton	Private	Release site	100	0	100
BC1(74)	Sandpoint Marina	Dumbarton	Private	Release site	100	50	50
BC1(75)	Islay Kerr House	Dumbarton	Private	New consent	9	9	0
BC1(76)	Bowling Basin	Bowling	Private	WDLF GD2 site	90	45	45
BC1(77)	Bowling Church	Bowling	Private	New consent	4	4	0
BC1(78)	Duntiglennan Fields	Duntocher	Private	Release site	100	100	0

BC1(79)	Rosebery Place	Clydebank	Private	Release site	120	0	120
BC1(80)	Stanford Street	Clydebank	Private	Release site	120	0	120
	<b>TOTAL PRIVATE</b>				<b>815</b>	<b>380</b>	<b>435</b>
BC1(81)	Aitkenbar PS	Bellsmyre	Affordable	WDLP GD2 site	60	0	60
BC1(82)	Rothsay Dock	Clydebank	Affordable	Release site	40	40	0
	<b>TOTAL AFFORDABLE</b>				<b>100</b>	<b>40</b>	<b>60</b>
	<b>TOTAL</b>				<b>915</b>	<b>420</b>	<b>495</b>

WDLP GD2 sites – these sites were identified for mixed use general development in the West Dunbartonshire Local Plan. They are now specifically identified for housing development.

**Table 3: Requirements associated with new land releases for housing development**

<b>Site</b>	<b>Development Requirements</b>
Stirling Road, Bonhill	Provision of 10 houses for rent by Council/RSL Structural planting to provide strong green belt boundary Development to front onto A813. Footpath provision along length of site on A813. New/improved facilities for Loch Lomond Rugby Club
Lomondgate Area 5, Dumbarton	Structural planting to ensure screening from A82 and to provide strong green belt boundary. Habitat improvement and management on non-developable area. Requirement to ensure bus service for Lomondgate development. Walking/cycling routes to maximise connectivity.
Sandpoint Marina, Dumbarton	Design statement required reflecting proximity to Dumbarton Castle and waterfront. Contribution to pedestrian bridge over River Leven. Continual waterfront path around site. Habitats Regulations Appraisal to demonstrate no adverse impact on integrity of Natura 2000 sites.
Bowling Basin	Integrated green infrastructure approach to masterplanning the site. Canalside housing to be sympathetic to setting. Woodland housing to protect and enhance woodland habitat. Secondary emergency vehicular access possibly required. HRA to demonstrate no adverse impact on integrity of Natura 2000 site.
Duntiglenan Fields,	Structural planting to strengthen green belt

Clydebank	boundary. Restrict development to areas that would have less impact on landscape. Retention, where viable, of existing trees, and stone walls. Vehicular access from Farm Road. Secondary/emergency vehicular access possibly required. Provision of direct pedestrian access to Craigielea Road.
Rosebery Place, Clydebank	Design statement required reflecting proximity to the Forth and Clyde Canal.

### Affordable Housing

The Council has considered the matter of whether it should introduce an affordable housing quota policy, seeking a contribution from private developers towards meeting affordable housing needs. However, the HNDA has not provided evidence of an overall affordable housing need in West Dunbartonshire, and it is considered that local needs can be met through the housing supply target of 70 units per year, which has previously been met without the need for an affordable housing policy. Furthermore, the private house-building sector is still in recovery and a quota policy would make development viability harder to achieve, at a time when the Council is keen to encourage housing development of all tenures in the area.

The Council has therefore concluded it should not introduce an affordable housing quota policy in this Plan. Instead, the Local Development Plan has specifically identified sites for affordable housing, the majority of which are within the ownership of either the Council or Housing Associations. Tables 1 & 2 and Schedule 3 show that this approach identifies sufficient land to meet the affordable housing target. This land supply will be augmented over time as a result of the programme of demolitions being proposed by the Council in housing regeneration areas such as Bellsmyre and North Mountblow and as other appropriate sites become available. The Council will monitor affordable housing land supply and completions on an annual basis to ensure the land supply for affordable housing is sufficient and appropriately located, particularly in terms of the Council's regeneration priorities.

All housing providers should acknowledge the importance of providing a choice of housing types and tenures within new developments wherever possible to provide a diverse housing supply. Intermediate tenures such as mid-market rent will be encouraged to meet the needs of those who cannot access market or social rented housing. The Council will also help to meet housing needs through housing management and regenerating stock to make it fit for purpose.

### Homes for Particular Needs



As in many other areas of Scotland, West Dunbartonshire has a growing population of older people. Ideally, people should be helped to continue to live independently at home as they get older. Whilst many older people are able to remain in their current homes, with support where required, others may need to have their homes adapted or may need to move into more suitable accommodation, for example to a home without stairs. The demand for supported accommodation such as sheltered housing or housing specifically built for older people is also likely to increase. Proposals for this type of accommodation in suitable accessible locations, whether social rented or for private occupation or rent, will be welcomed. In addition, all new housing should comply with the Housing for Varying Needs guidance wherever possible to ensure that it is suitable for all life stages and that it will meet future needs.

Despite the desire to help older people to remain at home, as our population continues to age there will continue to be a demand for care and nursing home places. The Council has agreed to replace all of its care homes and day care centres and build two new, fit-for-purpose care homes, one in Clydebank and one in Dumbarton/Alexandria, with sites still to be identified. In addition there are a number of sites within the Council area with planning permission for private care or nursing homes (see Schedule 5). As well as the specifically identified sites, housing for the elderly and nursing and care homes may be acceptable on some of the sites identified in Schedules 2 & 3.

Another group with particular housing needs are Travellers. West Dunbartonshire has an established Traveller community at Dalreoch in Dumbarton. The Local Housing Strategy indicates that there is evidence to suggest that there is a need to expand the provision of accommodation for travelling people. This Plan has therefore identified an opportunity to enable the Dalreoch site to expand.

## **Policy BC2**

**Particular needs housing will be supported on the sites in Schedule 5 and other suitable sites subject to compliance with the Residential Development: Principles for Good Design Supplementary Guidance.**

### **Schedule 5: Sites for particular needs housing**

<b>Ref</b>	<b>Location</b>	<b>Status</b>	<b>Particular Need</b>
BC2(1)	Heather Avenue, Alexandria	Consent	Care Home
BC2(2)	Lomondgate, Dumbarton	Consent	Sheltered housing
BC2(3)	Dalreoch, Dumbarton	Proposal	Travellers' site
BC2(4)	Garshake Road, Dumbarton	Consent	Care Home
BC2(5)	Auchentoshan, Clydebank	Proposal	Care Home
BC2(6)	Cochno Waterworks, Clydebank	Consent	Care Home

Development on those sites which are in the green belt will be restricted to the uses and areas identified.

### Ensuring Quality Places to Live

The development of new homes should help to make West Dunbartonshire a more attractive place to live. Not only should new housing be built in sustainable locations, it should also reflect excellence in design and provide attractive and successful places which stand the test of time.

Successful places have a distinct identity. They are safe, pleasant, well connected to their surroundings and easy to move around in. They should minimise resource and energy use by design and conserve valuable existing buildings and natural features. The design of any new street layout should reflect these qualities, creating a distinctive place which puts pedestrians first. Neighbourhoods should have a variety of house types to meet the needs of people at different stages in their lifecycle. New homes should be designed taking account of issues that are important to residents such as the need for adequate and flexible internal space, energy efficiency, noise insulation and natural light.

Key elements of design and the standards expected for all new housing development are set out in Residential Development Principles for Good Design Supplementary Guidance.

### Existing Neighbourhoods

New house-building will form only a small part of the overall number of houses in West Dunbartonshire. The majority of residents live in well-established residential areas. It is important that these areas are kept or made as attractive as possible for the residents living there.

The term 'residential amenity' refers to the pleasantness of living somewhere. It reflects the appearance of buildings and their surroundings, the amount and quality of open and green spaces, the level of traffic, noise and privacy. Residential amenity can be adversely affected by development which is out of character in terms of design or overdevelopment, removes valued open space, introduces an inappropriate amount of traffic or noise, or overlooks private areas. Householder development such as extensions, driveways and decking will generally be acceptable except where there is a significant adverse impact on neighbours. Supplementary Guidance will be produced on this matter. Local shops, community uses and some small scale employment uses such as nurseries and offices may add to the attractiveness of a residential area and provide convenient services, but need to respect the amenity of the area.

### Policy BC3

**Development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.**

## Community Facilities

In addition to housing, there are a range of other facilities that contribute to a community being attractive and successful, for example schools, local shops, health facilities, leisure centres, community halls, quality open spaces and outdoor sports facilities.

In 2013, the Council approved a 10 year Capital Plan with specific projects identified for development in the period to 2016. Projects identified by this Local Development Plan include a new Kilpatrick Secondary School on the site of the current school, a shared campus for early and primary school education in Bellsmyre on the site of the current St Peter's primary school, a new cemetery for Dumbarton and an extension to the Vale of Leven cemetery. A replacement school for Our Lady and Saint Patrick's secondary school in Dumbarton for which a site is to be identified is also included in the Capital Plan. The two new care homes for Clydebank and Dumbarton/Vale of Leven referred to above are to be funded from the Capital Plan and will incorporate day centres for the elderly. A new leisure centre for Clydebank – to replace the Playdrome facility - is proposed for Queens Quay.

Planning permission is in place for a centre to support children and young adults with special needs. The Davie Cooper Centre is to be built to the north of Great Western Road between Clydebank and Drumchapel. This is not a Council project.

Many schools, community facilities and other public service buildings are located within or adjacent to residential areas. As public services continue to modernise, new uses may be sought for some of these sites. In some instances another public service use may be sought, and this would be supported. However, there may be no requirement for the site to remain in community use and in such an instance alternative uses in keeping with the surrounding area will be supported. It is anticipated that new housing would be acceptable on most sites.

## Policy BC4

**Proposals for the community facilities set out in Schedule 6 will be supported. Proposals for other community facilities will be supported in appropriate locations.**

### **Schedule 6: Opportunities for Community Facilities**

<b>Ref</b>	<b>Location</b>	<b>Proposed Use</b>
BC4(1)	Cemetery extension	Adjacent to Vale of Leven Cemetery
BC4(2)	Howatshaws Road, Dumbarton	Bellsmyre Primary Schools shared campus
BC4(3)	Cemetery	Garshake Road, Dumbarton

BC4(4)	Auchentoshan, Clydebank	Kilpatrick School rebuild
BC4(5)	Queens Quay, Clydebank	New leisure centre
BC4(6)	Boulevard, North of A82, Clydebank	Special Needs Care Centre (Davie Cooper Centre)

Development on those sites which are in the green belt will be restricted to the uses and areas identified.

## **Supporting our Centres**

### **Introduction**

West Dunbartonshire is well-served by a network of centres ranging from its three town centres of Clydebank, Dumbarton and Alexandria to local centres, and complemented by commercial centres such as the St James Retail Park/Morrisons in Dumbarton, and Clyde and Kilbowie Retail Parks in Clydebank. Lomond Galleries and Antartex offer retail outlet shopping. Clydebank and Dumbarton are recognised by the Strategic Development Plan as part of the Glasgow and the Clyde Valley network of strategic centres.

Town centres are at the pinnacle of the network hierarchy. They are a key element of the economic and social fabric of West Dunbartonshire, at the heart of communities and centres for commercial and civic activity. They are the preferred location for new retail and commercial leisure developments so as to sustain this role and help maintain their vibrancy and vitality. The town centres should also be the focus for a mix of uses including public services, entertainment, recreation, cultural and community facilities, as well as homes and businesses. Each of the town centres is discussed in more detail in the relevant Our Changing Places section.

### **Network of centres retail strategy**

West Dunbartonshire's centres each provide different but complementary retailing functions, with the town centres also providing a wider service and business role. Each centre has a defined role within a hierarchy of centres. The purpose of this strategy is to ensure that the centres within the network continue to complement each other and fulfill their role as successfully as possible. The strategy is set out in Table 4 and will be used to determine planning applications.

A wide selection of quality shops is an important contributor to creating attractive town centres. When considering suitable sites for significant retail development a sequential approach to site selection should be adopted. Town centres are the preferred location for retail floorspace development over 1,000 sq.m. gross. Proposals for retail development in town centres should be in keeping with the role and function of that centre set out in Table 4, and where this is the case there will be no requirement to consider its need or impact on the other town centres. This Plan supports the retail development opportunities set out in Schedule 7, which are considered to support the role and function of the relevant centres. Edge-of-town centre commercial centres are the next preferred location for retail development of this scale, followed by other edge-of-centre sites, except in Alexandria where Lomond Galleries is next preferred after the town centre owing to the desire to preserve the A-listed building. Out-of-centre sites are the least preferred location for new retail development over 1,000 sq.m. gross. All proposals for retail development over 1,000 sq.m. are to be assessed in terms of their impact on centres higher up the hierarchy.

There are numerous centres and shops serving more local needs throughout West Dunbartonshire. The largest of these are Hardgate, Dalmuir and Dumbarton East and are shown on the Proposals Map. Existing local centres are the preferred location for local shops and services to locate. Their purpose is to serve their local catchment and any expansion should not be out of scale with this.

### **Policy SC1**

**Proposals for retail development in the network of centres which accord with the strategy and role and functions of centres set out in Table 4 or the development opportunities set out in Schedule 7 will be supported. Proposals for retail development not according with Table 4 or in other locations will not be supported if:**

- a) there is a suitable opportunity in a sequentially preferred location;**
- b) there would be an unacceptable impact on a centre which is sequentially preferred; or**
- c) the proposed site is not accessible by public transport.**

### **Schedule 7: Retail Development Opportunities**

<b>Site Reference</b>	<b>Location</b>	<b>Proposal</b>
<b>SC1(1)</b>	<b>Mitchell Way, Alexandria</b>	<b>Class 1 foodstore of 3,200 sq.m. and additional shop units</b>
<b>SC1(2)</b>	<b>Artizan Centre, Dumbarton</b>	<b>Refurbishment</b>
<b>SC1(3)</b>	<b>Argyll Road/Chalmers Street, Clydebank</b>	<b>Class 1 superstore of 8,000 sq.m.</b>
<b>SC1(4)</b>	<b>Sylvania Way South, Clydebank</b>	<b>Refurbishment</b>

### **Core retail areas**

West Dunbartonshire residents are keen to support their local town centres. Having a quality retail offer at the heart of our town centres is essential for encouraging them to do so and it can also attract shoppers from elsewhere boosting the local economy. The footfall in the core retail areas of our town centres also makes them an attractive place for non-retail uses to locate. The Council encourages non-retail uses within its town centres but recognises that there is a balance to be struck in the core retail areas where it is important to maintain a mix of shops and other uses. In particular, there is concern about the proliferation of Class 2 uses within core retail areas.

### **Policy SC2**

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

- a) whether the change would significantly reduce the retail offer of the core retail area, or parts of it;**

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

#### Other uses and the Network of Centres

The Council recognises that non-retail uses make an important contribution to a town centre's character, sense of place and how well it functions. Houses provide a resident population, supporting shops and other businesses and contribute to security and activity particularly in the evening. Service uses such as banks and lawyers are most accessible to customers when located in town centres, and can be visited jointly with shops. Cafes, restaurants, and public houses complement shopping visits but also bring activity to town centres in the evening, as do hotels. Leisure uses such as theatres, cinemas, children's play facilities and sports centres and other uses such as churches, museums and libraries can be conveniently accessed when in town centres, encouraging visits both when the shops are open and at times when they are not.

Non retail uses may also be appropriate in local centres, but there is a need to have regard to the impact they may have on the nature of the centre and surrounding uses.

#### **Policy SC3**

**Proposals for non-retail uses will be supported within town centres where these comply with Policy SC2, encourage visits to the town centre and are appropriate to the town centre's role and function. Town centres are the preferred location for new leisure uses and public services unless these are serving a specific neighbourhood, community or catchment which is best served more locally.**

**Non-retail uses in local centres will be assessed in terms of the impact on the amenity of the centre and surrounding uses.**

Table 4: Network of Centres Retail Strategy

Type of Centre	Name of Centre	Role & Function/Strategy
Town centre	Alexandria Clydebank Dumbarton	<ul style="list-style-type: none"> <li>The Town Centres are the main retailing destinations in West Dunbartonshire as well as focus for other uses including leisure, civic and community,</li> <li>Clydebank serves as a destination town centre for West Dunbartonshire as a whole and the north-west Glasgow conurbation (western parts of Glasgow, Bearsden and Milngavie).</li> <li>Collectively with its edge-of-centre stores Dumbarton serves as the main food and non-food shopping centre for Dumbarton, the Vale of Leven and parts of Argyll and Bute.</li> <li>Alexandria serves as a food and non-food shopping location for the Vale of Leven.</li> <li>Support for all retail proposals and sequentially preferred locations for retail development exceeding 1,000 sq.m. gross floorspace.</li> </ul>
Edge of town centre commercial centres	St James Retail Park & Morrisons Store, Dumbarton Clyde and Kilbowie Retail Parks, Clydebank	<ul style="list-style-type: none"> <li>Second sequentially preferable locations for retail development over 1,000 sq m gross floorspace.</li> <li>New retail units under 1,000 sq.m. will not be supported.</li> <li>Proposals will be assessed in terms of impact on town centres.</li> <li>These criteria will apply to emerging edge-of-centre sites which are the third preferred location for retail investment over 1,000 sq.m.</li> </ul>
Destination Commercial Centres	Lomond Galleries Antartex Village	<ul style="list-style-type: none"> <li>Preference for visitor-type goods and attractions.</li> <li>Refurbishment supported with limited additional retail floorspace.</li> <li>Proposals will be assessed in terms of impact on town centres</li> <li>Lomond Galleries is second preferred location for new retail investment in Alexandria after town centre in order to support preservation of the A-listed building.</li> </ul>
Local Centres		<ul style="list-style-type: none"> <li>Preferred location for new shops and services serving a local catchment</li> <li>Support for retail proposals which are appropriate in scale and justified by local catchment expenditure only.</li> </ul>



## **Enhancing Our Green Network**

### **Introduction**

West Dunbartonshire benefits from a rich and varied green network, shaped by nature and by man. It has an impressive physical setting, sitting on the River Clyde and framed by the Kilpatrick Hills and, to the north, the Loch Lomond and the Trossachs National Park and National Scenic Area. Another major river, the Leven, links the Clyde to Loch Lomond. Some of the area's geology is of national importance, such as the impressive Dumbarton Rock. There are habitats of international and national importance, most significantly the Inner Clyde Special Protection Area.

