

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration & Environmental Services (Housing & Regeneration Services)

Planning Committee: 6 December 2006

Subject: Planning Appeals at:
Dumbarton Road, Old Kilpatrick,
127 Riddell Street, Clydebank and
Renton Road, Dumbarton

1. Purpose

- 1.1** To inform the Committee of the submission of three appeals.

2. Background

2.1 Dumbarton Road, Old Kilpatrick

Planning permission was sought for the erection of a 14.7m high telecommunications monopole and the installation of two equipment cabinets (DC06/246). The application was refused by the Planning Committee on 4 October 2006, contrary to the recommendation of the Director of Housing, Regeneration and Environmental Services. The reason for refusal was that the proposal was contrary to Policy DC4 of the Clydebank Local Plan 2004 in that it would have an adverse impact upon the appearance of the site and the surrounding area.

2.2 127 Riddell Street, Clydebank

Planning permission was sought for the change of use of a disused laundrette into a hot food takeaway, together with external alterations and the installation of an extract flue (DC05/398). The application was refused under delegated powers on 24 April 2006. The reasons for refusal were that the proposal was contrary to Policies CD5 and H5 of the Clydebank Local Plan 2004, in that it would have an adverse impact upon the amenity of nearby residential properties.

2.3 Renton Road, Dumbarton

Planning permission for the erection of a garden centre with shop/administration area, greenhouse, store and new access with parking was refused under delegated powers on 21 April 2006 (DC05/250). The application was refused as the development is considered contrary to Policy DC2 of the Dumbarton District, District Wide Local Plan as the development is not considered to be a recognised countryside use and would introduce retail sales into the Greenbelt as well as having a detrimental effect on the open characteristics of the site.

3. Main Issues

- 3.1** Appeals have been submitted to the Scottish Ministers in respect of these decisions. The appeals at Dumbarton Road and Riddell Street are to be dealt with by way of written submissions and a site visit by a reporter. The appeal at Renton Road is to be dealt with by a hearing.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implication

- 5.1** There are no financial issues.

6. Conclusion

- 6.1** The Committee will be advised of the outcomes of these appeals in due course.

7. Recommendation

- 7.1** The Committee is invited to note the submission of these appeals.

Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing & Regeneration Services)**

Date: 14 November 2006

Wards Affected:	Ward 11 (DC06/246); Ward 6 (DC05/398); Ward 15 (DC05/250)
Appendix:	none
Background Papers:	(i) Letters from Scottish Executive Inquiry Reporters Unit dated 20/10/06 and 30/10/06 advising of the submission of the appeals.
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