

WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 14th February 2024**

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

- 1.1** The purpose of the report is to seek approval of the finalised version of Planning Guidance relating to Clydebank Business Park for use in making planning decisions.

2. Recommendations

- 2.1** It is recommended that the Committee approves the finalised version of Clydebank Business Park Planning Guidance contained in Appendix 1.

3. Background

- 3.1** The purpose of planning guidance is to add more detail to the content of policies in the Local Development Plan. While primarily a location for business, industrial, and storage and distribution uses, there is interest from a diverse range of business types to locate within the Clydebank Business Park. Planning applications and enquiries have been received for the change of use of existing premises to uses such as nurseries, soft play, gymnasiums, and dog grooming and training premises. The guidance aims to strike a balance between allowing a diverse range of business within the business park, while ensuring these alternative uses do not interfere with the operation of existing businesses and that the area remains primarily a location for industry, business, and storage and distribution.

4. Main Issues

- 4.1** The Planning Committee approved a draft of the guidance for consultation at the meeting on 2nd August 2023. Consultation took place from 22nd September to 22nd December 2023.

A final version of the guidance, with changes reflecting the comments received in Appendix 1.

- 4.2** The guidance details the criteria to be used in assessing planning applications for alternative uses, as well as informing businesses considering locating within Clydebank Business Park.
- 4.3** The consultation received seven representations, all from owners, managers or representatives of businesses within the business park. These representations

and the council response to these questions are set out in Appendix 2.

- 4.4** All representations agreed with the definition for alternative uses set out in the guidance. One respondent was concerned that introducing uses that would lead to more people in the business park in the evening may affect security. Two responses queried the need for a specific area for alternative uses for the following reasons: a business may want to locate within the business park for their specific needs; businesses outside the area would be denied “drop by visitors”; it is important to full vacant units and provide employment; and the business park has good access to public transport.
- 4.5** One respondent stated the criteria for deciding applications was much improved since they went through the planning process. One respondent suggested that increased footfall should be included in the criteria for deciding planning applications and whether the business has parking needs. One respondent was concerned about the proliferation of “motor trade” uses, particularly impact on the appearance of the business park from visible scrap and cars.
- 4.6** Changes made to the draft guidance are shown as italicised and underlined text Appendix 1. The text of the guidance has been amended to clarify that businesses outside of the defined area for alternative uses can still have other ancillary uses for “drop by” visitors, provided their primary activity falls into business, industrial, or storage and distribution uses and that the ancillary use will not attract significant footfall.
- 4.7** It is still considered appropriate for the guidance to define an area for alternative uses in order to direct uses that attract footfall to locations adjacent to the town centre, closest to public transport, and ensure that the business park remains primarily for business, industry, and storage and distribution.
- 4.8** Some issues raised in representations are already covered by the guidance. The guidance acknowledges that some alternative uses have specific needs, making the business park the most appropriate location for them. Parking needs are acknowledged by the guidance.

Next steps

- 4.9** On approval by the Planning Committee, the finalised version of the document will become a material consideration in planning decisions and will supersede the existing Clydebank Business Park Guidance (2017).

5. People Implications

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

6. Financial & Procurement Implications

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

7. Risk Analysis

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

8. Equalities Impact Assessment

8.1 The draft guidance document was subject to equality impact assessments. The proposed changes to the documents are not considered to amend the conclusions of this assessment, which are summarised below. The full assessment can be seen in Appendix 3.

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

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

9. Environmental Sustainability

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

10. Consultation

10.1 Consultation has been undertaken on the draft Planning Guidance documents as set out in paragraph 4.1.

11. Strategic Assessment

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

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Appendices:

Appendix 1 – Draft Clydebank Business Park Planning
Guidance
Appendix 2 - Consultation Results
Appendix 3 – Equalities Impact Assessment

Background Papers:

None

Wards Affected:

Ward 5: Clydebank Central