Within our towns and villages are open spaces and playing fields of importance for recreation and relaxation. These are linked by a network of paths which also stretch into the countryside and along our 'blue' network of which the Forth and Clyde Canal is an important asset.

The Plan recognises these features of the green network, individually and collectively, as important to protect in their own right and as features which make West Dunbartonshire a more pleasant and healthier place to live, work, visit and invest.

### **Open Space**

Open spaces make an important contribution to the character of our area, to the health and wellbeing of our communities, and support the habitat network. They provide attractive locations and opportunities for physical activity, recreation and relaxation. Public parks such as Christie Park in Alexandria, Levensgrove Park in Dumbarton and Dalmuir Park in Clydebank are held in high regard by the communities of those towns and are important green network hubs. Sports pitches, allotments, green corridors and cemeteries all contribute to the West Dunbartonshire green network, as well as more local play areas and amenity open space around houses and businesses.

The Council has produced an Open Space Strategy supported by an Open Space Audit which examines the provision and quality of open space in West Dunbartonshire. This grades open spaces throughout the authority area in terms of their quality and value to the local community and identifies actions for improvement. It will be referred to when assessing any applications affecting or creating new open spaces.

The availability of quality playing fields is important to encourage participation in sport, thus contributing to health and well-being, and community development. The Council's Sports Pitch Strategy recommends that existing grass pitches be retained and improved.

The Proposals Map identifies publicly accessible open spaces, including playing fields, which are greater than 1 hectare. Policy GN1 protects all playing fields and open spaces of value to the green network.

## **Policy GN1**

**Development which would result in the loss of an 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.**

**Playing fields and sports pitches should not be developed except where:**

- **the proposed development is ancillary to the principle use of the site as a playing field or involves a minor part of the playing field which would not affect its use and potential for sport and training; or**
- **a new or upgraded playing field of comparable or greater benefit for sport is provided in a location which is convenient for its users and which maintains or improves the overall playing field capacity in the area.**

## **Green Infrastructure**

New development is often expected to include what can collectively be described as green infrastructure, such as sustainable urban drainage systems (SuDS), new paths, open spaces and habitat improvements. Integrating Green Infrastructure is about incorporating these valuable components of the green network into the design of development sites from the outset, and in particularly thinking about the multi-functionality of these components. For example, how a more natural approach to SuDS can create a space which can contribute to amenity, open space provision and biodiversity.

There is a general requirement for new development which discharges water to do so through SuDS. The Integrating Green Infrastructure approach to SuDS promotes a 'pipes-free' approach to surface water management, i.e. keeping the water on the surface. A starting point for the Integrating Green Infrastructure approach is making the most of existing natural drainage features on a site.

The Council requires open space to be provided with new development. This may include landscaped amenity spaces, play areas or sports pitches. The Integrating Green Infrastructure approach focuses on the provision or retention and enhancement of quality, multi-functional open spaces. The location, size, type and composition of the space to be provided as part of the new development must be based on an analysis of open space in the surrounding area, including reference to the Open Space Audit and Strategy. Investment in open space off-site may offer the most benefit to overall open space provision and the green network.

Improving path networks and creating new routes and links should be among the factors considered when looking at how new development can enhance the green network. In particular, the Council is keen to encourage access along the canal, waterways and the waterfront, and to improve connections between the urban area and the countryside and especially the Kilpatrick Hills.

Properly planned development sites can enhance habitat networks. The Integrating Green Infrastructure approach promotes the use of Integrated Habitat Networks models to identify where wetland, woodland or grassland may be provided or enhanced within or close to a development to improve habitat networks.

## **Policy GN2**

**Development will be required to follow the Integrating Green Infrastructure approach to design by incorporating SuDS, open space, paths and habitat enhancements at a level proportionate to the scale of development and in accordance with Supplementary Guidance.**

Supplementary Guidance will provide further detail on the benefits of the green network and Integrating Green Infrastructure and provide good practice advice. It will set out expectations for Integrating Green Infrastructure in relation to types and scale of development including requirements for open space associated with new developments.

### **The Habitat Network and Geo-diversity**

For its size, our area has a relatively rich geo-diversity: the variety of materials (rocks, minerals, fossils, sediments, soils), landforms and natural processes that form the landscape. Dumbarton Rock, Glenarbuck and the Loch Humphrey Burn are designated as Sites of Special Scientific Interest for their nationally important geology. In addition, a number of local geo-diversity sites identified in partnership with Strathclyde Geo-conservation Group are designated as part of the Local Nature Conservation Site (LNCS) network.

It is important that our geo-diversity is conserved so that people can enjoy and learn about it. It is also intrinsically linked to biodiversity, recreation, landscape, cultural heritage and sense of place. By shaping the landscape and forming its soils, geo-diversity underpins our area's rich variety of natural and semi-natural habitats.

A number of these habitats have statutory designations as internationally and nationally important sites. The Inner Clyde is a Special Protection Area for wading birds and a Site of Special Scientific Interest (SSSI) for birds and coastal habitat. There are a further four SSSIs designated for biological interests at Auchenreoch Glen, Dumbarton Muir, Haw Craig-Glenarbuck and Langcraigs. The River Leven is a migratory route for Atlantic salmon and brook lamprey travelling to and from the Endrick Water Special Area of Conservation. Extensive areas of habitat are designated as part of the Local Nature Conservation Site network in addition to the international and national sites. There are also a number of legally protected species resident in West Dunbartonshire: bats and otters (both European protected species), badgers, water voles and pine martens.

The loss, fragmentation and isolation of habitats harms biodiversity and the ability of ecosystems and natural processes to adapt to climate change. Biodiversity interests – habitats and species – should be taken account of across the whole plan area. The highest level of protection is afforded to internationally designated sites and protected species. Proposals which may impact upon a Natura site (the collective name for Special Protection Areas and Special Areas of Conservation) are required to be accompanied by a Habitat Regulations Appraisal. SSSIs are afforded a similarly high level of protection. Local Nature Conservation Sites (LNCS) protect species or habitats of more local interest and cover a wider area of West Dunbartonshire.

A Habitats Regulations Appraisal of the Local Development Plan has been carried out with regard to the Inner Clyde and other Natura sites the plan may affect, notably the Endrick Water Special Area for Conservation. The appraisal concluded that the Local Development Plan will not adversely affect the integrity of the Inner Clyde, Endrick Water or any other Natura 2000 site.

### **Policy GN3**

**Development that harms the sites designated for nature conservation or protected species will not be permitted except:**

- a) for Natura 2000 sites, where there are no alternative solutions and there are imperative reasons of overriding public interest, including those of a social or economic nature;**
- b) for protected species, where there is no satisfactory alternative and the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;**
- c) for SSSIs where adverse effects are outweighed by social, environmental or economic benefits of national importance; and**
- d) for LNCS, where adverse effects are offset or compensated in a way that adequately maintains the integrity of the interests affected.**

**Development that harms non-designated habitats identified in the West Dunbartonshire Local Biodiversity Action Plan will be considered in relation to the benefits of the development.**

### **Landscape**

The Kilpatrick Hills, the muirs to the west of the Vale of Leven, the Clyde waterfront and the habitats of the Leven corridor form a striking and attractive landscape, which frames the urban area of West Dunbartonshire, creating a distinctive sense of place. Landscape is more than just 'a view'; it is the result of the action and interaction of natural and/or human factors and how it is perceived and valued by people is of great relevance. Our landscape is constantly changing, either as a result of natural processes or human activity and different landscapes have a different capacity to accommodate new development. It is important that, as far as is possible, change is managed in

order to prevent the character of the landscape being compromised. Impacts upon landscape can have implications beyond the boundaries of the Plan area, particularly in West Dunbartonshire owing to its relationship with the National Park.

The Plan designates the Kilpatrick Hills as a Local Landscape Area in order to protect, enhance and encourage the enjoyment and understanding of this important area. The relationship between the National Park and the Kilpatricks – the setting provided by the Kilpatricks Hills and, within the Kilpatricks, the views ‘borrowed’ from the National Park – is another reason for designating them as a Local Landscape Area. A Statement of Importance prepared in partnership with Scottish Natural Heritage describes the key landscape and visual characteristics of the Kilpatrick Hills, including the special qualities that make them distinct and are therefore important to conserve and enhance. Supplementary Guidance will set out a framework for managing potential change within the Local Landscape Area.

#### **Policy GN4**

**Development that would have a significant adverse impact on landscape character will not be permitted. Development that could affect the Kilpatrick Hills will be required to protect and, where possible, enhance their special qualities as set out in the Statement of Importance and comply with any Kilpatrick Hills Supplementary Guidance.**

#### **Forestry, woodlands and trees**

Woodland covers around 20% of the total land area in West Dunbartonshire, including large parts of the Kilpatrick Hills. Around a third of our woodland is native; confined mostly to burn corridors, the southern slopes of the Kilpatrick Hills and estates such as Overtoun and Edinbarnet. The non-native proportion is largely comprised of extensive commercial plantations, mainly of Sitka spruce.

Forests are much more than simply an economic resource in terms of timber production. As a component of the green network, woodland contributes to sustainable water management; mitigation and adaptation to climate change; conserving and enhancing biodiversity as part of an integrated habitat network; as a resource for outdoor access and recreation; and to creating attractive places to live.

The Scottish Forestry Strategy sets aspirational targets to significantly increase woodland cover for Scotland and the Central Scotland Green Network area. The Glasgow and Clyde Valley Forestry and Woodland Strategy sets out how this can be achieved and also how to make the most of our existing woodlands, bringing them into positive use. In West Dunbartonshire, large parts of the Kilpatrick Hills are in the ownership of the Forestry Commission Scotland and the Woodland Trust and each organisation has long term plans to increase or enhance woodland cover and to develop opportunities for recreation (See Our Changing Places – Kilpatrick

Hills). The Kilpatrick Hills are recognised for the special qualities of their landscape, and their recreational and environmental importance. Forest Design Plans for the area will be expected to demonstrate the sensitive siting of new woodland, the restructuring of existing conifer plantations and the restoration of open ground habitats so as to improve the landscape, ecological and recreational value. Further guidance will be established in the Kilpatrick Hills and Forestry, Woodland and Trees Supplementary Guidance.

Trees also form an important feature within urban areas, for example in parks and along streets. Many of our trees have Tree Preservation Orders or are protected by their location within conservation areas. Development proposals involving the loss of trees must be accompanied by a tree survey and replanting proposals.

#### **Policy GN5**

**The expansion and enhancement of woodland involving the planting and management of native trees will be supported subject to assessment against the Kilpatrick Hills and Forestry, Woodland and Trees Supplementary Guidance.**

**Development that would result in the loss of trees or woodland of amenity, cultural, historical, recreational or biodiversity value will not be permitted unless clear justification can be given and appropriate replanting can be agreed.**

#### **The Water Environment**

The River Leven and River Clyde and their tributaries including the Gruggies Burn, Murroch Burn and the Duntocher Burn form part of the green network, contributing to habitat networks and biodiversity, recreation, health and well-being and to the local landscape character. River basin management planning, which implements the European Water Framework Directive, seeks to improve the condition of the water environment and protect it from deterioration. The Scotland River Basin Management Plan was published in 2009 and a second plan is due in 2015. It is supplemented by a Clyde catchment management plan. The benefits that arise from river basin management planning extend beyond protecting and enhancing the quality of the water environment and can contribute to sustainable flood risk management; climate change adaptation and mitigation; and protecting and enhancing biodiversity.

The water environment is also there to be enjoyed. Recreational uses include waterside walking, fishing and boating. This is to be encouraged where it can be done in harmony with the wildlife that also makes use of our waters.

#### **Policy GN6**

**The quality and enjoyment of the water environment will be protected and improved by:**

- a) supporting the objectives and actions of River Basin Management Plan for Scotland and the Clyde Area Management Plan;
- b) minimising pollution of waters;
- c) requiring surface water from new developments to be treated by SuDS;
- d) requiring waste water from new development to connect to mains drainage, unless not technically or economically viable and where it can be demonstrated no environmental or health problems will arise;
- e) requiring the re-opening of culverted waterways unless not possible for reasons of health and safety or development viability;
- f) avoiding the hard engineering of waterways and the use of culverts in new developments unless there is no practical alternative;
- g) minimising the risk of invasive non-native species contaminating the water environment; and
- h) encouraging access to, along and beside waterways, including for walking, cycling, watersports and fishing, except where this would adversely affect the habitat network or protected species.

#### Forth & Clyde Canal

The Forth & Clyde Canal opened in 1790 and provided a route for the seagoing vessels of the day between the Clyde and Forth rivers. However, as ships became larger and the railways became the dominant mode of moving goods, the fortunes of the canal declined and it was formally closed in 1963. A multi-million pound project saw the canal re-open in 2001 and a series of projects have improved the canal environment, including at Bowling Basin and in Clydebank town centre, where a civic and events space has been created on both sides of the canal.

The canal is an important green network asset assisting water management, and with its towpath and wider surroundings acting as a wildlife corridor, active travel route, and a location for recreation and relaxation. The Council is supportive of further improvements to the canal and its environs. Development alongside the canal, including in properties backing onto the Canal, will be expected to complement and enhance its green network functions, and have regard to its status as a scheduled monument.

#### **Policy GN7**

**Development alongside the Forth and Clyde Canal should enhance this green network asset. Development that would have an adverse impact on the Canal or its setting will not be permitted.**

#### Outdoor access

An important role of green networks is providing opportunities for active travel – walking and cycling – which benefits health and can help reduce the impact of road congestion on the environment. The Forth & Clyde Canal towpath and

national cycle route are two important long distance routes running through the urban area. Where the network links communities and urban green spaces to the wider countryside, additional recreational opportunities arise. The core path network is key to the provision of outdoor access in West Dunbartonshire, providing dedicated routes within our towns, along waterways, and connecting into the heart of the Kilpatrick Hills to the north and east and muirs to the west.

Improving path networks and creating new routes and links should be among the factors considered when looking at how new development can enhance the green network. In particular, the Council is keen to encourage access along the canal, rivers and the waterfront, and to improve connections between the urban area and the countryside, especially the Kilpatrick Hills.

### **Policy GN8**

**Development that would result in the loss of a core path, right of way or other important route will not be permitted unless acceptable alternative provision can be made.**

**The provision of paths will be expected in developments where these would enhance active travel or connectivity within the green network, and particularly where this would create routes to and along waterways.**

### **Temporary Greening**

Restrictions on development finance and lower demand for new development since 2008 have resulted in changed expectations for when many previously developed sites will be redeveloped. Temporary uses such as growing spaces (either for food or biomass crops), community gardens and recreation resources can benefit the green network and provide a focus for community action. Such action has the benefit of improving a site that could be detracting from the environment of a neighbourhood into one that improves the area, strengthens the community and readies the site for future development.

Another form of temporary greening involves the green infrastructure components of future development being put in before construction begins. This would be in line with the integrating green infrastructure approach.

This plan supports and encourages temporary green network uses on stalled development sites, particularly within Our Changing Places, which bring environmental and community benefits in the short term and do not prejudice future development and the intended use of the site in the long term. The Council is keen to explore any suggestions for temporary greening sites from either community interests or landowners/developers, and will work with interested parties to develop a framework to help realise viable projects focusing on how temporary uses can be funded and their delivery co-ordinated.



## **Protecting Our Built Heritage**

### **Introduction**

West Dunbartonshire has a rich history. It has been at the very edge of the vast Roman Empire, the capital of the medieval Kingdom of Strathclyde, and at the centre of the Clydeside shipbuilding industry. These times – and others – have left monuments, buildings and places which define the area's local identity. This historic environment contributes to our history, culture, local distinctiveness and sense of place and supports tourism and economic development.

### **The Antonine Wall**

Built in the years following 140 AD on the orders of the Roman Emperor Antonius Pius, the Antonine Wall crosses central Scotland from Old Kilpatrick on the River Clyde to Bo'ness on the River Forth. It was the most northerly section of a trans-national frontier which helped protect and define the Roman Empire.

Although only a small section of the Antonine Wall can be viewed above ground in West Dunbartonshire, at Golden Hill Park, it is an important historic asset. The wall runs west-east through West Dunbartonshire from Old Kilpatrick to the boundary with Glasgow at Drumchapel. A buffer zone is identified along much of the Wall, protecting its setting.

In 2008 the Antonine Wall was inscribed as Scotland's fifth World Heritage Site when it became part of the trans-national Frontiers of the Roman Empire World Heritage Site which includes Hadrian's Wall in England and the German Limes. World Heritage Status infers a commitment to protect the exceptional cultural significance of the Antonine Wall and the 'Outstanding Universal Values' for which it was inscribed.

Supplementary Guidance has been approved by the five planning authorities containing part of the Wall. The guidance provides advice on managing the impact of development on the World Heritage Site, outlining a presumption against development which would have an adverse impact on the Antonine Wall and its setting. The Antonine Wall Management Plan also identifies actions to be delivered by a range of different bodies to protect and promote understanding and enjoyment of the Wall.

### **Policy BH1**

**Development that would have an adverse impact on the Antonine Wall or its setting will not be permitted. Proposals affecting the Wall will be assessed with regard to the Antonine Wall Supplementary Guidance and the Antonine Wall Management Plan.**

### **Scheduled Monuments & Archaeological Sites**

Scheduled monuments are archaeological sites, buildings or structures of national or international importance. In West Dunbartonshire these include the Antonine Wall, the Forth & Clyde Canal and Dumbarton Castle. In addition to sites that are scheduled, there are sites of local significance recorded in the Sites and Monuments Record.

