

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 1 November 2006

APPLICATION NUMBER: DC06-255

PROPOSAL: External alterations to building to install roller shutter doors, removal of lean-to extension at front and formation of wash bay & vehicle inspection pit to rear, infilling and culverting of part of Mill Lade (retrospective)

SITE: Thistle Works
Dalquhurn Estate
Renton

APPLICANT: McColl Coaches Ltd

AGENT: Hay Lough Davies
69 Glasgow Road
Dumbarton G82 1RE

WARD: 17

DATE REGISTERED: 14/9/06

PUBLICITY:

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REPORT:

A. SITE DESCRIPTION

The Thistle Works is located at the west side of the Dalquhurn Estate, Renton adjacent to Dalquhurn Shops and a residential property known as Ladeside. Access into the estate is via John Street which becomes an unadopted road as it enters the estate. The site comprises the workshop/garage building and its yard at the rear. The Mill Lade runs along the rear of the buildings and also flows along the rear of Ladeside and Dalquhurn Shops. The lade is culverted at the rear of the workshop/garage building.

There is a vegetated embankment at the rear of the yard and this rises up to the residential area of Tontine Park to the west.

B. DEVELOPMENT DETAILS.

Permission is sought for work that has already been carried out at this site. The work that has been carried out involves the removal of a lean-to extension at the front of the workshop/garage and installing roller shutter doors on the front elevation of this building. The lean-to was removed to accommodate bus repair/servicing bays.

At the rear of the building within the yard a vehicle inspection pit and wash bay have been formed. This yard is also used to park buses. A section of the Mill Lade has been culverted at the north part of the site over a length of approximately 7.5 metres. The applicant has indicated that the remainder of the culvert was in place when he moved into the site approximately 3 years ago.

This site was previously used by Sommerville Transport Limited and it is considered that a change of use has not occurred.

C. DEVELOPMENT PLAN POLICIES

Dumbarton District, District Wide Local Plan 1999

The Local Plan indicates that the site is part of a redevelopment opportunity site. Policy NHL24 identifies under-used or surplus land that represents opportunities for mixed uses compatible with surrounding land uses. This Policy covers the majority of the Dalquhurn Estate.

The area around the Mill Lade is covered by a Tree Preservation Order and Policy NHL5 aims to protect the trees.

West Dunbartonshire Local Plan (Consultative Draft)

Within the draft West Dunbartonshire Local Plan the whole of the Dalquhurn Estate is identified as an opportunity for private and social housing. This reflects the consent for residential development, in outline, at the site granted in March 2006 (DC05-273) to Cordale Housing Association.

The area around the Mill Lade is similarly covered by a Tree Preservation Order and Policy E4 aims to protect the trees.

D. CONSULTATIONS

Scottish Environment Protection Agency

Water courses should remain open however they have no record of the mill lade having been flooded. No objections provided that all drainage from the site discharges to the public sewer. Any waste materials imported or exported from the site must be suitably licensed.

E. REPRESENTATIONS

Two representations have been received. The first is from Cordale Housing Association indicating that the Mill Lade has been partially infilled, the lade has been polluted with detergents from washing the coaches and trees have been removed at the rear of the site.

The second is a letter of objection from a resident on John Street and the grounds of objection are that the use of the site should require planning permission; the volume and type of traffic passing the objectors house has caused damage to a retaining wall; there is insufficient parking outside the buildings and the parking areas are not shown on the plans; there are no warning signs advising the public of the movement and turning of vehicles; the buses cause noise, vibration, fumes and smells that affect the objectors amenity; the site operates from early morning to late at night causing disturbance; the existing road at John Street is unsuitable and is being damaged and part of the lade has been infilled.

F. ASSESSMENT

The application is required to be assessed against the Development Plan and any other material planning considerations.

Land Use Policy

Dalquhurn Estate is identified in both the adopted and draft Local Plans as an area suitable for comprehensive redevelopment. At present this application does not have any implications for the redevelopment policies in the existing and draft Local Plan as it involves alterations and works to an existing premises. The site is located within a group of existing commercial premises and the overall use of the application site is similar in nature to the previous haulage business and a change of use has not occurred. It is considered that the application is compatible with the site and surrounding area and is therefore not contrary to the development plan.

