

**East Dunbartonshire
Local Historic Environment Designations
Review**

**Frequently Asked Questions on the
Review and How to Make a
Representation**

15 January to 31 May 2021

Overview and Summary of Questions

This note of frequently asked questions is to help people understand the purpose and content of the Historic Environment Designation Review. It will also explain how representations to these documents can be made. The aim is to make the findings of the review accessible for anyone interested in development and land use change, regardless of how much knowledge they have of the planning process. The following FAQs are covered in this guide:

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General

1. What is being consulted on?

East Dunbartonshire Council's Proposed Local Development Plan 2 (LDP2) was published for a public representation period, from 19 October 2020 to 15 January 2021. LDP2 includes Policy 19 Historic Environment which states:

"The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas" and "The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review."

Historic environment specialist Land Use Consultants was commissioned to carry out the Historic Environment Designation Review and has now produced documents setting out the technical findings.

Members of the public are invited to comment on the content of these documents during a six-week public consultation period, between **15 January and 31 May 2021**

The consultation aims to

- Inform the public and stakeholders of the technical findings of the review, set out in both the Designation Review Reports - Conservation Area Boundaries and Townscape Protection Areas, and Local Gardens and Designed Landscapes
- Gather comments on the above documents
- Provide eight Conservation Area Appraisals, for areas where no boundary changes are proposed, for information and comment.

The following documents are now available for public consultation:

1. Designation Review Report – Conservation Area Boundaries and Townscape Protection Areas
2. Designation Review Report – Locally Important Gardens and Designed Landscape
3. An introduction to Conservation Areas
4. Conservation Area Appraisals - Baldernock; Old Bearsden; Cadder, Bishopbriggs; Clachan of Campsie; Central Kirkintilloch; Milngavie Reservoirs; Tannoch, Milngavie; Westerton.

2. What is the difference between a Conservation Area and a Townscape Protection Area?

Conservation Areas are defined in planning legislation as: "Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" and are designated by councils, as planning authorities.

Townscape Protection Areas are a local designation also intended to protect an area with special architectural and historic qualities, by identifying a locality with distinctive architectural and historic qualities. Townscape Protection Areas are also designated by the Council and most of them are closely associated with conservation areas, forming clusters of designations. The management of Townscape Protection Areas under Local Development Plan policies is carried out in a similar way to that of conservation areas, with the aim of protecting their character and appearance.

Townscape Protection Area designation therefore duplicates the purposes of Conservation Areas in East Dunbartonshire.

3. What is the planning policy for development in a Conservation Area and what permitted development rights are restricted?

The Adopted Local Development Plan (2017) sets out current planning policy for development in Conservation Areas and the Proposed Local Development Plan 2 will supersede this once adopted.

The Proposed LDP2, Policy 19 Historic Environment states:

Conservation Areas and Townscape Protection Areas

Development within a Conservation Area or Townscape Protection Area, and proposals outwith which will impact on its appearance, character or setting, will preserve or enhance the character and appearance of the designated area. It will be consistent with any relevant Conservation Area/ Townscape Protection Area Appraisal and management plan. There will be a presumption against proposals to demolish an unlisted building in the Conservation Area where it makes a positive contribution to the area's character and appearance. Trees which contribute to the character and appearance of the Conservation Area will be preserved. Planning Permission in Principle is not appropriate for proposals related to Conservation Areas as there is a need to fully assess matters of design. The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

Permitted Development Rights

This Review proposes designating certain streets/parts of streets as a part of an existing or new Conservation Area that are not currently part of a Conservation Area. If your home is located in a Conservation Area, this will affect the application of permitted development rights.

Permitted development rights (PDR) refer to those forms of development which are granted planning permission nationally through legislation, meaning they can be undertaken without having to make an application to the planning authority in the usual way. They are, however, subject to specific conditions and limitations to protect amenity and to control the impacts of the development to which they relate. Current permitted development rights in Scotland are governed by the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. This restricts permitted development rights in Conservation Areas. Schedule

1 to the Order sets out these classes of development in detail, subject to articles 3 to 7. A main change of substance in this compared to previous orders is to the provisions permitting development within the curtilage of a dwellinghouse (Schedule 1, Part 1). These were simplified while including stricter controls over development in conservation areas and listed buildings.