Scheduling seeks to protect monuments in-situ and as far as possible in their existing state and within an appropriate setting. Consent is required from Historic Scotland for any works that would affect a scheduled monument. Where planning permission is required, development will not be permitted that will have an adverse effect on a scheduled monument or the integrity of its setting. Non-scheduled archaeological sites and monuments will also be protected and preserved in situ wherever feasible.

Where records show archaeology assets may be present on a site, an archaeological survey or investigation will be required to determine the nature and importance of the archaeological resource and the best means of preserving and/or recording it. Also, if archaeological discoveries are made while works are being carried out, an archaeologist should be given the opportunity to inspect the find and undertake appropriate excavation, recording and analysis.

## **Policy BH2**

**Development that would adversely affect a Scheduled Monument or its setting will not be permitted. All other archaeological sites should be preserved in-situ where possible. Where not possible, provision should be made by the developer to undertake the excavation, recording analysis, publication and archiving of the archaeological remains.**

## **Listed Buildings**

There are over 140 buildings of special architectural or historic interest in the Plan area which have been listed in recognition of their importance. A number are A-listed, meaning they are of national or international importance and are the best examples of a particular period, style or building type. These include the Titan Crane in Clydebank, Dumbarton Castle, and the Argyll Motor Works in Alexandria. There are also B-listed buildings which are of regional or more than local importance, and C-listed which are of local significance.

Any development affecting a listed building or its settings should preserve its special architectural or historic interests and character. There is a presumption against the demolition of a listed building, or any other building which contributes positively to the character of an area, unless it has been clearly demonstrated that there is no viable and acceptable alternative.

The Titan Crane and Clydebank Town Hall are two examples of listed buildings and structures which have recently been refurbished, reinvigorating these important local landmarks and supporting their preservation. Unfortunately, not all historic buildings in West Dunbartonshire are in a good

state of repair. The Buildings at Risk Register for Scotland identifies properties of architectural or historic merit in the area that are considered to be at risk or under threat. The Buildings at Risk Register is not exhaustive and other important buildings within the area may also be at risk or become so during the Plan period.

Changes of use, alterations and enabling development will be supported as means of rescuing historic buildings that have fallen into a poor state of repair, providing proposed works retain the building's special interest, are appropriate to its character and appearance, and are appropriate in scale.

### **Policy BH3**

**Demolition or development that would adversely affect the special interest, character or setting of a listed building will not be permitted. Appropriate enhancement of listed buildings will be supported. Enabling development that would result in the retention or restoration of a listed building, and which is appropriate in terms of design and use, and proportionate in scale will be supported subject to conditions or a legal agreement ensuring the restoration of the listed building.**

### **Conservation Areas**

Five areas within West Dunbartonshire are identified as conservation areas: High Dalmuir in Clydebank; Kirktonhill and Knoxland Square in Dumbarton; and Lusset Road and Mount Pleasant Drive in Old Kilpatrick. While containing only a few listed buildings, the overall layout, character and appearance of these areas is of special architectural or historical interest.

Development affecting conservation areas, either within or outwith them, must be appropriate in terms of design, materials, scale and siting, to the character and setting of the conservation area. The loss of buildings or structures which contribute to the character of a conservation area will be resisted.

Conservation area appraisals are useful documents for understanding the important features of conservation areas, assisting in the positive management of these areas including through informing development management decisions. They can also be used to identify extended or new conservation areas. The Council will look to undertake appraisals of its existing conservation areas over the lifetime of this Plan.

### **Policy BH4**

**Development that would harm the character or appearance of a conservation area, including the demolition of buildings or structures which contribute to the character of the area, will not be permitted. New development within or affecting a conservation area should be of a high standard of design and enhance the character of the area.**

### Gardens and Designed Landscapes

West Dunbartonshire has a number of grand houses which are listed. These buildings were constructed by wealthy industrialists, mainly in the eighteenth and nineteenth centuries as residencies or as country retreats. Originally the houses had large gardens, parkland and woodland associated with them which were designed and managed to add to the setting and enjoyment of the main house.

While the majority of the area's mansion houses remain, many have seen modern development impinge upon their grounds. Overtoun Estate is the best example of an estate as it would have originally looked when the house was built and is recorded on the Inventory of Gardens and Designed Landscape. Other non-designated estates are Auchentorlie, Auchentoshan, Cochno, Edinbarnet, Helenslee, Levensgrove and Strathleven.

### **Policy BH5**

**Development that would affect a Garden and Designed Landscape should seek to protect and appropriately enhance its important features.**

## **Supporting Development**

### **Introduction**

The sustainable development of West Dunbartonshire must be supported in a variety of ways. This section of the Plan deals with the infrastructure required to support growth. It considers the importance of the transport network being safe, well integrated and efficient. It also looks at how to make the most of resources by supporting sustainable waste management. A modern and efficient telecommunications network which is located to minimise environmental impact will be encouraged. Aggregates and minerals are important for the construction industry and the continual working of resources within West Dunbartonshire is supported.

### **The Transport Network**

West Dunbartonshire is a well connected area. It benefits from a railway network providing a frequent rail service within West Dunbartonshire, and linking directly to Glasgow and Edinburgh. The area is also well served by buses, providing links within and to areas outwith West Dunbartonshire. The A82 runs through West Dunbartonshire connecting to Glasgow, Loch Lomond and the west Highlands, and via the Erskine Bridge to the M8 and the national motorway network.

Improvements to the area's transport network have been identified in the Council's Local Transport Strategy for 2013-2018 and some of the 'Our Changing Places' sections. Major schemes include improvements to the Kilbowie roundabout and Dumbuck junction, the provision of the A814 link road between Milton and Bowling, and improved linkages between Glasgow Road and Dumbarton town centre. The Fastlink rapid bus transit system is proposed to connect Clydebank with Glasgow city centre running through the regeneration areas on the north bank of the Clyde. There are options for it to serve both the Clydebank Waterfront and town centre and the Council may seek the reservation of space for, or provision of, necessary infrastructure.

Development can often place an additional burden on the transport network and particularly the road network. This Plan requires that development complies with current standards in relation to road design and parking, and that any improvements to the transport network necessary as a result of the development are made. Early liaison with, and approval from, Transport Scotland is required for schemes that will impact upon the trunk road network.

### **Policy SD1**

**Development of the transport schemes set out in the Local Transport Strategy will be supported subject to adequate mitigation of adverse impacts on the green network, particularly Natura 2000 sites, built heritage, residential amenity and the operation of businesses. 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.

**New junctions on trunk roads will not normally be acceptable.**

### Waste

The Council supports the sustainable management of waste in line with the waste hierarchy. A Zero Waste society is one where waste is managed as far up the hierarchy possible with disposal, such as landfill, being the option of last resort. In addition, waste should be dealt with as close as possible to where it is produced.



There are several facilities contributing to waste management within West Dunbartonshire. These include the major landfill site at Auchencarroch, a landfill for inert material at Rigangower near Milton and a number of household waste recycling centres and privately operated waste transfer stations throughout the Council area. Planning permission exists for a waste management facility at Rothesay Dock in Clydebank, which has the potential to significantly contribute to the sustainable management of waste arising within West Dunbartonshire. If additional or alternative facilities become necessary to deliver additional capacity over the Plan period these will be supported in appropriate locations.

### **Policy SD2**

**The locations identified in Schedule 8 are identified as suitable for the management of waste. Development of facilities contributing to the management of waste will be supported at these and other locations where:**

- a) the site would otherwise be suitable for Use Class 5 or 6 development;
- b) there would be no adverse impact on the operation of other businesses or residential amenity;
- c) adverse impact on the green network or built heritage can be acceptably mitigated;
- d) there would be no adverse impact on the operations of Glasgow Airport;
- e) the facilities would contribute to a greater proportion of waste arising in West Dunbartonshire being treated further up the waste hierarchy;
- f) the recovery of energy from waste is achieved, where applicable; and
- g) if involving significant levels of waste from outwith West Dunbartonshire, there is the potential for waste to be transferred to the location by means other than road.

**Schedule 8: Waste Management Sites with capacity for > 100,000 tonnes per annum**

Ref	Site Name and Address	Site Activity
SD2(1)	Auchencarroch Landfill Site, nr Jamestown	Landfill / Composting
SD2(2)	Rigangower Landfill Site, by Milton	Landfill
SD2(3)	Rothesay Dock, Clydebank	Other Treatment

Communications infrastructure

High quality electronic communications are an essential component of sustainable economic growth and can reduce the need for travel. The development of infrastructure to expand the communications network whilst minimising environmental impacts is supported by this Plan.

**Policy SD3**

**Development to improve communications infrastructure will be supported where it avoids adverse impact, including cumulative impact, on streetscape and residential amenity, the green network, and built heritage.**

Minerals, Aggregates and Coal

An adequate and steady supply of minerals and aggregates is necessary to support economic growth, but extraction can have significant adverse environmental impacts. Within Glasgow and the Clyde Valley, which is considered to be the relevant market area, there are believed to be sufficient hard rock reserves to meet demand to 2035. The reserves in West Dunbartonshire at Dumbuckhill Quarry and at Sheephill Quarry contribute to this supply and continued working of minerals at these locations is supported.

**Schedule 9: Aggregate Reserves**

Ref	Site Name and Address	Site Activity
SD3(1)	Dumbuckhill Quarry, Dumbarton	Hard rock quarrying
SD3(2)	Sheephill Quarry, Milton	Hard rock quarrying

#### **Policy SD4**

**The continuation of aggregate extraction will be supported at the Dumbuckhill and Sheephill quarries. Expansion of mineral and aggregate extraction at these locations and new workings at other locations shall be accompanied by acceptable and fundable restoration and aftercare proposals and avoid significant adverse impact on:**

**a) the green network, particularly:**

- the habitat network
- landscape
- forestry and woodland
- the water environment
- the path network

**b) built heritage, particularly Ancient Monuments and other archaeology; and**

**c) residential amenity and the operations of other businesses**

There are surface coal deposits at the south eastern edge of West Dunbartonshire, mostly under the urban area of Whitecrook. Reserves straddle the council boundary with Glasgow City, and stretch into the greenbelt in the area known as the Hardgate Wedge. It is considered that these reserves should not be worked because of their proximity to existing communities, and the fact that they fall within the Antonine Wall World Heritage Site Buffer Zone. However, any application for development in areas where coal reserves exist should be aware of the legacy of past coal mining activity, and assess the condition of the existing ground conditions before any new building is proposed. The Coal Authority can offer additional advice on this matter.

#### **Advertisements**

Advertisements are an integral part of our streetscape and important to promote economic growth, public information and charities. They can, however, be intrusive and distracting. Advertisements will not generally be acceptable in residential or rural areas.

#### **Policy SD5**

**Advertisements which are sited on the business premises to which they relate will be supported subject to compliance with the criteria listed below.**

**Advertisements which are remote from the premises to which they relate will normally be supported only where they are directional or advance warning signs for tourist or visitor facilities which are not reasonably**



visible from any main road, and where a tourist 'brown sign' is not a suitable first option.

Commercial poster hoardings will normally only be supported within the built-up area, where the hoarding would serve to screen vacant or unsightly land or buildings.

In all cases advertisements shall:

- a) not detract from the amenity of the area or the character of buildings in terms of positioning, scale, design or materials;
- b) not result in any road safety or other hazard to the public;
- c) result in an accumulation of signage clutter; and
- d) within Conservation Areas and on Listed Buildings, serve to improve or enhance the appearance of the area/building.

### **Notification Zones**

West Dunbartonshire has a number of sites and installations which due to their handling of hazardous substances limit the scope for new development in their vicinity. Advice will be sought from the Health and Safety Executive for proposals within these areas.

**Low and Zero carbon generating technologies**

Low and/or zero carbon generating technology shall be installed in all new buildings with the exception of:

- alterations and extensions to buildings, other than alterations and extensions to stand-alone buildings having an area less than 50 square metres that would increase the area to 50 square metres or more, or alterations to buildings involving the fit-out of the building shell which is the subject of a continuing requirement;
- conversions of buildings;
- buildings that are ancillary to a dwelling that are stand-alone having an area less than 50 square metres;
- buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;
- buildings intended to have a life not exceeding the period specified in regulation 6 of the Building Standards Regulations; or
- conservatories.

A condition will be attached to planning permission for all non-exempt buildings requiring that a 'bronze active' sustainability label be achieved in respect of the proposed building. In addition, the applicant will need to demonstrate that low and zero generating technology will result in CO<sub>2</sub> emissions being 1% below the building's target emission rate in the period to December 2016 and 2% below the building's target emission rate in the period thereafter.

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: National Planning Framework and Scottish Planning Policy**

#### **1. Purpose**

- 1.1** To seek endorsement of the responses sent to the Scottish Government in respect of the consultations on National Planning Framework 3 and Scottish Planning Policy.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee endorse the responses sent to the Scottish Government in respect of the consultations on National Planning Framework 3 and Scottish Planning Policy as set out in Appendices 1 and 2.

#### **3. Background**

- 3.1** The National Planning Framework and Scottish Planning Policy form two major parts of the Scottish Government's Planning and Architecture Policy. The current National Planning Framework (NPF2) was published in 2009. The current Scottish Planning Policy was published in 2010.
- 3.2** The National Planning Framework sets out a long-term strategy for the spatial development of Scotland. The document is reviewed every 5 years and previous versions were published in 2004 and 2009. The next version (NPF3) is due to be approved by the Scottish Parliament in 2014, and as part of the preparation process a Main Issues Report and Draft Framework were published for consultation on 30 April.
- 3.3** Scottish Planning Policy sets out the Scottish Government's policy on nationally important land use planning matters. The version published in 2010 consolidated a suite of 23 Scottish Planning Policy documents into one, without significantly revising significant policy content. The revision updates national planning policy.
- 3.4** The consultation period on the documents closed on 23 July. As this was before the Committee date, the responses have been sent in draft form to the Scottish Government, and the Government has been advised that final responses will be submitted after they have Planning Committee approval.

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

National Planning Framework

- 4.1** The Council's response to the National Planning Framework is set out in Appendix 1. The response is structured around the consultation questions contained in the document.
- 4.2** The draft framework sets the following vision for Scotland:
- A low carbon place
  - A natural place to invest
  - A successful, sustainable place
  - A connected place
- 4.3** It identifies 14 National Developments, 2 of which – the Central Scotland Green Network and the Metropolitan Glasgow Strategic Drainage Plan – cover West Dunbartonshire.
- 4.4** Key issues identified by the document for the Clyde Corridor area include:
- Recognition of the importance of Glasgow City Centre, the Clyde gateway and waterfront and Ravenscraig.
  - Transformation of place, green infrastructure and regeneration of vacant and derelict land.
  - Addressing the impact of the economic downturn on the urban environment and supporting investment in renewable energy, biosciences, the creative industries, tourism and recreation.
  - Long-term, regional approaches to climate change adaptation.
- 4.5** Comments submitted in respect of the National Planning Framework, as set out in Appendix 1, include:
- National Developments are focused on the north and east of the country. Because of the location of natural resources this is, to a certain extent, understandable. However, there should be measures included in the NPF to ensure that economic and other growth does not become imbalanced within Scotland as a result. One means could be by recognising the role the west of Scotland can play in accommodating growth in key sectors of the economy.
  - The document should have a clearer spatial focus, with less general text.
  - Support for retention of Central Scotland Green Network, Metropolitan Glasgow Strategic Drainage Plan, High Speed Rail and Airport Enhancements as National Developments.
  - Support for the identification of long distance path routes in Scotland, and the suggestion that these could include the Antonine Wall, the John Muir Trail and the canal network, and the recognition of these assets and the National Park to tourism

#### Scottish Planning Policy

- 4.6** The Council's response to the SPP is set out in Appendix 2. The response is structured around the consultation questions contained in the document.

- 4.7** The revised document has a stronger emphasis on economic growth, delivery and placemaking.
- 4.8** Comments submitted in respect of Scottish Planning Policy, as set out in Appendix 2, include:
- That 'appropriate' rather than significant weight should be given to the economic benefits of development to ensure a correct balance between economic and other considerations.
  - Support for the preparation of town centre health checks and strategies but in line with the development plan cycle (5 years) rather than every 2 years as suggested for health checks.
  - Support for 'town centre first' approach being applied to a wider range of developments including retail, leisure and public buildings.
  - Concern that the requirement to apply a generosity allowance of 10-20% to the housing land supply will increase the requirement for greenfield land and dilute settlement strategies that focus on previously developed land.
  - Clarification required as to how Housing Supply Targets have to emerge from the strategic/local development plan/local housing strategy process.
  - Concern that the new approach to preparing spatial frameworks for wind energy is more complex and detailed than the current approach.

## **5. People Implications**

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

## **6. Financial Implications**

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

## **7. Risk Analysis**

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

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

- 8.1** An Equalities Impact Assessment has been undertaken for both documents by the Scottish Government.

## **9. Consultation**

- 9.1** The views of other sections of the Council have been sought in the preparation of the Council's response.

## **10. Strategic Assessment**

- 10.1** The National Planning Framework and Scottish Planning Policy cover a wide range of topics and is considered to contribute to all of the Council's strategic priorities and in particular towards:

- Economic growth and employability
- Local housing and sustainable infrastructure

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 30 July 2013**

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**Appendices:** Appendix 1: Council response to National Planning  
Framework 3: Main Issues Report and Draft Framework  
Appendix 2: Council response to Scottish Planning  
Policy: Consultation Draft

**Background Papers:** National Planning Framework 3: Main Issues Report and  
Draft Framework  
Scottish Planning Policy: Consultation Draft

**Wards Affected:** All

**National Planning Framework Main Issues Report**

**Comments of West Dunbartonshire Council**

The structure of the document is welcomed, with the four strands of the vision clearly set out. The message of transition to a low carbon economy comes across very clearly, and perhaps stronger than economic growth which has a stronger position in the draft Scottish Planning Policy document. The spatial strategy under each of the strands of the vision is very clearly articulated in the opening section, and perhaps becomes less clear in the following sections.

There is a strong focus within the document on national development in the east and north of the country. Because of geography and the location of natural resources, this is, to a certain extent, understandable. But there should also be measures in the NPF to ensure that economic and other growth does not become imbalanced within Scotland as a result.

