

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 4 December 2007

Subject : West Dunbartonshire Local Plan (Finalised Draft)

1 Purpose

- 1.1** To advise the Committee that the West Dunbartonshire Local Plan (Finalised Draft) has undergone a ten week period of publicity and consultation, a result of which has been the submission of a number of representations and objections to the Plan, and to set out the next steps in the Local Plan process.

2 Background

- 2.1** In 2004, the Committee agreed a Strategy for the Council's Local Plans. Following adoption of the Clydebank Local Plan, it was decided to prepare a single Local Plan covering all of West Dunbartonshire with the exception of that part of the Council area which is within the Loch Lomond & the Trossachs National Park. In September 2005, the Committee approved the Consultative Draft Local Plan.
- 2.2** In January 2006 a Consultative Plan was prepared and placed on formal deposit and the necessary statutory notices were placed. Interest in the West Dunbartonshire Local Plan was considerable, as the public and other organisations become increasingly aware of the Plan's importance in the planning process.
- 2.3** In April this year the Committee approved the West Dunbartonshire Local Plan (Finalised Draft) for publication and agreed that it undergo a period of publicity and consultation to allow interested parties to make representations to it. The Finalised Draft Plan was placed on formal deposit in September 2007 and the period for making representations or objections to the Plan expired on 16 November.
- 2.4** Details of the Plan were placed on the Council's web site and advertised in the local press and display exhibitions were placed in all local libraries. In addition over 250 copies of the Plan were sent out to organisations, groups and other

parties with an interest in the area, whilst copies of the Plan were also made available for purchase to land owners, developers and planning consultancies.

3 Main Issues

- 3.1** To date as a result of this extensive programme of publicity and consultation, there have been over 2200 representations received to the Plan.
- 3.2** Almost 2000 objections relate to the area in Clydebank covered by Auchentoshan Estate, Dalmuir Park and the Golf Course which is proposed to be removed from the Green Belt. At Auchentoshan the Plan follows the Committee decision on the Bobath planning application and identifies a Public Service Opportunity and the introduction of a residential development opportunity on the site of the former Occupational Centre. Dalmuir Park and the Golf Course are designated for retention of open space. These changes take account of recent Scottish Government advice on Green Belts and the open space designation offers protection from development which has recently been reinforced by further Scottish Government procedure which requires any proposed approval of development on land designated for open space to be referred to Scottish Ministers for consideration.
- 3.3** The other objections to the Local Plan cover a variety of subjects including proposals for further housing in the Green Belt and on other brownfield sites, further proposals for retail development and objections to a number of previously identified development sites. There are also a number of letters of support for particular designations within the Plan.
- 3.4** It is intended that officers will analyse the responses to the Local Plan in the coming months and will prepare a report for the Committee in Spring 2008. This report will set out the nature and extent of objections and in certain instances may recommend modifications to the Plan. All modifications made to the Plan will then be advertised for a further period of publicity and consultation. Following this, all unresolved objections will be subject to scrutiny at a public local inquiry likely to be held in Autumn/Winter 2008 before a Reporter appointed from the Scottish Government Directorate for Planning and Environmental Appeals, and a subsequent Report of Inquiry will be prepared for the Council to consider.
- 3.5** The Committee should therefore be aware that there remain further periods for public consultation. In addition where any objections cannot be satisfactorily resolved through negotiation, objectors have the opportunity to present their case to a Reporter at a Public Local Inquiry.

4 Personnel Issues

4.1 There are no known personnel issues.

5 Financial Implications

5.1 Any unresolved objections to the Plan require to be considered by a Reporter at a Public Local Inquiry, the costs of which are unknown at this stage.

6 Risk Analysis

6.1 There are no known risks to the Council. The preparation of the Local Plan is a statutory responsibility and the preparation of the Finalised Draft Plan continues the process of ensuring that West Dunbartonshire is covered by an up to date Local Plan.

7 Conclusions

7.1 The conclusion of the consultation period for the Finalised Plan represents a key stage in preparing an up to date Local Plan for West Dunbartonshire. The Finalised Plan has built upon the work undertaken in preparing the Consultative Draft Plan. The Plan sets out development opportunities for a range of land uses to 2012 and provides an up to date policy framework for the area. A considerable number of representations including objections have been received, and these will be reported to Members in due course.

7.2 It is intended that a report setting out the nature of the representations received and the Council's recommended response will be presented to the Committee in Spring 2008, and that a series of modifications to the Plan be agreed. These modifications which should resolve a number of objections will require to be advertised. Following from this all unresolved objections will then be the subject of consideration at a Public Local Inquiry which is likely to be held in Autumn 2008.

8 Recommendations

8.1 **The Committee is recommended to note:**

- **that the West Dunbartonshire Local Plan Finalised Draft has now undergone a period of detailed publicity and consultation;**

- that over 2200 representations have been received to the Plan;
- that around 2000 objections have been received in respect of land at Dalmuir Park and Auchentoshan Woodlands; and
- that further reports setting out the Councils response to the objections and further modifications to the Plan will be prepared and presented to the Committee in Spring 2008.

Irving Hodgson
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Date: 20 November 2007

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Appendices : None

Background Papers : West Dunbartonshire Local Plan Finalised Draft and associated Technical Reports

Wards Affected : All