The classes of development within the curtilage of a dwelling house in a Conservation Area which are not permitted, as specified in further detail in the Schedule 1, include the following types:

- 1.—(1) The enlargement, improvement or other alteration of a dwellinghouse.
- 2.—(1) Any alteration to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an addition or alteration to its roof.
- 3.—(1) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.
- 4.—(1) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse.
- 5.—(1) The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil.
- 6.—(1) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

The restrictions on permitted development of land uses other than dwellinghouses, eg shops or institutional buildings, is also set out in more detail in the Order, Schedule 1.

An Article 4 Direction is defined, by Scottish Government in 2016 Householder Permitted Development Rights Guidance, as a direction, usually made by a planning authority and approved by Scottish Ministers, where in a particular area, particular permitted developments rights are not applicable.

A number of conservation areas & townscape protection areas in East Dunbartonshire have an Article 4 Direction, largely created since the 1980s. These old Article 4 directions do still apply but only to the extent that they previously did. i.e. where the new legislation grants greater rights than before, these extended rights are not removed. Article 4 directions will be updated if and where necessary in line with the final outcomes of this Review.

More information can be found in the 'Introduction to Consultation Areas' document which forms part of the consultation and at:

<https://www.eastdunbarton.gov.uk/residents/planning/planning-applications/do-i-need-planning-permission>

4. What is a Locally Important Garden and Designed Landscape?

Historic Environment Scotland defines gardens and designed landscapes as: “Grounds consciously laid out for artistic effect”.

Historic Environment Scotland maintains an inventory of nationally important gardens and designed landscapes. This includes Milngavie Reservoirs.

East Dunbartonshire Council maintains a list of locally important gardens and designed landscapes. This Review has considered the Historic Environment Scotland definition and 2019 guidance in order to update the Council’s methodology for identifying locally important gardens and designed landscapes.

5. What is the planning policy for development in a Locally Important Garden and Designed Landscape?

The Adopted Local Development Plan (2017) sets out current planning policy for development in Local Gardens and Designed Landscapes and the Proposed Local Development Plan 2 will supersede this once adopted.

The Proposed LDP2, \Policy 19 Historic Environment states:

Gardens and Designed Landscape

East Dunbartonshire contains GDL00408 Milngavie Reservoirs nationally important Garden and Designed Landscape and several Locally Important Gardens and Designed Landscapes of local interest, which include former mansion houses and their grounds, former institutional grounds, a garden suburb, parks, cemeteries and historic woodland. These provide green infrastructure and the majority contribute to the wider green network. Development affecting a Garden and Designed Landscape should protect and enhance it. It should not impact adversely on the garden or designed landscape’s character, important views to, from and within it, or its setting. The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

What is the Local Historic Environment Designations Review

6. Is the review required by the Proposed Local Development Plan 2?

The Proposed Local Development Plan 2 sets out a long-term land use and development strategy for East Dunbartonshire in order to deliver the Community Planning Partnership’s Local Outcomes Improvement Plan. The Proposed Local Development Plan 2 consists of an overall development strategy, seven community area policies and 16 subject policies. Once adopted, it will replace the current Local Development Plan.

Policy 19 Historic Environment protects the historic environment and sets out policy that applies in Conservation Areas, Townscape Protection Areas and Gardens and Designed Landscapes. Policies 2-9 set out Historic Environment designations for each community policy. The designations are also shown on the LDP2 Proposals Map.

The Review is required by Policy 19 in order to update these policies.

Policy 19 Historic Environment states: *"The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas" and "The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review."*

Historic environment specialist Land Use Consultants was commissioned to carry out the Historic Environment Designation Review and has now produced documents setting out the technical findings.

7. How will the findings of the Review be included in local planning guidance and the Local Development Plan 2?

In order to include representations on this Review which relate to Policy 19 and Policies 2-9 in the Examination materials submitted to the Scottish Ministers, this consultation is running concurrently with the Proposed LDP2 consultation which closed on 15 January 2021. The Council will review the responses to this Review consultation and determine any changes required to the technical Review carried out by LUC. This will then inform the modifications required to the Proposed LDP2 which will be set out for Scottish Ministers. Dependant on the outcomes of this work LDP2 will be updated to identify any revised Conservation Area, Townscape Protection Area and/or Locally Important Gardens and Designed Landscape designations and a summary of the special qualities for each Conservation Area. The Proposals Map may also be updated with any changes to the boundaries of these historic environment designations.