Little is said in the document about population change. Many areas face continuing depopulation, whilst others face growth which is placing pressure on housing markets. All areas have an aging population. The National Planning Framework should have something to say on these matters.

Whilst recognising this is a Main Issues Report, it is considered that the draft framework should be more spatial in focus identifying where things are to happen. By including significant general text there is a blurring of what should be a clear difference in purpose between NPF and Scottish Planning Policy. Greater clarity would be achieved by the NPF being purely about where national developments are to be located and highlighting the important planning issues it expects to be addressed in the SDPs and LDPs covering specific parts of the country.

No timescales are included within the document. There is no indication of what period NPF3 will cover, when the vision is for, or specific timelines for the national developments. However, it is recognised some of this information belongs in the Action Programme.

Many of the diagrams that are included are of little benefit and superfluous to the text. In terms of the aesthetics of the document they would be better replaced with photography as in NPF2.

Some projects, which in the grand scheme of things, are quite minor are referred to in the document e.g. @5.25 £0.5M for roadside viewing platforms and viewpoints, @ 4.25 & 4.29 £2M to bring empty properties into residential use.

The areas of co-ordinated action should be based around the SDP city-regions where relevant. 'Firth of Clyde' is an incongruous title for the area shown which stretches into Lanarkshire and beyond.

### **A low carbon place**

It is recognised that moving towards a more sustainable and secure energy supply is important for Scotland's economy and environment, and rightly features prominently in the National Planning Framework. It is also recognised that many of the national developments associated with this are locationally specific. However, it is a concern that the west of Scotland features in such a limited way in the spatial strategy for a low carbon place. Whilst, perhaps down to geography, this should at least be recognised by the National Planning Framework and a strategy to address this be introduced.

#### **Consultation Question 1**

**How can NPF3 support the transition to a largely decarbonised heat sector?**

**How could NPF3 go further in supporting a spatial framework to help achieve our ambition of decarbonising the heat sector and guiding the necessary infrastructure investments?**

NPF3 should highlight the importance of a renewable heat sector to the transition to a low carbon place. It could go further by embedding renewable heat within its vision for successful, sustainable places in Scotland, in particular those identified within Section 4 (including the national developments at Ravenscraig and Dundee) and where it can be derived from energy generating national developments. This would provide a spatial element.

#### **Consultation Question 2**

**How can we provide better spatial guidance for onshore wind?**

**Scottish Planning Policy already safeguards areas of wild land character.**

**Do you agree with the Scottish Government's proposal that we use the SNH mapping work to identify more clearly those areas which need to be protected?**

Spatial guidance for onshore wind is already set out in Scottish Planning Policy, and in more detail in the revised Scottish Planning Policy (consultation draft). It is difficult to provide a more detailed spatial framework for onshore wind at a national level as so many aspects require to be assessed on site. There may be a role for considering the results of regional capacity studies to develop an understanding of Scotland's potential for new wind power schemes in relation to set targets. However, interpretation of the spatial implications of these studies will be best undertaken at a local level. The re-powering of existing sites is also likely to be an issue in the next 15-20 years and the National Planning Framework or Scottish Planning Policy could say something about this issue.



The SNH mapping work would seem to be an obvious reference point to identify areas of wild land character.

It is noted that the NPF does not refer to the role of other onshore renewable energy technologies in achieving carbon-emissions reduction targets.

### **Consultation Question 3**

**How can onshore planning best support aspirations for offshore renewable energy?**

**Should we include onshore infrastructure requirements of the first offshore wind developments, wave and tidal projects as a national development?**

The onshore infrastructure requirements of the first offshore wind, wave and tidal projects should be identified as a national development. It would seem appropriate to focus infrastructure and connections on a limited number of locations so as to avoid a proliferation of coastal landfalls.

### **Consultation Question 4**

**How can we support the decarbonisation of baseload generation?**

**Do you think that NPF3 should designate thermal power generation at Peterhead and/or a new CCS power station at Grangemouth, with associated pipeline infrastructure, as national developments?**

**Is there also a need for Longannet and Cockenzie to retain their national development status as part of a strategy of focusing baseload generation on existing sites?**

It is considered important that the National Planning Framework supports continuing baseload generation through the identification of thermal power sites as national developments. Equally important is supporting Scotland's role in developing carbon capture, and national development status for such infrastructure is also supported.

### **Consultation Question 5**

**What approach should we take to electricity transmission, distribution and storage?**

**Should we update the suite of grid enhancements, and include the landfall of a possible international interconnector from Peterhead? What projects should be included?**

**What more can NPF3 do to support the development of energy storage capacity?**

It would be appropriate to update electricity grid enhancements as a national development, including the international interconnector at Peterhead. Ideally, national locational priorities for energy storage projects should be articulated by NPF3.

### **Consultation Question 6**

**Does our emerging spatial strategy help to facilitate investment in sites identified in the National Renewables Infrastructure Plan?**

**Are there consenting issues or infrastructure requirements at NRIP sites that should be addressed in NPF3 through national development status or other support?**

It is appropriate for the National Planning Framework to reflect the investment and land use requirements of the NRIP.

### **Consultation Question 7**

**Can NPF3 do more to support sustainable use of our environmental assets?**

**Should NPF3 propose any specific actions in relation to the role of land use in meeting climate change targets, for example for woodland expansion, peatland or habitat restoration?**

**Should the strategy be more aspirational in supporting the development of a National Ecological Network? If so, what should the objectives of such a network be?**

The identification of the Central Scotland Green network in NPF2 is an example of support of our environmental assets, which has, importantly, been backed by action and funding from the Government. The CSGNs inclusion in NPF2 has resulted in a higher profile for the CSGN and the green network concept generally. Its continuation as a National Development in NPF3 is supported.

Clarity of planning's role in woodland expansion, and peatland or habitat restoration would be welcomed, but beyond general support it is not clear what the spatial role of the NPF would be in relation to this.

It is not clear what the purpose of a National Ecological Network would be. If it is simply the collective identification of internationally and nationally protected sites, then, in effect, this already exists. Any identification of a national network would have to be supported by action and resources to improve and enhance the network. It is often locally protected sites that actually create an ecological network by joining dispersed national sites.

### **Consultation Question 8**

**What should NPF3 do to facilitate delivery of national development priorities in sensitive locations?**

**Would it be helpful for NPF3 to highlight the particular significance of habitat enhancement and compensatory environmental measures around the Firth of Forth?**

**Which projects can deliver most in this respect?**

**Are there other opportunities for strategic environmental enhancement that would support our wider aspirations for development, or could potentially compensate for adverse environmental impacts elsewhere?**

It is important for the NPF to highlight the sensitivity of environmental resources in areas affected by national developments. It would be appropriate for the NPF to identify high level mitigation measures.

#### **Consultation Question 9**

**Can NPF3 do more to support sustainable tourism?**

**What are the key national assets which should be developed to support recreation and tourism?**

**Should a national network of long distance routes be designated as a national development? What new links should be prioritised?**

**How can we ensure that best use is made of existing supporting infrastructure in order to increase the cross-sectoral use of these routes, and enhance the quality of the visitor experience?**

The National Planning framework could identify nationally significant tourism resources. These could include the National Parks, the canal network and potentially the Antonine Wall.

This Council would support the identification of a national network of long distance routes. These could include the John Muir Trail, and routes along the Antonine Wall and the canal network.

#### **Consultation Question 10**

**Can NPF3 do more to support sustainable resource management?**

**Should NPF3 support a decentralised approach to provision for waste management or should NPF3 make provision for more strategic waste facilities?**

**Should the Metropolitan Glasgow Strategic Drainage Plan be retained as a national development in NPF3 or should we replace the focus on it with a broader, national level approach to sustainable catchment management?**

It would be appropriate for NPF to offer guidance on strategic waste facilities. The economies of associated with modern waste management infrastructure require cross-authority co-operation on infrastructure. There is limited spatial guidance on waste available and no co-ordination of proposals for waste management facilities. Authorities are currently faced with speculative applications for facilities, implementation of which requires the winning of contracts, so there is no certainty as to where the waste to be treated is to come from. This uncertainty is of no benefit to the operators either.

The Metropolitan Glasgow Strategic Drainage Plan should be retained as a national development. It is an identifiable project, covering several local authority

areas and benefiting a significant proportion of Scotland's population and premises.

### **Consultation Question 11**

**How can we help to consolidate and reinvigorate our existing settlements and support economic growth and investment through sustainable development?**

**What more can NPF3 do to support the reinvigoration of our town and city centres and bring vacant and derelict land back into beneficial use?**

**How can NPF3 support our key growth sectors?**

**Should the Dundee Waterfront be designated as a national development?**

**Should the redevelopment of the Ravenscraig site be designated as a national development?**

**Could NPF3 go further in indicating what future city and town centres could look like, in light of long term trends including climate change, distributed energy generation and new technologies?**

**How can the strategy as a whole help to unlock the potential of our remote and fragile rural areas?**

The National Planning Framework can stress the importance of our town and city centres to their communities and the economy of Scotland, supporting and strengthening the message of Scottish Planning Policy.

It should recognise the significant levels of vacant and derelict land in parts of the country, particularly the west of Scotland and advise a settlement strategy in these areas which promotes the development of vacant and derelict land.

The key growth sectors should be recognised by the National Planning Framework. As many of the energy-based national developments are location specific and based in the east and north of Scotland, a geographical balancing of Scotland's economy could be achieved by recognising the role for these key sectors in the west and south of Scotland.

### **Consultation Question 12**

**How can NPF3 best contribute to health and wellbeing through placemaking?**

**Should the Central Scotland Green Network continue to be designated as a national development? What do you think its top priorities should be? How can it better link with other infrastructure projects in Central Scotland?**

The NPF could contribute to in some way to a greater awareness and better understanding of the links between health and land use planning as part of the prevention agenda. However, as a spatial document the role of the NPF is limited, and perhaps a Planning Advice Note on this matter would be useful to assist planning authorities to address this issue through Local Development Plans.

The Central Scotland Green Network should continue to be designated as a national development. Green networks are multi-functional, and establishment of priorities in the NPF could detract from this message. Instead priorities could be set through the bid criteria for the Central Scotland Green Network Fund. This would allow for priorities to be identified on a more regular basis. That said, green network enhancement of some long-term vacant and derelict sites should be promoted as an alternative solution to the repeated designation of some sites for development.

### **Consultation Question 13**

**How can NPF3 help to deliver sufficient homes for our future population?  
Are there spatial aspects of meeting housing needs that NPF3 could highlight and help to tackle?**

Much of the Government's approach to planning for housing is rightly set out in Scottish Planning Policy. It is a matter best dealt with at city-region or local level, and there is not a spatial element to it at the national level. The National Planning Framework, being a spatial document could set out that different approaches to settlement strategies would be appropriate for different parts of the country. For example, suggesting a greater focus on previously developed land in the west of Scotland.

It is correct for the NPF not to identify any particular housing developments as national developments. Nor should it identify regional targets for housing, leaving this to the HNDA process.

### **Consultation Question 14**

**How can NPF3 help to decarbonise our transport networks?  
Is our emerging spatial strategy consistent with the aim of decarbonising transport?  
Are there any specific, nationally significant digital infrastructure objectives that should be included in NPF3?  
Should NPF3 go further in promoting cycling and walking networks for everyday use, and if so, what form could this take at a national scale?**

The NPF can contribute to decarbonising transport networks by supporting infrastructure projects that would reduce road use and ensuring that national developments can be sustainably accessed. It is not clear if the emerging spatial strategy is consistent with the aim of decarbonising transport; that message is not as strong as the message regarding the decarbonising of energy.

NPF3's support for electrical vehicles infrastructure (charging facilities), alternative lower emission fuels (rail and vehicle), ambition to significantly increase levels of everyday cycling and walking, and digital connectivity all contribute to decarbonising transport. In addition to this, continued improvements

to public transport will also help to reduce travel by the private car and reduce emissions.

The NPF should make a general commitment to the roll out of next generation broadband to those areas that do not have it.

It is difficult to think of how cycling and walking networks for everyday use could be identified spatially at a national spatial. This is a matter for local identification.

### **Consultation Question 15**

**Where are the priorities for targeted improvements to our transport networks?**

**Are there other nationally significant priorities for investment in transport within and between cities?**

**As well as prioritising links within and between cities, what national priorities should NPF3 identify to improve physical and digital connections for rural areas?**

Consideration should be given to identifying some of the Infrastructure Investment Plan transport projects as national developments, particularly where these link to other national developments. Some are of national importance in their own right so should feature in the NPF and be given planning status.

### **Consultation Question 16**

**How can NPF3 improve our connections with the rest of the world?**

**Should the Grangemouth Investment Zone, Aberdeen Harbour and new freight capacity on the Forth be designated as national developments?**

**Should Hunterston and Scapa Flow be viewed as longer-term aspirations, or should they retain national development status?**

**Do you agree that the aspirations for growth of key airports identified in NPF2 should remain a national development and be expanded to include Inverness, and broadened to reflect their role as hubs for economic development?**

**Should the proposed High Speed Rail connection to London be retained as a national development? Should it be expanded to include a high-speed rail line between Edinburgh and Glasgow?**

**Alternatively, should High Speed Rail be removed as a national development and instead supported as a part of the longer-term spatial strategy?**

The growth of Glasgow airport, and other key airports including Inverness, should be identified as national developments and their role as hubs for economic development recognised by the NPF.

The high speed rail link to London should be retained as a national development, including a high-speed rail line between Glasgow and Edinburgh.

**Scottish Planning Policy Consultation Draft**

**Comments of West Dunbartonshire Council**

**Consultation Question 1**

**Do you think that the measures outlined in paragraphs 15 to 23 are appropriate to ensure that the planning system supports economic recovery and sustainable economic growth?**

**Are there other measures to support sustainable economic growth that you think should be covered in the SPP?**

It is recognised that the revised Scottish Planning Policy is reflecting the Scottish Government's central purpose of increasing sustainable economic growth. This is supported.

In paragraph 17 it is suggested that significant weight be attached to the economic benefit of proposed development. Whilst the intent of this is welcomed, it is suggested that 'appropriate' should replace 'significant', thus ensuring there is a correct balance between economic and other considerations. This means that where environmental or social considerations are significant they will not be outweighed by economic considerations that could be relatively minor. Consideration should also be given to whether this is 'net' economic benefit as some development can involve the relocation or displacement of jobs rather than the creation of new e.g. out-of-centre retail can displace jobs from town centres.

**Consultation Question 2**

**Do you think that local authorities should prepare town centre health checks, as set out in paragraph 55?**

**If so, how often do you think they should be updated?**

**Are there other health check indicators you think should be included in the SPP?**

No explanation is included in Scottish Planning Policy as to why town centres are important, not least that they lie at the heart of communities and are sustainable locations. This is important context.

Town centre health checks are important for assessing the vitality of town centres and should be undertaken by planning authorities. However resources would make it difficult to collect the full set of suggested indicators every two years. It is suggested a full health check should be undertaken every 5 years to inform the development plan process, with certain indicators collected more frequently. There would be value in providing guidance or identifying best practice in undertaking town centre health checks, and also how that information can then be used to inform good planning of town centres.

### **Consultation Question 3**

**Do you think that local authorities should prepare town centre strategies as set out in paragraph 56?**

It is appropriate that town centres should have a clear strategy, ideally reflecting its role in the wider network of centres. They should inform local development plans and as such it would be preferable for these to be refreshed for each development plan cycle but resources may not always allow this.

### **Consultation Question 4**

**Do you think the town centre first policy should apply to all significant footfall generating uses and the sequential test be extended to this wider range of uses, as outlined in paragraphs 63 to 67?**

**An alternative would be to apply the sequential test to retail and all leisure development, no longer limiting leisure to commercial development. Do you think this is the appropriate approach?**

Agree that the town centre first policy should be applied to a wider range of uses. This requirement should be set out under the Development Plans section of the SPP, however, and Development Plans should be able to identify specific exceptions. Some of the public buildings identified have a neighbourhood role or serve a particular catchment, so a town centre may not be the most appropriate location for them. Also, the full sequential approach may not be appropriate for all public buildings e.g. directing a school or library to a commercial centre. The approach needs to be broken down a little with a full sequential approach required for retail and commercial leisure, and an explanation of why other uses are important for town centres and why they should be directed there. The term 'significant footfall' may need to be defined or quantified.

Paragraph 66 establishes a threshold of 2,500 sq m for retail impact analysis. It should be for the Local Development Plans to determine what level of retail development is significant for its area, and therefore when a retail impact assessment is required.

Scottish Planning Policy should make clear that the sequential approach and retail assessments need to consider town centres in other local authority areas which will be affected by proposed developments.

### **Consultation Question 5**

**Do you think the approach to spatial strategies for rural areas outlined in paragraphs 68 to 71 is the appropriate approach?**



The approach seems appropriate. It is considered important that occupancy conditions remain an option when houses have been justified in the countryside for a specific purpose.

#### **Consultation Question 6**

**Do you think explaining a 'generous' housing land supply as allowing an additional margin of 10 to 20%, as set out in paragraph 85, is the appropriate approach?**

**An alternative would be to state that a generosity factor should be added to the land supply, and that this may be smaller in areas where there can be confidence that the sites identified in the plan will be developed in the plan period, and larger in areas where there is less confidence in the deliverability of the land supply. Do you think this is the appropriate approach?**

It is useful to have the generosity allowance quantified. It should be made clear for SDP areas whether the generosity is to be applied at SDP or LDP level, and at housing market area or local authority area. The level of generosity should be in relation to the allocation of land and therefore applied to the housing land requirement and not to the Housing Supply Targets.

The draft NPF3 suggests that the requirement for a generous supply of effective housing land is most important in areas where household growth is expected to be high. The alternative proposal in SPP Question 6 suggests that the generosity factor should be higher in areas where there is less confidence in the deliverability of the land supply, which at present is generally in areas of low growth. This alternative is not welcomed as it is likely to increase the pressure to allocate less sustainable sites and dilute the settlement strategy in areas with a brownfield/regeneration priority.

