

WEST DUNBARTONSHIRE COUNCIL

Report by Director of Housing, Regeneration and Environmental Services

Planning Committee: 4 October 2006

Subject: Planning Appeals at:-

- i) **43 Braehead Road, Clydebank (DC06-110)**
- ii) **Radnor Park Hotel, Kilbowie Road, Clydebank (DC05-385)**
- iii) **Clyde Shopping Centre, Kilbowie Road, Clydebank (DC05-387).**

1. Purpose

- 1.1 To inform the Committee of the submission of a planning appeal and the determination of two appeals.

2. Background

- 2.1 43 Braehead Road, Clydebank (DC06-110)
Planning permission was refused under delegated powers on 5 February 2006 for the erection of a one and a half storey side extension at this property as it was not considered to reflect the design and detail of the existing house and caused significant overshadowing of the neighbouring property. It was therefore considered contrary to the Clydebank Local Plan (2004) as it would have a detrimental impact on the amenity of the area.
- 2.2 An appeal against this decision to refuse planning permission has now been submitted on behalf of the applicant. It has been indicated that they wish the appeal to be dealt with by way of written submissions and a site visit by a reporter. The Committee will be notified of the outcome of this appeal in due course.
- 2.3 Radnor Park Hotel, Kilbowie Road, Clydebank (DC05-385)
Planning permission was refused for the installation of 2 roof mounted antennas concealed behind Glass Reinforced Plastic "chimneys" and the installation of 1 wall mounted antenna at the above location. The application was refused under delegated powers on 20 February 2006 as the proposed antennas were considered to be incongruous features that would significantly detract from the visual appearance of the building. The proposal was therefore considered contrary to the Clydebank Local Plan (2004).

- 2.4** The appeal against the decision was dealt with by way of written submissions. The reporter disagreed with the Council's reasons for refusal, and instead considered the proposal to be consistent with the relevant provisions of the local plan, national planning policy guidance on telecommunications developments and that there were no material considerations that justified refusing planning permission. The reporter therefore allowed the appeal and granted planning permission for the installation of the 2 roof mounted antennas and a wall mounted antenna together with associated equipment cabinets.

Clyde Shopping Centre, Kilbowie Road, Clydebank (DC05-387)

- 2.5** Advertisement consent was refused under delegated powers on 28 February 2006 for the display of ten internally illuminated pole mounted/ lamppost mounted advertisement panels within the car parks at the above location. The application was refused as the proposed panels were considered likely to cause an over proliferation of advertisements at this location and result in advertisement clutter and this would have a detrimental visual effect on the site and surrounding area.
- 2.6** The appeal against the decision was dealt with by way of an informal hearing. The reporter predominantly agreed with the Council's decision however the appeal was allowed in part. Consequently, the reporter decreed that two of the ten proposed advertisement panels were acceptable and granted consent for two advertisement panels within the car park adjacent to the canal.

3. Personnel Issues

- 3.1** There are no Personnel Issues.

4. Financial Implications

- 4.1** There are no Financial Implications.

5. Conclusion

- 5.1** The Committee will be advised of the outcome of the one outstanding appeal in due course.

6. Recommendation

6.1 The Committee is invited to note the submission of one new appeal and the outcome of the other two appeals.

David McMillan
Director of Housing, Regeneration and Environmental Services
Date: 8 September 2006

Wards Affected: 5 (DC05-387), 7 (DC05-385) & 10 (DC06-110).

Appendix: None

Background Papers:

- (i) Letter from SEIRU giving notice of appeal in respect of decision DC06-110;
- (ii) Letter from SEIRU giving decision of appeal in respect of decision DC05-385; and
- (iii) Letter from SEIRU giving decision of appeal in respect of decision DC05-387.

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