The Historic Environment Planning Guidance is being refreshed as part of the work programme for LDP2. The final Review documents will be included in draft Historic Environment Planning Guidance. This Guidance is intended to provide further local information and Guidance to support LDP2 policies. This will include:

- International & National Designations in East Dunbartonshire – Where to find Site Specific Information, including The Frontiers of the Roman Empire (Antonine Wall), Scheduled Monuments, Listed Buildings and the nationally Important Garden & Designed Landscape at Milngavie Reservoirs
- Summary Profile for each of the local designations, by community area: Conservation Areas, Locally Important Garden & Designed Landscape – identifying special qualities
- Significant Archaeological Sites in East Dunbartonshire – overview
- Specialist Planning Guidance on different aspects of the Historic Environment, in particular referencing Historic Environment Scotland Guidance
- Conservation Area Management Plan, Actions

- Appendices with: The Conservation Area Appraisals, Conservation Area Management Plan, Survey of Locally Important Gardens and Designed Landscapes, list of Significant Archaeological Sites, List of References and Sources, in particular the Local Historic Environment

The consultation findings, any proposed changes to the historic environment designations in the LDP2 Proposed Plan and Historic Environment Designation Review documents and the Draft Planning Guidance will be brought to Place, Neighbourhood and Corporate Assets Committee for approval ahead of consultation. It should be noted that the Review documents will not be subject to a second consultation at this point.

Under the Town & Country Planning (Scotland) Listed Buildings and Conservation Areas Act 2007 the Council will then carry out the formal process of Conservation Area (CA) designation. Any change to an existing or proposed new Conservation Area means it will be formally re-designated/ designated, following the Scottish Government regulations.

8. Where a Townscape Protection Area or Locally Important Garden and Designed Landscape is Proposed for De-designation in the Historic Environment Review What are the Implications for a Development Proposal in that area?

If following the consultation, Council decision making and the Proposed Local Development Plan 2 Examination, Communities Policies 2 to 8 are modified to de-designate a Townscape Protection Area or Locally Important Garden and Designed Landscape, the designation will no longer be a consideration for a planning application.

Any development proposal in the area will be decided on a case by case basis at planning application stage in accordance with the development plan. Other plan policies will still apply to the site and be taken into consideration. These include: Policy 10 Design and Placemaking, and any location specific policies such as: Policy 1 Development Strategy (in particular a presumption against development in green belt) and any other historic or natural environmental designation.

Policy 10. Design and Placemaking, applies to all development proposals. It encourages high quality design and will ensure that the existing character and amenity of the area is protected and enhanced by development. In particular development of all scales must accord with all of the following design and placemaking principles:

- A. Be designed to ensure a positive impact on the character, function, identity and amenity of the surrounding area,
- B. Be of a high quality and demonstrate the six qualities of successful place: distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.
- G. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of the area, including the historic environment.

- K. Protect, mitigate and enhance the natural and water environment. Landscaping will protect, enhance, expand, manage or create green infrastructure and the green network.

If a location is proposed for de-designation as a Townscape Protection Area or Locally Important Garden and Designed Landscape in the Historic Environment Review there may also be one or more of a range of other historic or natural environmental designations on the site, protected by Proposed Local Development Plan 2 planning policy including:

- Policy 13 Community Facilities and Open Space - open space or green network links
- Policy 17 Natural Environment - Local Landscape Area, Local Nature Conservation Site or Tree Preservation Order
- Policy 19 Historic Environment - Frontiers of the Roman Empire (Antonine Wall) World Heritage Site & Buffer Zone, Listed Building, Significant Archaeological Site or part of the setting of a Conservation Area

Further site specific information on specific policy designations in the individual Townscape Protection Areas or Locally Important Garden and Designed Landscapes proposed for de-designation are identified in the Frequently Asked Question 9 below.

9. What are the findings of the historic environment designation review for my local area?

The proposed changes include de-designating Townscape Protection Areas (TPA) which are not of sufficient special architectural or historic interest, de-designating Locally Important Gardens and Designed Landscapes (LGDL) which do not meet the criteria of historic and artistic value; and extending Conservation Areas (CA) to include all TPA areas of special architectural or historic interest adjacent to them.

