

WEST DUNBARTONSHIRE COUNCIL**Report by Planning, Building Standards and Environmental Health Manager****Planning Committee: 2nd August 2023**

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

- 1.1 The purpose of the report is to seek approval to consult on draft Planning Guidance relating to Clydebank Business Park.

2. Recommendations

- 2.1 It is recommended that the Committee approves the publication of the draft Clydebank Business Park Planning Guidance in Appendix 1 for consultation.

3. Background

- 3.1 Clydebank Business Park is designated in the adopted and proposed local development plans as an area for business, general industry and storage and distribution uses. It is located to the west of Clydebank Town Centre.

- 3.2 There is interest from a diverse range of business types to locate within the 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.

- 3.3 In response to this, in 2017 the Council approved planning guidance to manage these 'alternative' uses. This guidance identifies an area where these uses would be acceptable, while detailing criteria that ensure the business park retains its business and industrial character. The proposed 2020 Local Development Plan 2 (LDP2) indicates that the guidance should be updated to reflect new policy. Whilst LDP2 will not now be adopted and does not form part of the development plan, it is a material consideration in planning decisions and it is the most up to date spatial strategy for the Council's planning area. Additionally the Fourth National Planning framework (NPF4) became part of the statutory development plan in February 2023.

- 3.4 The updated draft guidance reflects these changes to planning policy and updated survey information collected from the business park.

4. Main Issues

- 4.1 Updated Clydebank Business Park Planning Guidance has been prepared and a draft version for consultation purposes is attached for approval at Appendix 1.

- 4.2** The Planning Guidance is intended to inform businesses considering locating within Clydebank Business Park and will also be used by the Council to determine planning applications and provide pre-application advice.
- 4.3** The Planning Guidance sets out the history and policy background of the site, the current uses gathered via a site survey, and the results of online questionnaire distributed to the business owners, managers, and employees within the business park. Survey and questionnaire results were used as evidence to inform the approach to managing alternative uses within the site.
- 4.4** The Planning Guidance directs alternative employment uses to the eastern end of the business park. This is to ensure that: business, industry and warehouse and distribution uses remain the primary use of the business park; alternative uses are located adjacent to Clydebank Town Centre; and the area for alternative employment uses is within easy reach of public transport.
- 4.5** The Planning Guidance requires certain development types to justify why they cannot locate in Clydebank Town Centre, or one of the nearby retail commercial centres. It outlines criteria so that new development will not have adverse impacts on the operation of existing businesses within the business park. Particular guidance is aimed at child oriented uses, and dog daycare/grooming uses, to address particular safety concerns with these uses. These uses have increased within the park in recent years. Residential/accommodation uses are not supported within the business park. The guidance supports use of sustainable modes of transport, by supporting alternative employment uses within the area of the business park closest to Kilbowie Road, provided proposals also meet the criteria above. This part of the business park has easy access to bus stops and Singer train station. Ensuring safe pedestrian routes is also a requirement in the guidance.
- 4.6** Flexibility is included within the guidance for proposals that are similar to (but don't necessarily fall under the categories of) business, industry, or warehouse and distribution, such as a vehicle hire depot or taxi office. Similar uses may be permitted throughout the business park area, provided they do not attract high levels of customer footfall. This is to ensure the Council is not being overly restrictive and the business park remains active and well occupied.

Next steps

- 4.5** The Draft Planning Guidance will be published for a minimum 8 week consultation period, the outcome of which, and any subsequent proposed changes to the guidance, will be reported to a future Planning Committee.

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 Councils approach to balancing the operations of, and need for available space for business, industry and warehouse and distribution uses, while allowing for flexibility and maintaining a well occupied business park.

8. Equalities Impact Assessment

8.1 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 disability accessibility is important thus helping to ensure a shared understanding of considerations.

8.2 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 Clydebank Business Park businesses were consulted by questionnaire to inform the preparation of the draft Planning Guidance. The draft guidance has been discussed with colleagues in Regeneration and Asset Management.

10.2 The draft Planning Guidance document in Appendix 1 will be published for a minimum 6 week consultation period. The draft document will be made available online with publicity via social media and direct notification of Clydebank Business park businesses and local development plan participants.

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 – Equalities Impact Assessment

Background Papers: None

Wards Affected: Ward 5: Clydebank Central