#### **Consultation Question 7**

**Do you think that authorities should be able to include an allowance for windfall development in their calculations for meeting the housing land requirement, as set out in paragraph 86?**

Within the Glasgow and the Clyde Valley area an allowance for windfall sites have never been counted in the housing land supply. Instead they have been viewed as a contribution towards generosity and flexibility in the land supply. As there is now a move towards including a generosity factor within the land supply, the ability to include an element of windfall would be welcomed in order to avoid unnecessary allocation of land.

An Urban Capacity Study is based on expected changes and forms part of the Development Plan process. Windfall is based on unexpected sites. These are

different things so windfall cannot be based on an Urban Capacity Study, but past completions provide a guide as to what could be expected.

Para 86 Planning cannot ensure the continued delivery of new housing. This wording should be changed to 'support'.

#### **Consultation Question 8**

**As set out in paragraph 87, do you think strategic development plans should set out the housing supply target:**

- a. only for the strategic development plan(SDP) area as a whole;**
- b. for the individual local authority areas;**
- c. for the various housing market areas that make up the SDP area; or**
- d. a combination of the above?**

The demand for market housing across the city region should be assessed within a framework of housing markets areas, and therefore the housing supply target for market housing should be set out for these areas in the SDP, and then allocated at local authority level.

Housing need is most appropriately assessed at local authority level. The SDP therefore needs to provide HSTs for a combination of areas, reflecting the differences in tenure

#### **Consultation Question 9**

**Do you think the approach to how National Parks address their housing land requirements, as set out in paragraph 90, is the appropriate approach? An alternative would be for National Park authorities to assess and meet housing requirements in full within their areas. Do you think this is the appropriate approach?**

The Loch Lomond and the Trossachs National Park incorporates part of West Dunbartonshire Council, and part of the Dumbarton and the Vale of Leven housing market area, but is not part of the SDP area. The National Park is the planning authority for this part of WDC, whilst the Council remains the housing authority. This has caused difficulties which have not yet been satisfactorily resolved in relation to what area the HNDA should cover. SPP suggests in para 90 that the NP should draw on evidence provided by the HNDA of the relevant housing authorities, suggesting that HNDA2, prepared to cover the SDP area, should extend to include this part of the Park. However, this may depend on whether or not the HNDA tool can provide the necessary support. This matter requires further discussion between the Park Authorities, Local Authorities and the Scottish Government.

#### **Consultation Question 10**

**Do you think the approach to identifying the 5-year effective land supply, as set out in paragraph 91, is the appropriate approach?**

**An alternative approach would be for the supply in strategic development plan areas to be calculated across local development plan areas. This would require strategic development plans to set out housing supply targets for each local development plan. Do you think this is the appropriate approach?**

The approach set out in para 91 reflects what is done currently and is appropriate.

It is not clear what is intended by the alternative approach, which appears to confuse housing land supply and housing supply targets.

#### **Consultation Question 11**

**Do you think that the level of affordable housing required as part of a housing development should generally be no more than 25%, as set out in paragraph 97?**

West Dunbartonshire Council does not apply a quota based affordable housing requirement. In other areas the requirement should be determined and justified by local circumstances.

As an alternative to a quota approach, the SPP should make clear that it is appropriate for local development plans to identify sites for specific tenures so as to ensure that tenure specific housing supply targets are met.

#### **Consultation Question 12**

**Do you think that the approach to addressing particular housing needs, as outlined in paragraphs 100 to 103, is appropriate?**

Particular Housing Needs are dealt with appropriately in paras 100-103 and do not need to be introduced in para 84. Revised HNDA Guidance should provide more detail on how to assess the need for specialist housing. Greater emphasis and guidance on particular needs for older people would be appropriate.

#### **Consultation Question 13**

**Do you think the regular review of marketable sites for business, as set out in paragraph 110, should take the form of 'business land audits' in order to ensure identified sites are marketable?**

It is appropriate that a regular review of business land is undertaken, particularly to inform Local Development Plans, and this should include an assessment of the marketability of sites. This already takes place in the Glasgow and Clyde Valley area.

#### **Consultation Question 14**

**Do you think that the provision of green infrastructure in new development should be design-led and based on the place, as set out in paragraph 163? An alternative would be to continue with a standards based approach. Do you think this is the appropriate approach?**

WDC supports the 'Integrating Green Infrastructure' (IGI) approach developed by the Glasgow and the Clyde Valley Green Network Partnership. Scottish Planning Policy should require the integration of green infrastructure at an early stage in the design process, rather than as an after-thought.. Green infrastructure provision should be based on the analysis of places and their surroundings at the outset of the design process. SUDS and habitats are green infrastructure and this should be reflected in the SPP.

The consultation notes that a standards based approach could be an alternative approach. Whilst a design-led approach is preferred a standards approach is helpful for setting minimum requirements for negotiations on open space. It may be that a hybrid of standards and design-led is the best approach. Standards should be set locally.

#### **Consultation Question 15**

**With reference to paragraphs 214 to 215, do you think heat networks should be developed ahead of the availability of renewable or low carbon sources of heat?**

**An alternative would be for heat networks to only happen where there are existing renewable and waste heat sources or networks. Do you think this is the appropriate approach?**

**Explanation: The former approach would help to drive transformational change, particularly as the wider use of heat mapping begins to highlight new opportunities and a wider range heat sources become available.**

This approach would help drive transformational change but would represent a significant risk – and cost to developers – where renewable or low carbon sources of heat are presently unavailable. A positive planning framework based on heat mapping and the identification of linkages between (existing and planned) heat supply sources and demand sites would be a more appropriate approach.

Heat networks should become a requirement for national and regional-scale development.

#### **Consultation Question 16**

**With reference to paragraph 218 and subsequent groups, do you think that the proposed increased community separation distance of up to 2.5km is appropriate?**

Identifying areas within 2.5 km of cities, towns and villages as 'areas of significant protection' from wind farm development is a somewhat crude approach to protecting the impact of wind farms on communities, failing to take account fully of variations in wind farm and wind turbine size, local circumstances and geography. However, the SPP must make clear that proximity to communities is an important issue.

Para. 220 of the draft provides a robust framework for assessing the impacts of wind farms. It is considered that increasing the community separation distance and formally bringing it within the spatial framework, within Group 2 (as opposed to the current SPP1, where a separation distance of 2 km was recommended) is not appropriate in the context of a positive framework for wind energy. It also raises the question of what constitutes a 'wind farm'.

### **Consultation Question 17**

**Do you think the proposed approach to spatial frameworks achieves the right balance between supporting onshore wind development and protecting the natural environment and managing visual impacts on communities?**

Overall, the new approach is more complex and detailed than the current approach. There are now four categories instead of three, and more resources now need to be protected, including some which do not have a large geography, and therefore the previous broadbrush approach is lost.

With regard to the resources included in the spatial framework guidance:  
World Heritage Sites – it should be made clear that this is to include buffer zones.

Green belts – these often correspond with areas within which wind farm development would most affect communities

Areas safeguarded by planning policies – clarity is required here. Is this to relate to built heritage assets only? For example, local landscape and natural heritage resources are also protected by 'planning policies' but are identified as areas where planning constraints are less significant. This is counter-intuitive as landscape and natural heritage resources are more likely to be affected by a wind farm/turbine than built heritage resources.

Civil and defence consultation zones and broadcasting installations should be potential constraints rather than requiring significant protection as there can be technical fixes in relation to impact upon them.

Long distance walking routes – these are not a specific planning designation, and the question is raised of what is to be protected, any area within view of one, or the area it passes through.

Tourism and recreational interests – are not referred to in the consultation draft.

### **Consultation Question 18**

**Do you think the SPP could do even more than is drafted in paras 222-224 to secure community benefits from renewable energy developments while respecting the principles of impartiality and transparency within the planning system?**

While promoting of community-benefit is welcomed in respect to renewable energy, it is not considered the SPP could go further than the current draft.

**Consultation Question 19**

**Do you think the planning system should promote provision for broadband infrastructure (such as ducting and fibre) in new developments so it is designed and installed as an integral part of development, as set out in paragraph 230?**

It would seem appropriate for the planning system to do this. However, it is not clear that paragraph 230 suggests this.

**Consultation Question 20**

**Do you think that Strategic Flood Risk Assessment should inform the location of development, as set out in paragraph 239?**

Yes, with the assistance of SEPA. Such an approach will make planning authorities and developers aware of which sites are subject to flooding, and where solutions are possible, allow these to be developed at an early stage.

**Consultation Question 21**

**With reference to paragraphs 245 to 247, do you think that where the Scottish Environmental Protection Agency (SEPA) has already granted a Controlled Activities Regulations (CAR) licence then there should be no need for consideration of water and drainage issues by the planning system?**

Paragraphs 245-247 make no reference to this suggestion, only the question does. Assessment of water and drainage issues would normally be a part of a comprehensive planning consideration of a development site. However, if consideration by the planning system would simply replicate those issues covered by the CAR licence system, then such an approach would seem appropriate.

**Consultation Question 22**

**With reference to paragraphs 248 to 262, do you think that planning policy for waste management should be consolidated into the SPP to be clear on the messages and to remove the need for further narrative in Annex B of the Zero Waste Plan?**

Yes. It would be appropriate for planning policy on waste to be included in a planning document and the reduction of documents that need to be referred to simplifies the planning system.

### **Consultation Question 23**

**Do you think the proposed new structure and tone of the draft SPP is appropriate?**

The structure of Introduction>Principal Policies> Subject Policies works well. A closer tie-in with the NPF sections of Low Carbon Place etc could be appropriate. The 'Location of New Development' section sits a bit awkwardly within the Principal Policies. The topics covered within it read a bit more like subject policies, and they may be better placed there.

The straightforward structure of the subject policies (context> principles> delivery> development planning> development management) is welcomed. There are some instances where measures under development management should sit under development planning (e.g. sequential approach) and vice versa (issues under para 243 appear to be development management related). An additional section could be added under delivery relating to what is expected of developers.

There is some inconsistency in approach across the document e.g. para 220 sets out quite a detailed list of considerations in relation to wind farms. There is no equivalent list in relation to waste, for example.

The introduction of graphics is welcomed, although some are superfluous. The Pg1 graphic setting out the planning policy, advice and guidance series is useful and welcomed. A graphic setting out the process for preparing HNDA/SDP/LHS/LDP would be welcomed.

An inconsistency is noted within the structures of the Historic and Natural Environment sections, with the latter broken down by sub headings whilst the former is not.

### **Consultation Question 24**

**Do you think the SPP should and can be monitored? If so, how?**

It is difficult to imagine a whole SPP monitoring system that would not be cumbersome. The SPP informs and is reflected in development plans, and locally monitoring of these should be sufficient to monitor the effectiveness of SPP requirements.

There could, however, be more regular discussions between planning authorities and the Scottish Government on how SPP is being used, and what is working and what isn't. This would inform future reviews.

### **Consultation Question 25**

**Do you think the SPP could be more focused? If so, how?**

There is scope for greater clarity of purpose between the NPF and SPP. The NPF should be more spatially focused. It has a lot of general content that could sit better in the SPP. Perhaps it could be looked on as the spatial interpretation of SPP in relation to national developments and regionally important issues.

**Consultation Question 26**

**In relation to the Equalities Impact Assessment, please tell us about any potential impacts either positive or negative, you think the proposals in this consultation document may have on any particular groups of people.**

Supporting well connected places and ensuring new development is well located will have positive impact on all groups and in particular the elderly or those with no car who may find it difficult to reach less accessible locations. Also supporting different housing needs will impact positively on groups with specific needs.

**Consultation Question 27**

**In relation to the Equalities Impact Assessment, please tell us what potential impact there may be within these proposals to advance equality of opportunity between different groups and to foster good relations between different groups.**

No comment.

**Consultation Question 28**

**In relation to the Business and Regulatory Impact Assessment, please tell us about any potential impacts, either positive or negative, you think the proposals in this consultation document may have on business.**

No comment.

**Consultation Question 29**

**Do you have any other comments? If so, please specify the relevant section and/or paragraph.**

Spatial strategies

It is not immediately clear why the requirements set out in paras 43 & 44 need to be in separate paragraphs.

Development meeting a national requirement or established need should not be exceptions to green belt restrictions. These should be identified in the development plan with the green belt designation removed from the site if appropriate.

Promoting sustainable and active travel



With regard to paragraph 203, there are very few locations where direct links to walking networks (footpaths/pavements) could not be made, but many of these will be in locations it will not be attractive to walk/to from. With regard to paragraph 206 there is no need to repeat trunk road junction restriction.

#### Delivering heat and electricity

It is not clear what the expectation of planning is with regard to the hierarchy set out in paragraph 209, particularly how energy efficiency relates to energy generation. Paragraph 210 needs to be qualified by reference to environmental and amenity considerations.

#### Sustainable Development

The current Scottish Planning Policy is clearer about what is expected of the planning system and new development in respect of sustainable development.

#### Placemaking

The graphics and diagrams on page 11 serve little purpose and appear superfluous. The graphics on pg 13 and 14 are welcome and useful.

If all of the key messages are captured, then the distillation of Designing Places into Scottish Planning Policy is welcomed.

#### Enabling Delivery of New Homes

The focus of this section is very much on the process of assessing housing supply and demand. It would be improved if there was more policy guidance in relation to issues such as placemaking, design, sustainable locations, regeneration etc.

There is a lack of clarity in the guidance for city regions, in the relationship between the SDP, LHS and LDP, both in terms of how they can be aligned, and the processes to be put in place to deliver the necessary outputs. It would be useful if these relationships could be clearly laid out, and the use of graphics or tables might help in this regard. The difference in the role and timing of the LHS is particularly significant and should be made clearer in the SPP.

Throughout this whole section of the draft SPP the definition and relationship between the housing land requirement, housing supply targets and housing land supply is also confused. The Glossary is not helpful in clarifying these terms. Specifically the 5-year effective land supply is not a pro-rata proportion of the HST, and the HST does not equate to the 'housing requirement'.

The process to be followed to produce these outputs, how they are to be dealt within the SDP, LDP and LHS and what geographic area they should be produced for are all unclear and/or contradictory. For example para 84 states the HST should be set out for each housing market area, but that it should equate to the HST in the LHS, which deals with local authority boundaries, and para 87 says they should be for each local authority area. Para 85 does not specify whether housing supply, requirements and targets should be considered at local authority or housing market area level. Para 85 should also be clear that the development plan will only need to provide new housing allocations (the housing land requirement) if the existing housing supply is not sufficient to meet the housing supply target, plus any margin for generosity. The SPP is not clear as to the role of the LHS in setting housing supply targets, or how targets for market areas can be translated into targets for local authority areas.

The implications for the LHS need to be clear. If HSTs are to be completed to inform the SDP MIR, but then the LHS waits for SDP approval before being finalised, that will result in a significant length of time between draft and final LHS which is not likely to be acceptable or fit in with LHS guidance.

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: Appeal decision in relation to the refusal of planning permission for change of use of a vacant shop unit to a betting shop at 146 Duntocher Road, Clydebank (DC12/268)**

#### **1. Purpose**

- 1.1** To advise the Committee of the outcome of a recent planning appeal.

#### **2. Recommendations**

- 2.1** That the Committee **note** the outcome of this appeal.

#### **3. Background**

- 3.1** An application for planning permission to change the use of a vacant shop into a betting shop within the Parkhall Local Centre was refused by the Planning Committee on 6 February 2013. The reasons for refusal were concerns that the proposal would detract from the vitality and viability of the local centre, and that it would have a detrimental impact upon the amenity of the area and that of neighbouring residential properties. The applicant appealed to the Scottish Ministers against this refusal, and the appeal was dealt with by way of written submissions.

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

- 4.1** The Reporter noted that the local centre is made up of 8 units of which 2 are hot-food takeaways and the other 6 are currently retail units. The change of use of this unit would reduce the number of retail units to 5, but this would still be sufficient to meet the needs of local residents. The shop had been vacant for a significant period of time, and the Reporter found no evidence to suggest that it would be reopened as a shop soon. Re-use of the unit for another purpose was therefore considered to be to the wider benefit of the local centre, as allowing it to trade would generate linked trips where some customers would likely use other neighbouring shops.
- 4.2** The Reporter considered it unlikely that a betting shop would generate an unacceptable level of noise or disturbance. Whilst noting that a previous planning permission for a café was conditioned to operate until 5pm, the Reporter considered the impacts of betting shops and cafés to be very different, with the applicant having submitted evidence that evening use of betting shops is very limited. He noted that the two nearby takeaways

operate until 10pm and he considered that operation of a betting shop until 10pm would be unlikely to cause any disturbance beyond the level which nearby residents currently experience. Overall, the Reporter therefore considered that the proposal would not adversely impact on vitality, viability or amenity, and he found that it complied with local plan policy RET7 (Local Centres). Accordingly, the appeal was upheld and planning permission was granted.

## **5. People Implications**

**5.1** There are no personnel issues.

## **6. Financial Implications**

**6.1** There are no financial implications. The appellant did not pursue an award of costs in this case.

## **7. Risk Analysis**

**7.1** A risk assessment is not required.

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

**8.1** An equalities impact assessment is not required.

## **9. Consultation**

**9.1** No consultation was required.

## **10. Strategic Assessment**

**10.1** There are no strategic issues.

**Elaine Melrose**

**Executive Director of Housing, Environmental and Economic Development**

**Date: 17 July 2013**

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**Person to Contact:** Pamela Clifford, Planning and Building Standards Manager, Housing, Environmental and Economic Development, Council Offices, Clydebank G81 1TG  
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**Appendices:** None.

**Background Papers:** Appeal decision dated 21 January 2013.

**Wards Affected:** Ward 5 (Clydebank Central)

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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#### **Subject: Planning Performance Framework**

#### **1. Purpose**

- 1.1** To inform the Committee of the recent comments received from the Scottish Government regarding the Planning Performance Framework submitted by this Council for 2011/12.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee notes the content of this report.