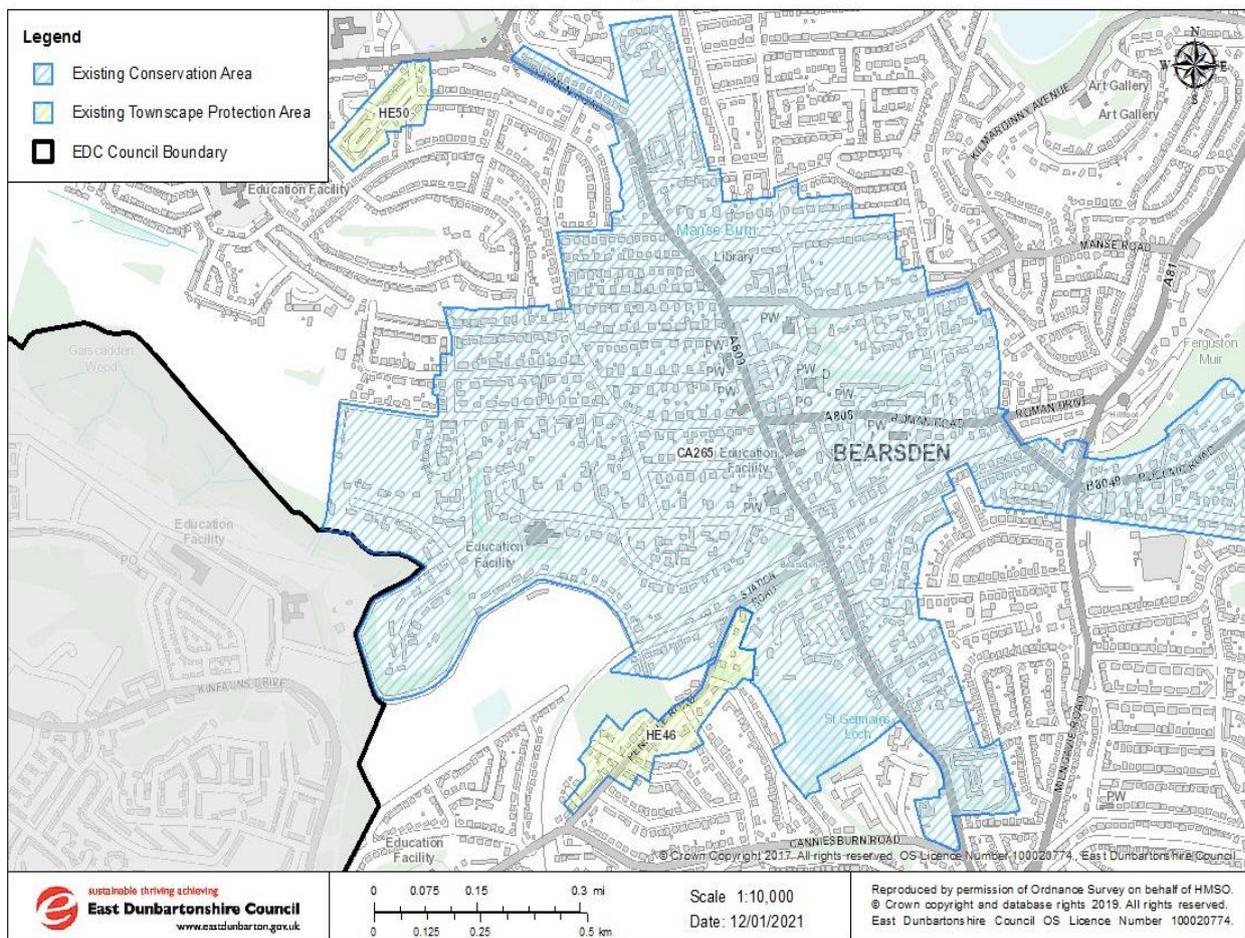
The following changes are proposed and subject to this consultation:

Bearsden

De-designate Pendicle Road (HE46) & Whitehurst (HE50) TPAs.

