

Comments for Planning Application TP/ED/26/0104

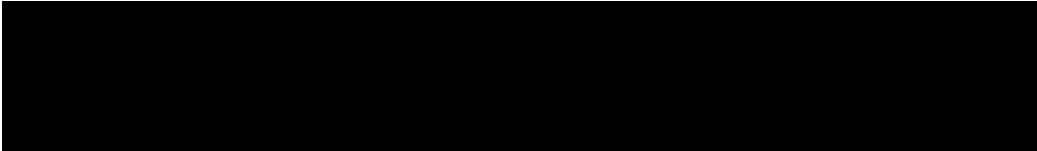
Application Summary

Application Number: TP/ED/26/0104

Address: Whitegates Park Middlemuir Road Lenzie East Dunbartonshire

Proposal: Erection of a secondary school including road access, landscaping, car parking, sports pitches, recreational areas and associated development.

Case Officer: Fraser McNair



Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reasons for objection

What is being proposed does not accord with the Development Plan (National Planning Framework 4 (NPF4) & East Dunbartonshire Local Development Plan 2, 2022 (LDP)).

It is contrary to:

- NPF4:

- o Policy 3 - Biodiversity
- o Policy 4 - Natural Places
- o Policy 5 - Soils
- o Policy 8 - Green belts
- o Policy 21 - Play, recreation and sport

- LDP:

- o Policy 4. CG (Community facilities, green network and open space in Kirkintilloch, Lenzie and Waterside) - of note, under this Whitegates Park is marked as OS139 and designated "Open space of regional or neighbourhood importance" (see page 57 of LDP).
- o Policy 13: Community Facilities and Open Space - under this "Proposals that would result in the loss or reduction of existing community or health facilities, outdoor sports facilities, useable open space ... or indirectly, should be resisted except where A. Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users". The replacement facilities are not being provided in a "convenient" and "accessible" location for existing users.
- o Policy 17: Natural Environment - "All development must protect, enhance and maintain existing

biodiversity assets and deliver at least a no net loss for biodiversity. Development will contribute positively to biodiversity conservation and achieve at least no net loss through siting and design, avoiding and minimising any adverse impacts on habitats, species or network connectivity". The area is a nature corridor.

o Policy 18: Water environment and Flood Risk - SEPA has currently put in a holding objection pending receipt of further information.

There are no material considerations indicating that it should be granted.

It should, therefore, not be granted (HL judgment City of Edinburgh Council v the Secretary of State for Scotland (1998)).

It is contrary to EDC's Open Space Strategy.

Other alternatives for the rebuild / refurbishment of the school exist.