#### **3. Background**

- 3.1** A new planning performance framework was introduced in 2012. It was developed by the Heads of Planning Scotland and supported by the Scottish Government. The purpose of the framework was to capture the key elements of a high performing planning. Previously all planning authorities had been assessed solely on speed of decision making, and other measures which reflect a good quality service were not measured. This rigid measurement was seen as an unfair performance measurement tool to assess the performance of a planning authority as a good planning service was recognised to be more than how quickly a decision can be issued. The framework was introduced as a balanced measurement of the overall quality of the planning service and will be used to drive continuous improvement. This approach was strongly supported by the Scottish Government and a range of stakeholder groups including CBI Scotland, Scottish Property Federation, Federation of Small Businesses and Homes for Scotland.

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

- 4.1** The first Planning Performance Frameworks were submitted at the end of September 2012 by all planning authorities. The Council's submission outlined our performance and demonstrated our achievements, actions and improvements in 2011/12. It also outlines service improvements for 2012/13. The Planning Performance Framework is contained in Appendix A. The Framework has been centred around key themes such as national headline indicators, defining and measuring a high quality Planning Service, identifying high quality development on the ground, certainty and communications, engagement and customer service, efficient and effective decision making, effective management structures, financial management and local governance and a culture of continuous improvement.

- 4.2** The National Headline Indicators addressed the age of the local development plan, and whether the development plan scheme was on track; an effective housing and employment land supply; the percentage of applications subject to pre-application advice; the number of major applications subject to processing agreements; and the delegation and application approval rates. Timescales for decisions are now measured on average number of weeks to decision. Previously it was within 2 months or 4 months. In terms of the other themes these were centred on identifying outcomes for each measure of a high quality service as an assessment of their effectiveness. Key initiatives and projects were identified to demonstrate a quality planning service such as the developers protocol, the Main Issues Report which focused on our key Regeneration sites, the Customer Charter, updated website and the Planning and Building Standards Forum. The Lomondgate development, Three Queens Square and Dalquhurn in Renton were given as examples of high quality development on the ground. This was supported by customer feedback from developers and other parties involved in the process.
- 4.3** The Scottish Government's feedback indicated that a very positive report was produced which showed a shift towards a planning reform and performance culture supported by evidence provided by customers. It welcomed the commitment made to continuous assessment and improvement. The format of the report was seen to allow for a very clear read of how changing behaviours are influencing outcomes and service quality. It was encouraged to see working with an up-to date local plan with the likelihood of replacing it within the 5 year cycle. The average timescales for deciding major applications were favourable compared to Scottish figures, although the delegation rate was below the national average. It indicated that the Council might consider amending the arrangements for handling these cases following legislative changes on scheme of delegation. Some wide gaps in average timescale between local applications decided within and outwith the 2 month period were identified, which was due to a small number of applications being delayed over long periods particularly at the request of applicants. They have indicated that we should work with applicants to avoid this.
- 4.4** The Scottish Government stated that the section of the report on defining and measuring a high quality planning service was very well structured, setting out key examples of actions taken with a focus on outcomes and supported in places with quotes obtained through feedback. The report demonstrated activity in the Authority that is recognised as being helpful to those looking to invest and being 'open for business'. The development achieved on the ground gave 3 good examples of how the planning service has played an important role in facilitating the delivery of development, regeneration and enhancement of the local environment. It also welcomed the Council's involvement in a benchmarking group with neighbouring Councils. This was seen as a very good example of Planning Authorities taking the initiative enabling them to learn from and challenge each other on improved delivery of the service. It suggests using the themes from the Planning Performance framework for future benchmarking discussions.

- 4.5** Overall, the feedback from the Scottish government was very favourable. Where areas have been suggested for further improvement – such as revising our scheme of delegation and wider information on overall customer satisfaction levels – these will be developed and taken forward in the Planning Performance Framework for 2012/13 (which is due to be submitted by the end of September 2013) and progressed in 2013/14.

**5. People Implications**

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

**6. Financial Implications**

- 6.1** None

**7. Risk Analysis**

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

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

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

**9. Consultation**

- 9.1** No consultation was necessary for the preparation of this report.

**10. Strategic Assessment**

- 10.1** The content of this report supports the Council strategic priorities.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 22 July 2013**

**Person to Contact:** Pamela Clifford, Planning and Building Standards Manager, Housing, Environmental and Economic Development, Council Offices, Rosebery Place, Clydebank G81 1TG  
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**Appendices:** Planning Performance Framework 2011/12 and Feedback Report from the Scottish Government

**Background Papers:**      None

**Wards Affected:**            All



Minister for Local Government and Planning  
Ministear airson Riaghaltas Ionadail agus Dealbhadh  
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Derek MacAoidh BPA



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Joyce White  
Chief Executive  
West Dunbartonshire Council



10 June 2013

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Dear Ms White

## **COUNCIL PERFORMANCE: THE PLANNING PERFORMANCE FRAMEWORK**

I am writing to thank you for your authority's first annual report under the new Planning Performance Framework. I have enclosed a feedback report for your authority, and I would ask you to consider this with your planning officials as part of the approach to pursuing continuous performance improvement together.

You will know that I am committed to ensuring that the planning system in Scotland does all it can to facilitate sustainable economic growth for Scotland. I strongly believe that this should not be dependent solely on legislative and procedural change. Changes in culture and service delivery, by all sectors involved in planning, will improve the reputation and effectiveness of our planning system and are consistent with our shared commitments to Delivering Planning Reform.

The Planning Performance Framework, which was developed by Heads of Planning Scotland, presents a more holistic framework for assessing planning authority performance and improvement. While I am encouraged by this first round of performance reports, I would ask that you ensure that the focus on performance and service culture is firmly embedded throughout your authority, by all who play a part in delivering the planning service, so that planning can achieve its' potential in supporting the Government's Economic Strategy.

Performance is not just the responsibility of planning authority planners. The development sector, agents, agencies, communities and other Council services all need to work together to improve delivery. There are some key areas where I want to see a particular focus on improvements across Scotland.

- We have a plan-led system and I am determined that development plans should be relevant and up to date, reviewed and replaced on a rolling 5-year cycle.
- I want to see evidence that clear arrangements are in place for pre-application discussion and that strong project management arrangements support determinations on significant developments. My officials are separately leading work on promotion of processing agreements in this regard.
- I want to ensure that requests for information are clear and proportionate. We need to reduce some of the emphasis on process where value is not being added, and to maintain a focus on positive outcomes and quality of place.

- There is a need to increase pace in planning decision-making. While there have been some recent improvements by some authorities, this has been variable across the country and it is still taking too long to determine some planning applications.
- There are some long-running 'legacy' cases which, when decided after several years, are distorting the performance statistics and damaging planning's reputation. These old cases need to be withdrawn or concluded as soon as possible.
- I want to improve performance on managing the negotiation, conclusion, and delivery of section 75/legal agreements.

All of this in turn should lead to reduced and more predictable decision-making timescales and help to get important development up and running as early as possible.

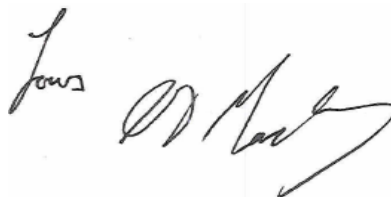
Turning to your authority's performance report, I was very encouraged to hear about the customer-focused approach that you have been taking, with particular emphasis on improving developer confidence in your service and supporting investment and regeneration. Certainty is something that matters to those looking to invest, and your engagement with developers and maintenance of an up-to-date policy framework, along with efficient and consistent decision-making will play very well with investors. I hope you will have success in encouraging developers to enter into processing agreements with you as a means to further secure confidence in the operation of planning in West Dunbartonshire.

In addition to the progress being made through the framework, you will likely be aware that we have recently convened a High-Level Group on Planning Performance, which I co-chair with Councillor Stephen Hagan, COSLA Spokesperson for Development, Economy and Sustainability. The group is reviewing performance across Scotland and is bringing a shared focus to key areas for improvement and I have enclosed a copy of a Performance Markers Paper which the group have agreed.

It is identifying the markers of good performance that will link to any future reform of planning fees, as well as looking at the process that will be used for setting different fee levels for individual authorities based on their performance under powers proposed through the Regulatory Reform (Scotland) Bill.

I am hosting a series of events across Scotland for local authority and agency officers to discuss my views and expectations of performance within the planning service. I would be pleased if you would encourage staff from across your authority who have a role to play in planning to attend their nearest event.

In the meantime I look forward to hearing about your authority's progress with delivering your service improvements and to your next annual performance report.



**DEREK MACKAY**

cc. Pamela Clifford

## PLANNING PERFORMANCE FRAMEWORK: 2011-12

### FEEDBACK REPORT: West Dunbartonshire Council



Date performance report due: 30 September 2012

Date of receipt of report: 28 September 2012

### National Headline Indicators

- We note that your local plan was 2 years old at the end of the reporting year and that your Local Development Plan (LDP) was on course for adoption within the 5-year cycle. This is something which is essential in giving a clear lead and certainty for future investment in development. We want to see good progress maintained with your LDP and subsequent plans, project planned through to adoption.
- Your data in relation to land supply and delivery is noted, as is the supporting contextual information. It is encouraging to see more than the minimum 5 years supply of effective housing land set out in your draft (pre-consultation) figure and hope this is maintained. Heads of Planning Scotland (HOPS) are currently preparing definitions for recording 'employment land' and 'commercial floorspace' for the second round of reports to bring consistency to these measures.
- A number of authorities have not been in a position to accurately report pre-application discussion rates. We welcome your commitment to record this from 2012-3.
- None of your 7 major applications had been subject to processing agreements, although we note all had pre-application discussions in line with your developers protocol. You advise that you encourage developers to enter into processing agreements. You will be aware that the Scottish Government has recently published a template, alongside publicising the benefits to all of processing agreements to add a level of certainty and focus to the handling of major applications. We hope the template will act as a good starting point and encourage take-up in future.
- Your delegation rate was below the national average although we note your explanation about the influence of local authority interest cases in your area. You might want to amend your arrangements for handling these cases following legislative change on schemes of delegation.
- Decision-making timescales: there was one discrepancy, in the average timescale for householder developments showing as 7 weeks on the NHIs but as 8.3 weeks in the table on page 19. There were also several figures missing from that table; including the average timescale for cases with legal agreements. You should ensure this is fully completed in future reports.

- Your average timescales for deciding major applications were favourable compared to Scottish figures, as were your proportion of local developments decided within 2 months.
- There were however some wide gaps in average timescale between local applications decided within and outwith the 2-month period; which you have acknowledged as being down to a small number of applications being delayed over long periods, particularly at the request of applicants. Long-running cases have been shown to distort overall statistics, damaging planning's reputation, and you should work with applicants to avoid this wherever possible.
- Effective enforcement is an essential element in ensuring public confidence in the planning system. We note your intention to review your enforcement charter and you should ensure a rolling programme of reviewing and updating this within the statutory 2-year cycle.
- The PPF has changed the way enforcement activity is measured, bringing more focus to cases being 'resolved' rather than relying on numbers of formal notices. You have provided a note of the number of breaches identified during the year, but not the number resolved; you should include this in future reports.

### **Defining and Measuring a High Quality Planning Service**

- This section of your report was very well structured, setting out key examples of actions taken, with a focus on outcomes, and supported in places with quotes obtained through feedback. There were a few references to actions taken during business year 2012-13, after the end of the year being reported on but before your report was finalised.
- Your report demonstrates activity within your authority that is recognised as being helpful to those looking to invest and being 'open for business' which is well illustrated by the introduction of the developers protocol and helpfully supplemented with testimonies from developers who have engaged with the service. You could also explain in future reports how this approach to open early engagement with developers and consultees is helping to ensure information requests are proportionate.
- You provided 3 good examples of how the authority's planning service has played an important role in facilitating the delivery of development, regeneration and enhancement of the local environment – something you have recognised as a strategic priority for the council. Future reports could also highlight any current and emerging policy support for good quality design and placemaking, and also any steps you are taking to review and learn from planning's influence over recently completed developments.
- You have demonstrated the benefits from having a relevant, robust and up-to-date development plan and the certainty it can provide as a reliable guide for future development. Also good to see recognition that an effective website and published advice can help to guide people through their involvement or engagement with planning. This can be supplemented with a commitment to helpful pre-application advice for all types and scales of development. Future reports could explain availability of this.

- You have demonstrated a good range of actions to engage with customers to support positive working relationships. Your publication of a customer charter should help with this and it would be useful to include some customer feedback on this, including any data on customer satisfaction levels. Regular engagement through customer forums will also help to share expectations of each other and provide scope to improve; although we note the forum you referred to was in August 2012 and should have featured in your next performance report.
- We were interested in your comments about the improvement to customer service as a result of your office refurbishment, creating a more welcoming and helpful office environment for customers to visit and including visual information on key priorities and recent good quality developments. Have you received positive feedback on this, and is it something you would be able to share as good practice?
- We note the reorganisation of your team structure to enable officers to focus on priorities and more proactive efforts to attract development. We also encourage you to operate the flexible approach you mention so that officers can work between teams where needed and continue to share good practice.
- We welcome your involvement in a benchmarking group with neighbouring councils. This is a very good example of planning authorities taking the initiative, enabling you to learn from and challenge each other on improved delivery of the service. We would encourage you to use the measures and themes from the Planning Performance Framework for future benchmarking discussions. It would be interesting to see some outputs from the operation of this group.

### **Service Improvement Commitments 2012-13**

- You have made a range of commitments that are clearly linked to improvement needs identified in your performance report; for example continuing your efforts towards better front-loading of the service and through peer review of the effectiveness of changes you have made recently to service delivery. We look forward to following progress in your next report.
- Your commitment to progress your action plan on Audit Scotland's recommendations for planning authorities could have included more specific actions, that could then be reviewed in your next report.

### **Service Improvements 2011-12: Delivery**

- Although you had no service improvement plan from 2011 to draw on, you have demonstrated a wide range of improvement actions and initiatives that appear to have brought benefits for the authority, its customers and the area. In your next report, you should report directly on the actions taken in respect of the service improvement commitments made for 2012-13.

## Conclusion

- Overall, you have produced a very positive report showing a shift towards a planning reform and performance culture, supported by evidence provided by customers, and we welcome the commitment you are making to continuous assessment and improvement. Some wider information on overall customer satisfaction levels would supplement your evidence on customer experience.
- The format of your report allows for a very clear read of how changing behaviours are influencing outcomes and service quality.
- We are encouraged to see you working with an up-to-date local plan, with the likelihood of replacing it within the 5-year cycle, and a decent record on decision-making timescales albeit with some scope to improve in that area by moving on some longer-running cases.

*The feedback in this report is based solely on the information provided to us within your Planning Performance Framework Report covering the period April 2011 to March 2012.*

*If you need to clarify any aspect of the report please contact us on 0131 244 7076 or email [andy.kinnaird@scotland.gsi.gov.uk](mailto:andy.kinnaird@scotland.gsi.gov.uk).*

*We hope that this feedback will be of use to you in the preparation of your next report which covers the period April 2012 to March 2013. Please note that the next reports are due to be submitted to us at [sgplanning@scotland.gsi.gov.uk](mailto:sgplanning@scotland.gsi.gov.uk) **before 30 September 2013.***

The Scottish Government, Planning and Architecture Division  
June 2013

# West Dunbartonshire Council Planning Performance Framework



## Planning and Building Standards Service



**September 2012**





# Foreword

Welcome to the first Planning Performance Framework and thank you for your interest in the Planning and Building Standards Service in West Dunbartonshire.

The Planning Performance Framework is the culmination of detailed discussions and consultations undertaken by the Heads of Planning Scotland with the Scottish Government, RTPI and other key public and private sector organisations. It is the first time that the planning system has taken a balanced scorecard approach to performance which allows planning authorities to demonstrate their achievements, successes, individuality and personality.

West Dunbartonshire Council is a small size authority in the West of Scotland with just over 90,000 residents and is made up of rural, urban and waterfront locations. The Planning Authority area excludes parts of Balloch and the countryside to the east and west of Loch Lomond which lies within the Loch Lomond and the Trossachs National Park. The area has a rich past shaped by shipyards and manufacturing industries, with the iconic Titan Crane, Dumbarton Castle and Rock and it is the main gateway to the Loch Lomond and Trossachs National Park. This Council like other councils continues to be affected by the economic situation with many of our waterfront sites undeveloped and derelict. The social and economic regeneration of West Dunbartonshire is a Strategic Priority of this Council and the Planning and Building Standards Service has a key role to play in facilitating and working with developers in achieving appropriate development on our key regeneration sites.

The Planning Performance Framework sits alongside the Planning and Building Standards Operational Plan which is also produced on an annual basis.

This first Planning Performance Framework outlines our performance and demonstrates our achievements, actions and improvements in 2011/12 and also outlines our service improvements for 2012/13. Outcomes are identified for each measurement of a high quality planning service as an assessment of their effectiveness. Although this Performance Framework is primarily an assessment of the planning service it cannot be done in isolation without referring to building standards as the Planning and Building Service operates as an integrated service within West Dunbartonshire.

I hope you enjoy reading the Framework and I would welcome your feedback.

Pamela Clifford

Planning and Building Standards Manager

September 2012

Email address: [Pamela.clifford@west-dunbarton.gov.uk](mailto:Pamela.clifford@west-dunbarton.gov.uk)



# National Headline Indicators (NHIs)

Key Outcomes	2011-2012	2012-2013
<b>Development Planning:</b> <ul style="list-style-type: none"> <li>Age of Local/Strategic Development Plan(s) (full years)</li> <li>Development Plan Scheme: on track (Y/N)</li> </ul>	2 years  Yes	
<b>Effective Land Supply and Delivery of Outputs</b> <ul style="list-style-type: none"> <li>Effective housing land: years supply</li> <li>Effective housing land supply</li> <li>Housing approvals</li> <li>Effective employment land supply</li> <li>Employment land take-up</li> <li>Effective commercial floor space supply</li> <li>Commercial floor space delivered</li> </ul>	8.29 years 2,639 units 2,691 units 34.23 ha 1.95 ha 30,250 m <sup>2</sup> 0 m <sup>2</sup>	
<b>Development Management</b>  <b>Project Planning</b> <ul style="list-style-type: none"> <li>Percentage of applications subject to pre-application advice (major)</li> <li>Number of major applications subject to processing agreement or other project plan</li> <li>Percentage planned timescales met</li> </ul> <b>Decision-making</b> <ul style="list-style-type: none"> <li>Application approval rate</li> <li>Delegation rate</li> </ul>	100%  0%  94% 83%	
<b>Decision-making timescales</b> Average number of weeks to decision: <ul style="list-style-type: none"> <li>Major developments</li> <li>Local developments (non-householder)</li> <li>Householder developments</li> </ul> <b>Enforcement</b> <ul style="list-style-type: none"> <li>Time since enforcement charter published / reviewed (full years). Requirement: review every 2 years</li> <li>Number of breaches identified / resolved</li> </ul>	34 14 7  2 years (updated Feb 2010)  27	

### Contextual Statement (reasons/factors which have influenced performance and any increase /decrease)

Main Issues Report published in line with 2011 DPS. 2012 DPS pushed back publication of Proposed Plan 2 months to reflect longer MIR consultation process that was undertaken (12 weeks instead of 6).