List of streets affected by changes to CAs and TPAs:

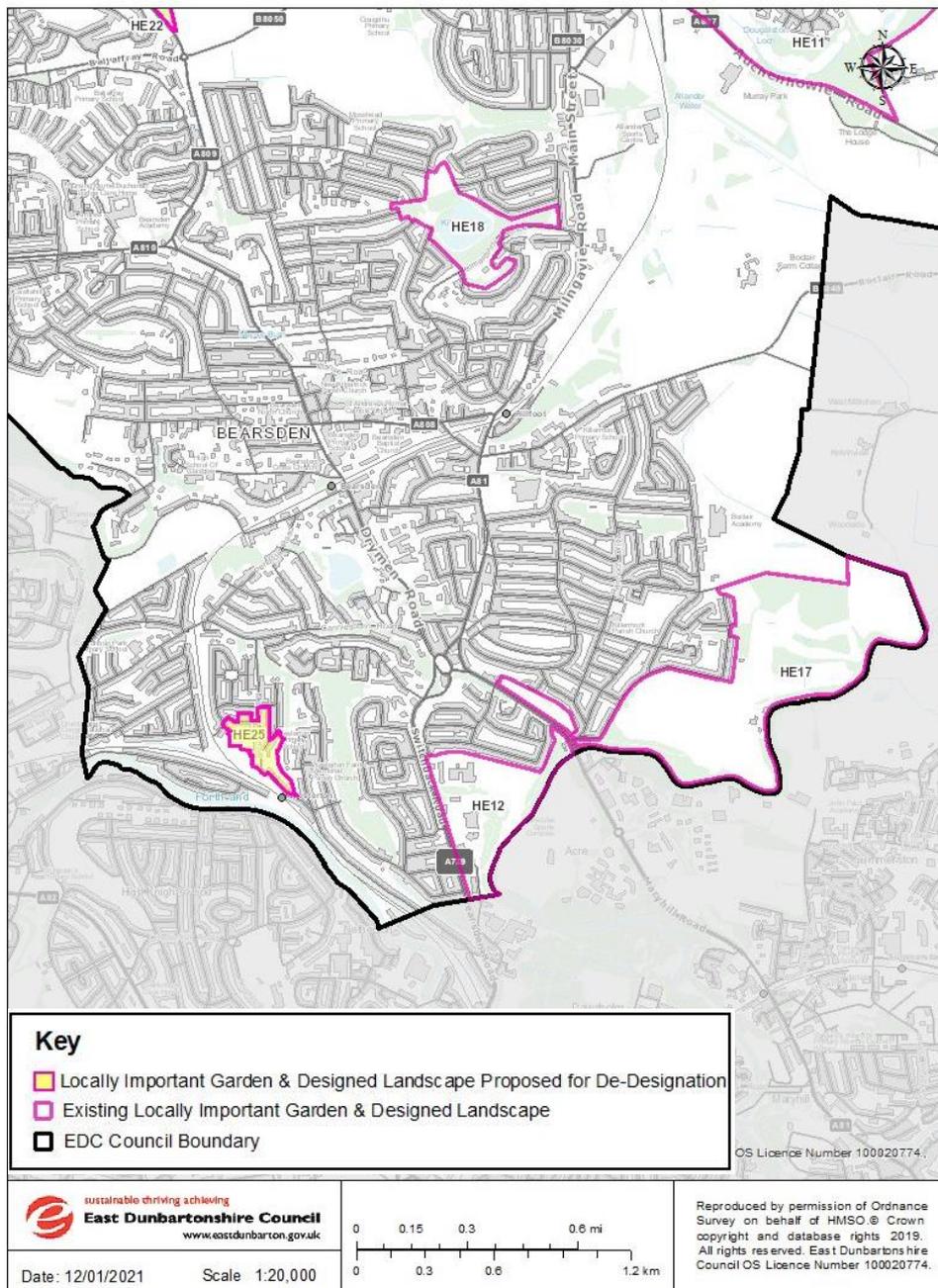
De-designate Pendicle Road TPA- parts of:
Pendicle Rd
Lochend Crescent
Lochend Road
Rubislaw Drive
De-designate Whitehurst TPA:
Whitehurst



- De-designate Westerton Garden Suburb LGDL (HE25) as it is an existing CA and open space.

