

Case reference	NA-WDS-001
Application details	Erection of residential development and associated roads and landscaping
Site address	Lomondgate Area 5, Land to South of A82 and North of Dumbarton golf course, Dumbarton
Applicant	Taylor Wimpey West Scotland
Determining Authority	West Dunbartonshire Council
Local Authority Area	
Reason(s) for notification	Category 1
Representations	Nil
Date notified to Ministers	4 July 2016
Date of recommendation	18 July 2016
Decision / recommendation	Clear

Description of Proposal and Site:

- Planning permission is sought for residential development of approx. 58 houses. The application relates to the proposed final stage of a large residential development at Lomondgate, Dumbarton. The three adjacent housing sites were originally granted outline planning permission in 2005. The current application site did not form part of that outline consent or its subsequent renewals.
- The site is designated as greenfield in the current West Dunbartonshire Local Plan 2010. The proposed Local Development Plan (LDP) identifies the proposed development site as part of the Lomondgate and Vale of Leven Industrial Estate 'Changing Place' and includes support for residential development.
- On 27 April 2016, the Council decided not to accept all the recommended modifications in the LDP Examination Report. As a result the LDP remains un-adopted.

EIA Development:

- The proposal fits the description of being an urban development project under 10(b) of the table in Schedule 2 and exceeds the threshold of 0.5ha. The Council screened the application and considered that the scale, intensity and magnitude of the development did not raise any potential significant impacts on the environment. Therefore the Council's view that no EIA is required is reasonable.

Consultations and Representations:

- There were no objections from statutory consultees or third parties.

Assessment:

1. The application has been notified to Scottish Ministers because of West Dunbarton Council's interest in the development and the development being significantly contrary to the development plan.
2. The report concludes the proposal is significantly contrary to policy GB1 of the adopted West Dunbarton Local Plan (2010) which identifies the site as greenbelt. Whilst the report acknowledges that the proposal is a departure from land use policy in the adopted Local Plan, the site is identified for residential development in the West Dunbartonshire LDP, which it considers is a significant material consideration. Though not adopted, the LDP has been through examination and all modifications have been accepted with the exception of those in respect of an unrelated site.
3. The proposal would complete the residential development at Lomondgate, a strategically important mixed use development area, which the Council considers justifies a departure from the adopted local plan.
4. This proposal has been assessed in light of the development plan and material considerations. It does not appear that a conflict of interest has influenced the Council's decision-making, and it has taken account of the issues raised. There is no reason to believe the Council has acted inappropriately given its interest in the land.
5. The impacts are local to the Lomondgate area of Dunbarton and do not appear to raise issues of national importance that would merit intervention by Scottish Ministers.

Decision/Recommendation:

- The application should be cleared back to West Dunbartonshire Council.