Outline planning permission DC05-273 identifies the removal of the Thistle Works and the other buildings at this location to facilitate the residential development. However at this time the detailed/full planning application has not been submitted for consideration.

It is understood that Cordale Housing Association are concluding the purchase of the buildings and land from the various land owners in order to proceed with the redevelopment of the site. The applicants' agent has indicated that a legal agreement has been reached between the housing association and McColl's Coaches. As a consequence McColl's Coaches are to vacate the site by the end of 2006 and are seeking alternative premises within West Dunbartonshire. McColl's tenure at this site is limited.

External Alterations to Workshop/Garage

The alterations that have been carried out to the building are to facilitate buses entering and leaving the workshop/garage for repair and servicing. The alterations do not have a significant effect on the surrounding area and are compatible with the appearance of the industrial building. The alterations are therefore considered to be acceptable.

Other Material Considerations-Flood Risk/Culverting of Lade

SEPA have been consulted on the application and they have indicated that the site is not at risk from flooding from the River Leven and they have no record of the Mill Lade itself having flooded. They have no objections to the culverting works that have been carried out at the site.

Other Material Considerations-Representations

With regard to the representations the following comments are made. The applicant has acknowledged that a short section of the lade has been culverted however this culverting does not have a significant effect on the flow of the lade and is not considered to result in flooding elsewhere. There is no record of planning permission having been applied for the culverting that was carried out prior to McColl's coaches occupying the site.

Any pollution of the watercourse would be investigated and any action initiated by SEPA. This information has been forwarded to SEPA to act upon. There is no evidence that trees have been removed from the embankment at the rear of the site.

It is acknowledged that sizeable vehicles enter and exit the estate past the objector's property and would have an effect on amenity. However the use of the premises does not involve a change of use. The applicant has between 25 and 30 buses and there are a few in the workshop at any one time undergoing repairs/servicing. The applicant also employs 40 people. Between 7.30am and 8.30am 15 or 16 buses leave to start the daily service and school runs and there is similar numbers returning to the site between 4pm and 6pm. Between 8.30am and 4pm buses travel to and from the site but not in as many numbers as during peak times. Buses also travel to and from the site in the evening and night when local services stop. Private hire is sporadic and the journey times depend on the booking.

However in order to enter and exit the site these vehicles have to travel along public roads and the use of these roads cannot be controlled. There are other commercial premises and residential properties within Dalquhurn Estate that also share the access road past the objectors' property. It is not considered that the traffic generated by McColl's Coaches has a significant impact on the surrounding road network. Although the nature and type of the vehicles passing the objector's property may result in a certain level of disturbance, this is not considered to be significantly different to traffic movements in an urban area.

G. CONCLUSION AND RECOMMENDATION

The application has been assessed against the development plan and other material considerations and it is not considered that the works and alterations that have been undertaken are contrary to the local plan. The alterations and works are of a relatively minor nature and are acceptable at this location. **It is therefore recommended that planning permission be granted subject to the following condition.**

H. CONDITIONS

1. **At the end of the occupation of the site by McColls Coaches the vehicle inspection pit and wash bay in the rear yard shall be removed and the ground restored to its former condition to the satisfaction of the Director of Housing, Regeneration and Environmental Services.**

David McMillan
Director of Housing Regeneration & Environmental Services
Date: 1 November 2006

Ward(s) Affected: 17

Appendix: None

Background Papers:

1. Copy of application received 02/08/06
2. Copy of representation from Cordale Housing Association received 22/08/06
3. Copy of objection from resident of 1 Dalquhurn Gardens received 08/09/06
4. Consultation response from SEPA received 21/9/06.
5. Copies of letters from agents dated 21/09/06 and 05/10/06
6. Amended site plan received 05/10/06
7. Copy of letter from agents received 16/10/06

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