

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 March 2007

Subject: Planning Application DC06/077
Mixed development comprising new adult centre, children's therapy centre and residential development (outline), at Auchentoshan Estate, Clydebank

1. Purpose

- 1.1** To inform the Committee of the updated position regarding this application.

2. Background

- 2.1** This application was considered by the Planning Committee on 6 December 2006, when the Committee indicated that it was minded to grant outline planning permission. However, the proposal is contrary to Green Belt policies, and involves a development in which the Council has a financial interest, where a significant number of objections have been received. The application therefore had to be referred to the Scottish Ministers.

3. Main Issues

- 3.1** Having considered the matter, the Scottish Ministers have decided to issue a Direction under Section 46 of the Town and Country Planning (Scotland) Act 1997, calling in the application for determination by themselves. This Direction is known as:

'The Town and Country Planning (Reference of Applications) (West Dunbartonshire Council) (Adult Centre, Children's Therapy Centre and Residential Development at Auchentoshan Estate, Clydebank) Direction 2007'

- 3.2** The Ministers have reached this decision because of the proposal's possible implications for the development plan and advice given in Scottish Planning Policy 21 on Greenbelts.
- 3.3** The Scottish Ministers have decided that the application will be considered at a public local inquiry however the date and venue of the inquiry have not been set at this time.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 There are no financial implications with respect to the proposed public inquiry. However, the Council owns the land which is the subject of this application and the decision of Scottish Ministers concerning this application would have a significant impact on the value of this site should the Council decide to dispose of it.

6. Risk Analysis

6.1 There is a risk that Scottish Ministers will refuse this application and that the proposed developments will consequently not be permitted to proceed.

7. Conclusion

7.1 The Committee will be informed of the arrangements for the public local inquiry when these details are available.

8. Recommendation

8.1 **The Committee note the decision of the Scottish Ministers to call in this application and to have it considered at a public local inquiry.**

Irving Hodgson

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

Person to Contact: Pamela Clifford, Section Head, Development Management
Council Offices, Rosebery Place, Clydebank G83 1TG
Tel. No.: 01389 738656
e-mail: pamela.clifford@west-dunbarton.gov.uk

Appendix: none

Background Papers: Letter from Scottish Ministers dated 6/2/07;
Direction, dated 6/2/07

Wards Affected: 4