Figures based on draft 2012 Housing Land Supply prior to consultation with Homes for Scotland and RSLs. The Effective Housing Land Supply figure is the number of houses expected to be built in West Dunbartonshire from 2012-2019. The 'years supply' figure is calculated by dividing this by 320, our LHS Housing Supply Target. Housing approvals is the total number of unbuilt houses with planning permission.

Effective commercial floorspace supply is based on Local Plan allocations and permissions on which retail development over 1,000 sq.mt can be achieved, and on which there was progress by way of discussions during 2011/12.

All major applications were subject to pre application advice which is consistent with the developer's protocol and the focus of the Service. A mechanism is presently being developed to record pre application advice for all planning applications in 2012-13.

There were no processing agreements associated with major applications for 2011-12 despite being offered to developers. The Service will continue to encourage developers to enter into a processing agreement or project plan for complex major applications

The approval rate for applications continues to be high with only 6% of applications being refused. This Council continues to work with applicants to revise their proposals to make them more acceptable rather than just refusing the applications.

This Council has extensive delegation powers for planning applications. However the delegation rate has been affected by a number of minor applications which the Council has an interest in that are requiring to be determined by the Planning Committee due to the scheme of delegation. In an area like West Dunbartonshire where there are a large number of Council housing and where the Council is actively involved in regeneration projects this has an impact on the delegation rate. On average 3 applications on the agenda of the monthly Planning Committee require to be determined by the Committee due to the Council interest which would otherwise be dealt with under delegated powers.

The Development Management team has performed well on both householder and local development in terms of the two month timescale and average number of weeks to decision. Where the householder development and local development are over 2 months, the average number of weeks is high and this is due to one or two applications taking up to 1 year to determine as a specific issue requires to be resolved. It is usually the applicant asking for the determination to be delayed to allow the issue to be resolved.

Of the 7 major application decisions three were under 4 months and one just over 5 months. The other three major applications were over 1 year and had complex planning issues to be resolved. All three applications were key developments for the Council and it was essential that the issues were resolved to allow a favourable decision on these developments.- For example the new Vale of Leven Medical Centre, a key priority of this Council and the Scottish Government, an objection from SEPA on flooding grounds had to be resolved to allow this application to progress favourably.

# Defining and Measuring a High-quality Planning Service

## Open for Business

**Outcome : Investors are aware of development opportunities in West Dunbartonshire and are encouraged to investigate these.**

### Developers Protocol

The Council introduced a Developer's Protocol in 2012 as a means of enabling the development process associated with large sites. It shows Planning and Building Standard's commitment to taking a more proactive role in facilitating appropriate development on key development sites. The document contains pre-application advice and liaison meetings. The protocol promotes the commitment of the Planning and Building Standards Service to its key development sites by encouraging early and effective engagement which will assist in avoiding delays and difficult situations during the planning and building warrant processes.

It formalises and manages the expectations of the developer and the Council in relation to what they can expect and what they will receive if they engage in the pre-application service or liaison meetings.

It provides a forum whether at the pre-application or post application stage where key organisations and consultees can be brought around the table to discuss key issues which may otherwise prevent or stall the delivery of development.

#### Feedback from developers:

- **GVA representing the Dawn Group and Clydeside Regeneration**  
"We note what is expected of our client and welcome any commitment to the submission of information and openness in decision making and proposed amendments or modifications"
- **Walker Group who take part in regular liaison meetings**  
"We have personally evidenced the significant benefits for the Lomondgate project through the regular liaison meetings. The interface with other departments and officials directly through the liaison meetings have been extremely useful where, in certain cases other officials have been invited into the meeting or separate meetings have been arranged at short notice. Even yourself or your colleagues speaking directly to another department or officer has helped to resolve problems or expedite matters."

#### Feedback from our benchmarking partners:

- "Joined up approach"
- "A useful tool and the way forward"

### Main Issues Report-Focus on Our Key Regeneration Sites

The Council actively sought to engage the development industry in its Main Issues Report preparation process. Two 'call for sites' exercises were held and a series of meetings were held with landowners and developers with an interest in the area. Landowners and developers participated usefully in a Visioning and Issues workshop held as part of the MIR preparation process with over 80 organisations and individuals attending. A main focus of the MIR is our key regeneration sites, which are a strategic priority for West Dunbartonshire. The approach in the MIR highlighted not only the priority and availability of these opportunities but the Council's flexibility in being prepared to find solutions for a way forward. For example, it has been suggested that the developable area of sites at Esso Bowling and Carless, Old Kilpatrick be extended to help address access issues. All 166 potential development sites in the area were included and reviewed as part of the MIR.



## High Quality Development on the Ground

**Outcome: Residents and visitors recognise the improving quality of design and places in West Dunbartonshire.**

### **Lomondgate Dumbarton**

Lomondgate spans a 106 acre site adjacent to A82 North West of Dumbarton, the southern part of which is the former Allied Distillers bottling plant which closed in April 2000 with the loss of 470 jobs. It is now a mixed-use development site with a business park and roadside services to the north of A82 and 338 unit housing site under development to the south side of A82. Development is being led by the Walker Group in partnership with Strathleven Regeneration. Since 2007 liaison meetings have been held every 4-6 weeks between these partners and the Planning Service in order to facilitate development during challenging economic times.

In the last year Aggreko have opened a new £22 million 200,000 sq.ft manufacturing facility and headquarters at Lomondgate employing approximately 400 people designing, developing and manufacturing power generators and temperature control equipment to be deployed by Aggreko around the world. Planning and Building Standards have been a key partner in ensuring that Aggreko remained in Dumbarton and achieving quality development on the ground to meet their requirements.

#### **David Cameron on a recent visit commented:**

"Aggreko is heavily investing in Dumbarton and bringing real opportunity to local people here including the local employment of young people who otherwise might find it hard to secure"

Scotland's first Costa Coffee Drive Thru has opened at Lomondgate and is already proving a big hit with local people and visitors. With a striking curved "coffee bean" shaped building and only the 4<sup>th</sup> drive thru Costa in the UK, it is a stopping place and destination for people travelling along the A82. It is a resounding success from the operator's perspective with visitor numbers 20% higher than their original expectations.

Three houses builders are now on site –Walker Homes, Persimmon and Taylor Wimpey. House sales are steady with 112 house completed or under construction in difficult economic times. Planning Services through the regular liaison meetings has played a key role to ensure that often complex issues such as land contamination have been resolved without significant delay and ensuring that the high quality standards set by the masterplan are maintained and achieved.

Recently a majestic stag designed by internationally renowned sculptor Andy Scott has taken pride of place at the entrance to the new Lomondgate Business Park and Lomondgate Services.

### Three Queens Square Clydebank

The Council, in partnership with Clydebank Rebuilt, completed the £1.8 million refurbishment of the Three Queens Square public space in Clydebank. The site adjoins the Forth and Clyde Canal, and now provides an attractive events and market space at the heart of the town centre, including the town's historic bandstand which has been fully restored and relocated and other public art. Planning Services played an integral part in the project delivery team to ensure that a quality and useable public space was achieved.

### Dalquhurn Renton

Permission was granted for 279 houses on 10 hectare site on the south eastern edge of Renton. The southern part of the site was once occupied by the Dalquhurn Dye works. Originally 150 private sector houses and 129 houses for social rented by a local Housing Association were proposed. To date only the social rented housing have been constructed and occupied on site. A mill lade ran parallel to the northern part of the western boundary before entering a culvert through the centre of the site.

Through detailed discussions with the Housing Association the existing mill lade has been retained and the culverted section opened up and incorporated into the development. The site had a number of complex issues to resolve including flooding, a single roads access, heavy contamination together with integrating the development around existing houses on the site. It is an example of a development informed by local characteristics, topography and has resulted in a high quality environment for residents with integrated play areas and attractive waterfront aspects. The street layout encourages children to play in the street and where the car is not dominating. It has brought new individuals and families into a deprived area as well as providing a range of social rented housing for local people. Through progress of detailed discussions at key points the Housing Associations expectations in terms of delivery and timescales and the Planning Services expectations in terms of a high quality residential development have all been achieved.



Three Queens Square Clydebank



Dalquhurn Renton

## Certainty

**Outcome: Customers of the Planning Service are confident that the Council's advice, processes, engagement and decision-making are consistent.**

### Development Plan

The Council has an up-to date Development Plan (SDP approved May 2012, LDP adopted March 2010) and 99.6% of planning decisions taken in 2011/12 were in accordance with the Development Plan. The preparation of the new Local Development Plan is on track with only a two month slippage from the preparation timetable first set out in March 2009, and this is as a result of an extended MIR consultation process. The Development Plan Scheme is reviewed and updated on an annual basis and is reported to Planning Committee.

### Updated Website

The Planning and Building Standards website was totally revamped in August 2012 as part of a wider Council web site project so that all information was up to date and was presented in a clear and concise format. This included revising the general advice notes on planning procedures for making and commenting on planning applications. Advice is also available online regarding the pre application consultation stage, the Councils approved scheme of delegation and hearing procedures. The 8 householder advice notes were also updated to reflect recent changes in permitted development rights for householder developments. The web site is an important way for people to get more information and clarity of the planning processes and to submit planning applications. Between January and August 2012 there were 46,216 page views. In 2011-12, 28% of planning applications were submitted online.



# Communications, Engagement and Customer Service

**Outcome: Customers of the Planning Service are satisfied with the level of communications, engagement and service**

## Participation in the LDP Process

100% of participants in the Council's LDP Visioning and Scoping Workshop rated the format and their enjoyment of the event to be good, very good or excellent and 92.1% felt they had made a worthwhile contribution to the LDP process. The Main Issues Report was written in a style that tried to make it accessible to all participants in the process.

**This has been achieved with Dumbarton East and Central Community Council commenting:**

"We would like to bring to your attention the very effective and efficient way in which the Forward Planning Team has gone about the consultation process in the preparation of the new Local Development Plan. Not only has the team shown genuine keenness to consult and ensure all aspects are understood and questions answered, the Main Issues Report and associated documentation have been written in a very easy to understand manner which has greatly assisted the Communities in responding to the consultation."

## Customer Charter

The recently published Customer Charter for Planning and Building Standards outlines what service standards the customer can expect and how they can help us to achieve them. It provides general service standards regarding telephone, letter, email communication, meetings and feedback. It specifies service standards for the Development Management, Forward Planning and Building Standards Teams in a simple, accessible and easy to read form.

## Planning and Building Standards Forum

On 30 August 2012 Planning and Building Standards had a lunchtime forum to make agents and users of the service aware of updates and recent changes to Planning and Building Standards legislation and to give them the opportunity to voice and discuss any issues with the service. Twenty one people attended. Presentations were given by the three team leaders and a questionnaire was circulated seeking agent's views on performance and services. Key service documents such as the Developers Protocol, Operational Plan for 2012/13 and the recently published Customer Charter were circulated.

## Comments received:

- "very good start, willing to discuss issues thoroughly and assist with solutions and options where possible"
- "Good efficient services with continued relations through the planning and building control process with designated officer"

## Office and Reception Alterations

The Planning and Building Standards offices were refurbished in 2011/12 resulting in all Planning and Building Standards staff being located in the same office for the first time, as they had previously been split between Clydebank and Dumbarton. The offices were made open



plan. These two changes – the bringing together of staff and the open plan offices – have resulted in better contact between staff in a brighter, more comfortable environment. It has also resulted in efficiencies as there has been less travel between offices, and greater certainty and efficiencies for customers who now know all Planning and Building Standards staff are located in the one place. The refurbishment extended to the reception area which has been made more open, welcoming and more interesting with computers available to access planning application information, a wall-mounted monitor displaying relevant information, and posters displaying photographs and information on our Key Regeneration Sites. Meeting rooms were also improved and within the meeting rooms on display is examples of recent good quality developments.

# Efficient and Effective Decision-making

**Outcome: Customers of the Planning Service are satisfied that it is efficient in dealing with matters.**

## **Scheme of Delegation**

This Council's approved scheme of delegation strikes a good balance between allowing officers to deal with straightforward planning applications and taking more complex or controversial applications to Planning Committee. This is very much in keeping with the Scottish Government's advice and allows this Council to maintain one of the highest levels of performance in Scotland. The approved scheme of delegation does not specify a cut off number of objections which allows for more consideration of the issues raised by objectors and whether it requires to be determined by Committee.

## **Team Meetings**

The Development Management, Forward Planning and Support Teams meet regularly to progress workload, share good practice and to ensure that decisions and procedures are correctly applied and dealt with. Regular meetings are held between Team Leaders and the Planning and Building Standards Manager which allows operational matters to be developed and progressed. The Manager contributes to fortnightly Management meetings held by the Head of Regeneration and Economic Development.

## Effective Management Structures

**Outcome: Customers and staff are satisfied that the Planning Service is well-managed and resourced.**

### **Organisational Change**

In August 2011 a new organisational structure was implemented for the Planning and Building Standards Service as part of a wider Departmental restructure. The new structure for Planning and Building Standards was based on being more pro active in attracting development and developer friendly. It focused on working more closely with developers from the outset, identifying key issues at an early stage and providing the necessary guidance and advice through various development processes. The Development Management team was split into two area teams with each team having a lead planning officer who would focus on the major employment and regeneration enquiries and applications and a planning officer dealing with the householder and local development. This structure was also introduced in Building Standards which would allow officers to be more flexible and to work between teams. One of the outcomes of the new structure has been to foster closer integration between the three teams and the administrative and technical support so that Planning and Building Standards is delivered as an integrated service.

# Financial Management and Local Governance

**Outcome: An improving, financially efficient service is provided**

## **Achieving a balanced budget**

The service budget is discussed regularly at Team Leader and Management Team meetings. Regular meetings are held with the Service accountant to ensure that outturn is being achieved. Planning application fees are monitored on a monthly basis to ensure that the estimates of fees are reflected accurately in the actual fees. Meetings take place in advance of the budget being finalised for the following year to ensure that all costs and outgoings are taken into account.

The new Planning and Building Standards staff structure was fully costed as part of the organisational review to achieve a 10% saving.

# Culture of Continuous Improvement

**Outcome:** Customers and staff are aware of an improving quality of service.

### PDP

All Planning and Building Standards staff have a Performance and Development Plan (PDP) which is undertaken on an annual basis. Their training requirements have been identified in the Departmental Training Plan and this is supported through both the Service budget and Departmental budget to ensure that training requirements are met. Staff are encouraged to attend both internal and external courses in line with their PDP in order to develop their professional competence.

### Elected Member Training

A one day training event was held in May 2012 for all elected members and was run by TPS. Planning Officers of Planning and Building Standards took an active role in the event. The training event focused on the purpose of the planning system, making good decisions and the role of Councillors and the Councillors code of conduct. Elected Members who could not attend received the training package and were given the opportunity to discuss it separately.

#### Comments received from elected members who attended:

- "This is my first time as a Councillor dealing with planning so felt as though I would take a lot of what I learned on board"
- Chair of the Planning Committee" Well planned and delivered and covered all aspects well"

### Benchmarking Partners

Set up in 2010 as a means of sharing good practice and to benchmark on specific planning issues. It meets every 3 months and initially it comprised of West Dunbartonshire, East Renfrewshire and Renfrewshire Councils. Since then East Dunbartonshire, North Ayrshire and Inverclyde Councils have joined the group. Each meeting is hosted by a different Council and three main issues are selected for benchmarking and discussion such as staff structures, new householder regulations, archaeology advice, FOI. The benefits of the partnership extend beyond the meetings e.g. an email group was set up to address queries with the new householder regulations, the sharing of legal opinions/advice.

### Modernisation of the Planning System – Audit Scotland Report

Following their review Audit Scotland produced a report which highlighted key recommendations for Councils. This Council has taken the key recommendations and produced an action plan which addresses how this Council will take forward the key recommendations made by Audit Scotland. The implementation of the action plan is an action in the Service Operational Plan and is identified as a service improvement within the Planning Performance Framework for 2012-13.

# Supporting Evidence

## Open for Business

- Developers Protocol –Facilitating Appropriate Development on Key Development Sites
- Main Issues Report - <http://www.west-dunbarton.gov.uk/planning-and-the-environment/planning-and-building-standards/local-development-planning/local-development-plan/>

## Quality Development on the Ground

- Photographic evidence of development  
Lomondgate <http://www.lomondgate.com>

## Certainty

- Development Plan Scheme :  
[http://www.west-dunbarton.gov.uk/media/1048087/development\\_plan\\_scheme\\_participation\\_statement\\_2012\\_web\\_.pdf](http://www.west-dunbarton.gov.uk/media/1048087/development_plan_scheme_participation_statement_2012_web_.pdf)

## Communications, Engagement and Customer Service

- Customer Charter
- Feedback from Planning and Building Standards Forum

## Efficient and Effective Decision-making

- West Dunbartonshire Council  
<http://www.west-dunbarton.gov.uk>

## Effective Management Structures

- Planning and Building Standards Service Structure

## Culture of Continuous Improvement

- Evaluation of Elected member training
- Action Plan –Key Recommendations- Modernising the Planning System report by Audit Scotland – September 2011

## Service Improvements: 2012-13

### In the coming year we will:

- Promote and implement the Developers Protocol;
- Assess the effectiveness of pre-application discussions for major /significant proposals by implementing a recording mechanism for pre application advice;
- Establish regular liaison meetings with Council's Asset Management Team and progress disposal of surplus Council land;
- Implement residential development guidelines ;
- Provide guidance on trees and update information on TPOs on Council website;
- Encourage greater use of electronic communication and document management systems to improve service delivery and to be more cost effective;
- Review Enforcement Charter;
- Continue to benchmark with other authorities on processes and best practice ;
- Progress the action plan on the key recommendations of Audit Scotland regarding modernising the planning system;
- Undertake a peer review of the effectiveness of the new structure and engagement with developers;
- Set up a regular meeting with Service Manager and staff of all four teams to provide an update of projects and achievements.
- Undertake half-yearly and end of year PDP reviews.



