

Comments for Planning Application TP/ED/26/0104

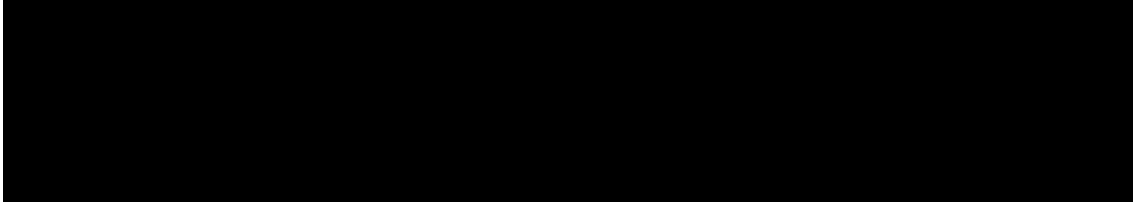
Application Summary

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: Whilst I appreciate every planning proposal must be treated on its own merits I believe the planning Authority needs to be consistent in its application of policy. The following are examples where the Planning Authority for this proposal has resisted proposals that would have resulted in the loss of undesignated useable open space, TP/ED/22/0684, TP/ED/25/0004 and TP/ED/24/0497, the latter was also dismissed on appeal by the Department of Planning and Environmental Appeals. All the examples clearly support the refusal of this proposal if policy is applied consistently.

It is currently estimated that this proposal will not be delivered until 2030 .Add an additional 2 years for the existing LA to be demolished and an inferred replacement park to be developed (2032) and 30 years for the inferred park to reach the same standard as WP (2062). I believe It is unreasonable for the applicant to suggest such an inferred park is suitable mitigation for the loss of a substantial, easily accessible, quality and established policy protected Neighbourhood Park and recreational facility.

The applicant provides commentary (PL69 page 64) informing they obtained information via pre application consultation that the current deficit of Public Park and Garden Open space in Lenzie is currently 2.41ha, that the amount of Public Park and Garden Open space required in Lenzie is 16.18ha and the current amount is 13.77ha .Subtracting the current amount from the required amount equalling the 2.41ha deficit.

It is also stated as a consequence of the loss of WP the deficit will increase to 7.9ha.

I assume this figure is arrived at by adding the area of WP 6.19ha(PL01) to the existing deficit 2.41ha (page 64,PL69) and subtracting that from the amount of Public Park and Garden Open space required in Lenzie 16.18ha (page 64, PL69).

However to arrive at 7.9ha the area of WP would have to be 5.49ha (suggested new deficit 7.9ha minus existing deficit equalling the area of WP) page 15 of several