

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 25 September 2013

DC13/190: Change of use to Class 6 (Storage and Distribution) at Unit 5 Alpha Centre, 10 South Douglas Street, Clydebank by Samra Assets Limited

1. REASON FOR REPORT

- 1.1** The proposal relates to land in which the Council has an 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.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located within the Alpha Centre, an industrial / business estate with eleven small to medium-sized units around a parking and landscaped courtyard. Each individual unit has dedicated parking areas with open spaces that are communal. The site is accessed from Glasgow Road via South Elgin Street, Clyde Street and South Douglas Street.
- 3.2** Unit 5 comprises a detached building with a footprint of 650m². It has an internal height of 5.2m with a first floor mezzanine providing office space and meeting rooms. There are ten dedicated car parking spaces and a loading bay to the front of the building. The last known occupant of the building was Kidde's Fire Alarm Equipment (Class 4 – Business/Light Industrial).
- 3.3** Planning permission is sought for a change of use to a Class 6 (Storage and Distribution) warehouse. The applicant is a food wholesale business which distributes foodstuffs, notably spices and rice, to restaurants and takeaways throughout Scotland. The firm is currently based in Whiteinch. No external alterations are proposed but some minor internal alterations to create cold rooms and install storage racking. The existing office area on the ground and the mezzanine floor would remain unaltered.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates Service has no objection. The Council are ground landlords at the Alpha Centre but do not own any buildings.

- 4.2** West Dunbartonshire Council Road Service has no objection to the proposed development. Comments specifically relating to the point raised by the objector were outstanding at the time of writing and will be reported to the Committee orally.

5. REPRESENTATIONS

- 5.1** One representation has been received from a local resident, who has concerns about heavy goods vehicle movements in Atlas Street and suggests that additional signage be put up to prevent any increase as a result of this development.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** West Dunbartonshire Council Local Plan 2010.
The unit lies within the Core Economic Development Area (CEDA) and Policy LE6 of the West Dunbartonshire Local Plan promotes such areas for industrial and business development. The proposal would be a suitable use within the CEDA area.
- 6.2** Policy LE1 seeks to ensure that, within the existing and proposed industrial and business class sites, there is a presumption in favour of uses which positively extend the permanent employment potential of the sites. Industrial and business uses include Classes 4, 5 and 6 and the proposal would therefore comply with Policy LE1.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan (Proposed Plan)
- 7.1** The site is within an area identified as an Existing Business and Industrial Area where Policy GE2 supports the development of Use Class 4, 5 and 6 uses within the existing business and industrial areas identified. The existing business and industrial areas are important locations for economic activity and growth, and the relocation of a Class 6 use to the Alpha Centre would bring a new business into the Council area. The proposal therefore complies with the emerging local plan.

Other Issues

- 7.2** The applicant has indicated that the business would employ 2 administrative and 4 warehouse staff, along with 6 delivery van drivers. There are ten parking spaces to the front of the property and a loading bay area, which would be sufficient for a use of this nature. The Alpha Centre has been designed to accommodate a variety of small businesses, and the proposed change of use from a light industrial use to a small warehouse/distribution centre would not cause any significant disruption to other businesses.

8. CONCLUSION

- 8.1** The new use would comply with all relevant policies of the adopted local plan and the emerging local development plan, and there would be no adverse impacts upon neighbouring businesses. The proposed use would be compatible with its location.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 4 September 2013

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Appendix: None.

Background Papers:

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP Proposed Plan (2013);
and
4. Consultation responses.
5. Representation

Wards affected: Ward 6 (Clydebank Waterfront)