# Delivery of our Service Improvement Actions in 2011-12

## A review of the last year (2011/12) from our operational plan highlights a number of strengths

- Stronger local focus due to restructuring of Development Management and Building Standards which has allowed the two teams to co-ordinate their work on individual sites
- Development Management performance on householder applications continues to be good with 93 % of householder applications approved in 2 months and 74% of local development
- E-planning continues to be rolled out with declining reliance on paper files and funding for e-building standards has been agreed by the Council
- SDP Proposed Plan submitted on time to the Scottish Government
- HNDA achieved robust and credible status by the Scottish Government
- Main Issues Report scoping workshop identified by the Scottish Government as good practice
- Main Issues Report published in line with the Development Plans scheme
- Antonine Wall Supplementary Planning Guidance agreed by 5 local authorities
- Successful pre application/warrant service which is extensively used by developers allows speedier decisions and better quality submissions
- Implementation of the Lomondgate housing and roadside services phases of the development and completion of the Aggreko development
- More proactive approach to development has allowed problematic but important developments to be approved such as the Vale of Leven Medical Centre and the new schools
- Increasing use of electronic means of communication which has allowed savings to be achieved and more effective customer service
- Implementation of regular liaison meetings with the Roads Service and Economic Development and Regeneration and key partners of Clydebank Rebuilt and Strathleven Regeneration Company which has resulted in improved ways of working and helping to facilitate development on the ground
- Continuation and strengthening of the Development Management Benchmarking group with a further 3 local authorities taking part to share best practice, process and cost



- Successful implementation of phase 2 of the organisational review with the Planning and Building Standards Service in one office with upgraded office and customer facilities which has allowed joint and effective working
- A Peer Review of the Development Management service in South Ayrshire Council successfully completed.

# Planning Performance Framework Official Statistics

## Decision-making Timescales

Category	Total number of decisions 2011-2012	Average timescale (weeks)	
		2011-12	2012-13
<b>Major developments</b>	7	34 wks	
<b>Local developments (non-householder)</b> Local: less than 2 months Local: more than 2 months	93 74% 26%	14 wks 7.3 wks 33 wks	
<b>Householder developments</b> Local: less than 2 months Local: more than 2 months	115 93% 7%	8.3 wks 7.2 wks 22.3 wks	
<b>Housing developments</b>			
<b>Major</b>	2	14.4 wks	
<b>Local</b> Local: less than 2 months Local: more than 2 months	29 76% 24%	7.6 wks 42.7 wks	
<b>Business and industry</b>			
<b>Major</b>	1	13.5 wks	
<b>Local business and industry</b> Local: less than 2 months Local: more than 2 months	49 71% 29%	7.3 wks 28.6 wks	
<b>EIA developments</b>	0		
<b>Other consents*</b>	2		
<b>Planning/legal agreements**</b>	2		
<b>Local Reviews</b>	7		

\* Consents and certificates: Listed buildings and Conservation area consents, Control of Advertisement consents, Hazardous Substances consents, Established Use Certificates, certificates of lawfulness of existing use or development, notification on overhead electricity lines, notifications and directions under GPDO Parts 6 & 7 relating to agricultural and forestry development and applications prior approval by Coal Authority or licensed operator under classes 60 & 62 of the GPDO.

\*\* Legal obligations associated with a planning permission; concluded under section 75 of the Town and Country Planning (Scotland) Act 1997 or section 69 of the Local Government (Scotland) Act 1973.

## Decision-making: Local Review and Appeals

Type	Total number of decisions	Original decision upheld	
		2011-2012	2012-2013
Local Reviews	7	2 (29%)	
Appeals to Scottish Ministers	1	1 (100%)	

## Enforcement Activity

	2011-2012	2012-2013
Cases taken up	27	
Notices served***	0	
Reports to Procurator Fiscal	0	
Prosecutions	0	

\*\*\* Enforcement notices; breach of condition notices; planning contravention notices; stop notices; temporary stop notices; fixed penalty notices; and Section 22 notices.

# Workforce and Financial Information

## Budget

The revenue budget for 2012/13 continues to be heavily biased towards employee costs and related items. Employee costs have however been reduced due to the reduction in the number of staff in the service. The main payments to other agencies and bodies are for the Strategic Development Planning Authority, Ordnance Survey, computer licences and the Archaeology Service. The contribution to the Strategic Development Planning Authority and Archaeology Service last year has been reduced as these bodies have achieved savings. The main source of external income is from application fees and related items and in common with all other local authorities in Scotland, fee income continues to be low due to the economic recession. For the year 2011-12 planning application fee income was £177,526 which was a slight fall on the previous year.

## Employees

The staff are the major resource of Planning and Building Standards. Phase 2 of the restructuring has now been implemented which has resulted in four teams providing the planning and building standard service.

An organisational chart is shown in Appendix 1. Planning and Building Standards has a total of 22.5 FTE employees consisting of a Service Manager, 5 in Development Management, 3.5 in Forward Planning, 5 in Building Standards and 8 in Technical and Administration support.

Phase 2 of the new service delivery model was implemented in August 2011 and has resulted in all four teams working together in one large open plan office in Rosebery Place Clydebank. A new Technical and Administrative support team has been formed which has resulted in staff from three different teams being brought together in one support team. The benefits of the new structure are being demonstrated in terms of staff sharing skills across disciplines and adapting work to where the pressures are coming from which is resulting in enhanced customer services and improved performance levels. Planning Officers together with Building Standards are being more proactive in attracting and facilitating development whereby they are working more closely with developers from the outset, identifying key issues at an early stage and working with developers to resolve problematic issues. The new structure has been operational for just over 1 year and feedback has been positive with the majority of developers using the pre application service and key consultees being willing to engage at the pre application stage.

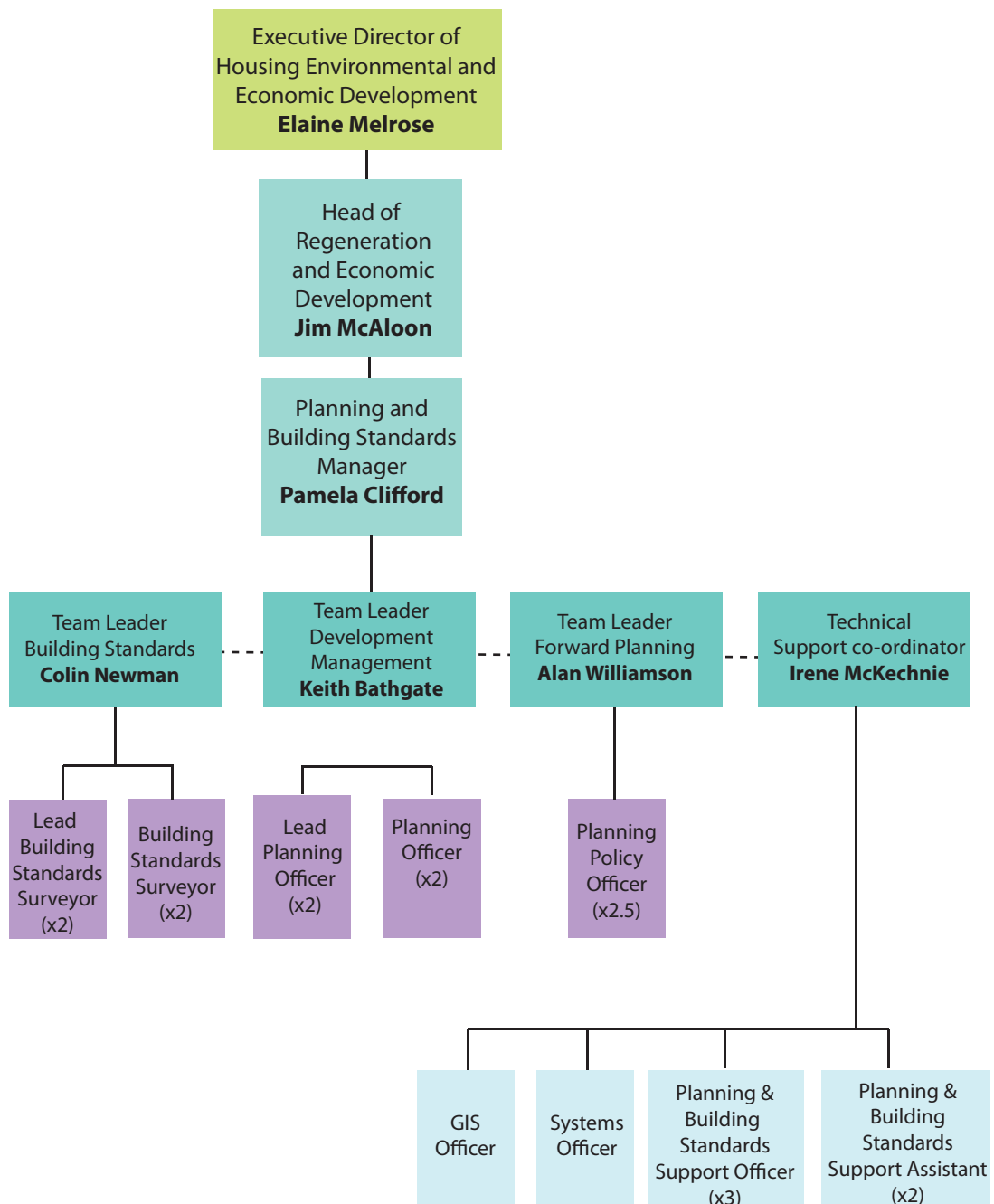
The continued development of electronic means of communication is essential for a modern planning and building standard service, it will help to deliver a good customer access and reduce the cost of the service. Good and up to date web information is essential and although e-planning is operational it requires to be developed further to meet the demands of the service. The implementation of e-building standards in 2013 will allow the Service to provide a complete electronic service for the submission and issuing of planning decisions and building warrants.

### Training and Development

New training has been required as staff take on new roles and responsibilities as a result of the new structure. The technical and administrative support staff has required the greatest degree of training as the changes have been most significant in this Team. The majority of training has been internal with the sharing of knowledge and skills between team members. Training has also been provided by HR, Finance and ICT on their related disciplines. External training has been provided on CAPS Uniform. However further specialised training is required and this will be achieved through the further implementation of PDP.

Training and development is important for Planning Officers on legislative and procedural changes as well as on quality and service issues. Planning officers continue to attend courses provided by the Improvement Service, Scottish Government, consultees and external providers such as Trevor Roberts as well as sharing good practice through groups such as the HOPS DM sub group and the Development Plan Forum.

## Planning and Building Standards Service Structure



## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: Elected Member Training**

#### **1. Purpose**

- 1.1** To identify the training needs of elected members involved in the planning system.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee agrees that the training needs detailed in Section 4.2 are forwarded to the Improvement Service together with any other training needs agreed by the Committee.

#### **3. Background**

- 3.1** It is important that elected members who sit on the Planning Committee receive relevant and an up to date training on the planning system and new planning initiatives. The Improvement Service has been delivering skills development training for planning authority staff and elected members since 2006 through the Planning Development Programme. Recently the Planning Development Programme has been reviewed due to a change in funding and its general focus has changed. Its current focus is on leadership and technical skills relating to five priority areas, one of which is elected member training. There has been a recent request by the Improvement Service to identify the specific needs of elected members involved in planning for this Council so they can arrange appropriate solutions.

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

- 4.1** In the past elected members in West Dunbartonshire have received planning training such as an introduction to the planning system and the local review body. However elected members who have not previously been involved in planning and those who have previously been involved should receive regular training updates.
- 4.2** Suggestions for training are as follows:
- Local Review Body Training
  - Development viability
  - Place making
  - Trees and their impact on the environment
  - Future of town centres

The above are only suggestions and members are encouraged to suggest other planning matters which they feel that they benefit from more specific training.

- 4.3** The training could be done after the Planning Committee, a lunchtime session or shared with neighbouring authorities or even on site. One of the Planning Committee members has requested a visit to a wind farm in order to see the workings and impact of a wind farm. A site visit to a wind farm in Argyle and Bute Council area in the next few weeks is presently being arranged.

## **5. People Implications**

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

## **6. Financial Implications**

- 6.1** There are no financial implications.

## **7. Risk Analysis**

- 7.1** If elected members are not correctly trained there could be a risk to the reputation of the Council with costs awarded due to poor decisions.

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

- 8.1** No issues were identified in relation to the equality impact of this report.

## **9. Consultation**

- 9.1** The purpose of the report is to seek the views of the Planning Committee.

## **10. Strategic Assessment**

- 10.1** The content of this report is in keeping with the strategic priorities of the Council

**Elaine Melrose**  
**Executive Director of Housing,**  
**Environmental and Economic Development**  
**Date: 25 July 2013**

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**Appendix:** **None**

**Background Papers:** None

**Wards Affected:** All

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Planning Committee: 14 August 2013**

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**Subject: Glasgow City Council planning application 10/02890/DC: Erection of non-food retail warehouse (50,000sq ft) and formation of associated parking – amendment of condition NC(b)(a) of planning permission 97/02406/DC to amend the restriction limiting sales from bulky goods only to the sale of any non-food items.**

#### **1. Purpose**

- 1.1** To inform the Committee of the approval of the above planning application by Glasgow City Council.

#### **2. Recommendations**

- 2.1** It is recommended that the Committee notes the content of this report and agrees that no further action be taken.

#### **3. Background**

- 3.1** In 2010 Glasgow City Council received a planning application seeking to remove a 'bulky goods' condition from a planning permission for 50,000sq ft of undeveloped non-food retail warehousing proposed for the Great Western Retail Park close to the boundary with West Dunbartonshire.
- 3.2** West Dunbartonshire Council objected to the planning application in September 2011 on the grounds that the proposal could result in the loss of trade for current and potential occupiers in Clydebank town centre and adjoining retail parks. Despite this objection, Glasgow City Council approved the application under delegated powers on 21 March 2012.
- 3.3** West Dunbartonshire Council subsequently sought a judicial review of that decision on the grounds that Glasgow City Council had not fully considered the impact of the development on Clydebank town centre or the availability of sequentially preferable sites in Clydebank town centre. In November 2012, the Council received notice that Glasgow City Council would not be contesting the judicial review and instead had agreed that its decision would be reduced by the Court, following which it would reconsider the application.
- 3.4** West Dunbartonshire Council was subsequently consulted on the application and the response approved at the May 2013 Planning Committee was submitted to Glasgow City Council objecting to the application. An objection was also submitted by the agents for the Clyde Shopping Centre.

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

**4.1** A report on the planning application was considered by Glasgow City Council's Planning Committee on 18 June 2013. The report recommended approval of the application with conditions and this was agreed by the Glasgow City Council Planning Committee. All relevant planning policy documents were referred to within the report.

**4.1** West Dunbartonshire Council objection was fully considered in the report. Glasgow City Council's response to West Dunbartonshire Council's comments are summarised below:

- **There are sequentially preferable sites available in Clydebank town centre (Co-op Department store and Playdrome)**

The Co-op building would not offer a commercially viable opportunity to retailers and the Playdrome site is at an advanced stage of sale to a supermarket operator.

- **The cumulative impact on Clydebank town centre would be unacceptable**

Impact is estimated at less than 2% and it is not considered a risk to vitality and viability of this town centre that would justify resisting the proposal.

- **There is no quantitative need for the development**

There is a large expenditure leakage from the area which suggests there is quantitative need.

- **Clydebank town centre can serve as Drumchapel's main non-food shopping centre**

The proposals would serve to reduce journeys and expenditure leakage from Drumchapel.

- **The development site is not within the Strategic Development Plan's Network of Centres**

The development would not have an unacceptable impact on the Network of Centres as any impact upon other strategic centres is minimal.

- **The site is not as well served by sustainable transport as Clydebank town centre**

The proposal will serve as an opportunity to reduce the need to travel for the population living in Drumchapel.

**4.3** Whilst West Dunbartonshire Council's assessment of the proposal against Scottish Planning Policy and the Development Plan would differ from that of

Glasgow City Council, it is not considered that its assessment is unreasonable or likely to be successfully challenged. All relevant planning policy documents and points of objection have been assessed.

- 4.4 Whilst the decision on the application is not our preferred outcome, it is still viewed as important that the Council took the action it did, by challenging the basis of the original decision. It is hoped that this action will result in a more thorough assessment of future planning applications and due weight being given to objections submitted by neighbouring authorities.

## **5. People Implications**

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

## **6. Financial Implications**

- 6.1 There are no significant financial implications for the Council as most of the external legal costs were met by Glasgow City Council.

## **7. Risk Analysis**

- 7.1 There are no risks associated with this report.

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

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

## **9. Consultation**

- 9.1 No consultation was necessary for the preparation of this report.

## **10. Strategic Assessment**

- 10.1 The implementation of the proposed development at Great Western Retail Park will have some impact on trade within Clydebank town centre. This could have an impact on the economy and employment levels within the town centre.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 30 July 2013**

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**Appendices:** None

**Background Papers:**

1. Copy of report to 6 September 2011 Planning Committee
2. Copy of report to 3 April 2012 Planning Committee
3. Copy of report to 9 January 2013 Planning Committee
4. Copy of report to Glasgow City Council's Planning Committee of 18 June 2013

**Wards Affected:** All