

Comments for Planning Application TP/ED/26/0104

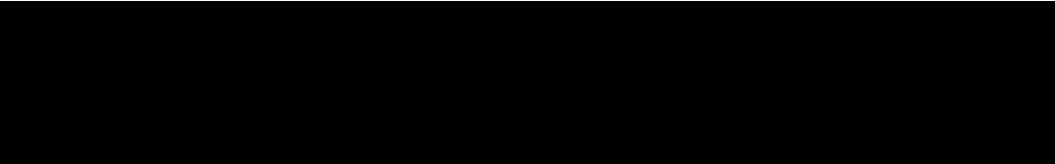
Application Summary

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:and not 6.19ha as stated in (PL01) if the 5.49ha figure is correct the deficit is greater than7.9ha, it is 8.59ha.

A great deal of commentary is provided by the applicant relating to a replacement park at MA, which it is stated is 3.987ha (PL69). Even taking this into consideration as mitigation would result in a deficit of either 3.9ha or 4.6ha of required Public Park and Garden Open space in Lenzie which will not be replaced; therefore in my opinion the inferred replacement park does not provide mitigation for the loss of WP.

The applicant provides commentary (PL69 page 74) acknowledging that proposals resulting in the loss or reduction of usable open space will be resisted (LDP2 policy 13) unless one of any of the four mitigating criteria (A-D) applies to the proposal.

Only mitigation criteria (A) are relied on by the applicant to accord with this policy;

"Permits loss if suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users"

I believe it is reasonable to conclude ,due to their being no reference to criteria B ,C and D that the applicant accepts there is no clear excess of provision of open space to meet current and anticipated demand in the local area , criterion (B) , that in relation to the outdoor sports facility (formal football pitch) the proposed development is not ancillary to the principal use of the site as an outdoor sports facility; or the proposed development does not involve only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; and that the site would not be developed without detriment to the overall quality of provision , criterion (C) and the proposal site is not undesignated open space , criterion (D), leaving criteria (A).

The applicant asserts that the proposal accords with LDP2 Policy13 criteria (A) with reference to an inferred proposal for a replacement park at MA, page 16 of several