List of streets affected by removal of a LGDL:

De-designate Westerton Garden Suburb - Parts of:
Maxwell Ave
Stirling Ave
North View

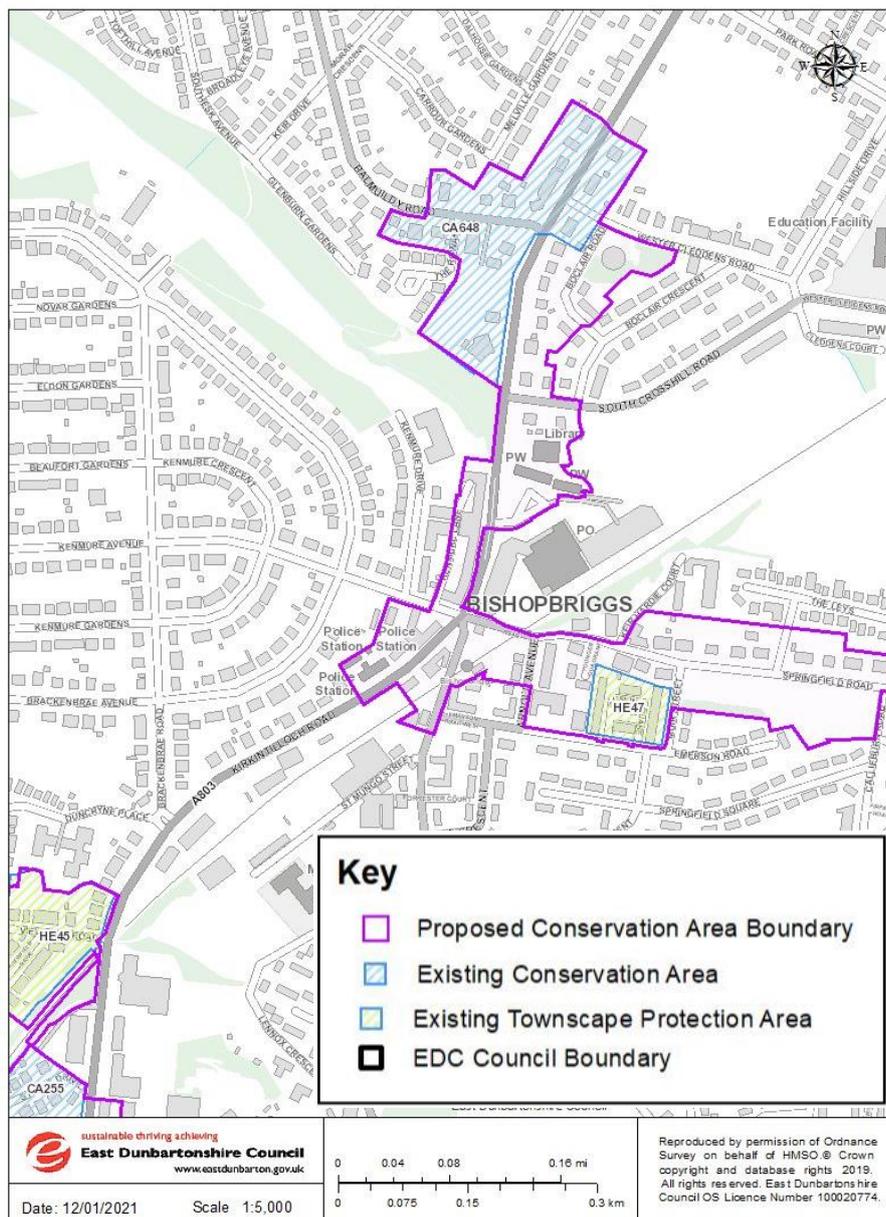


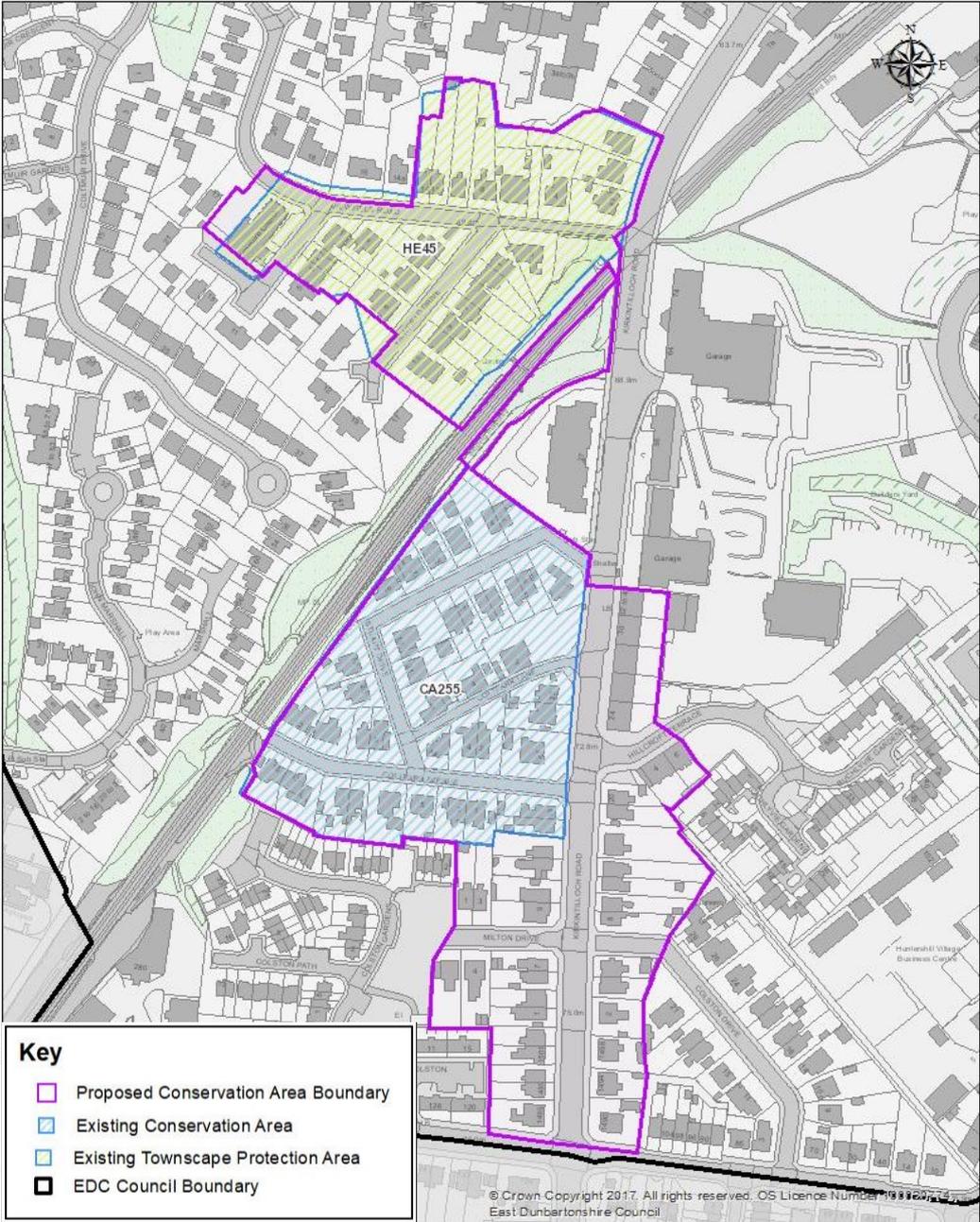
Bishopbriggs

- **Extend Conservation Area, including existing TPAs at Ruskin Square (HE47) & Viewfield Road/ Kirkintilloch Road (HE45).**

List of streets affected by changes to CAs and TPAs:

Extend Bishopbriggs CA to include all or parts of:		
Arnold Ave	Kenmure Ave	Springfield Rd
Boclair Road	Kenmure Lane	Viewfield Ave
Churchill Way	Kirkintilloch Road (part)	Viewfield Rd
Crowhill Road	Milton Drive	Younger Quadrant
Emerson Road	Ruskin Square	
Hillcroft Terrace	S Crosshill Rd	





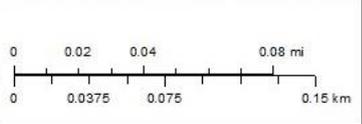
Key

- Proposed Conservation Area Boundary
- Existing Conservation Area
- Existing Townscape Protection Area
- EDC Council Boundary

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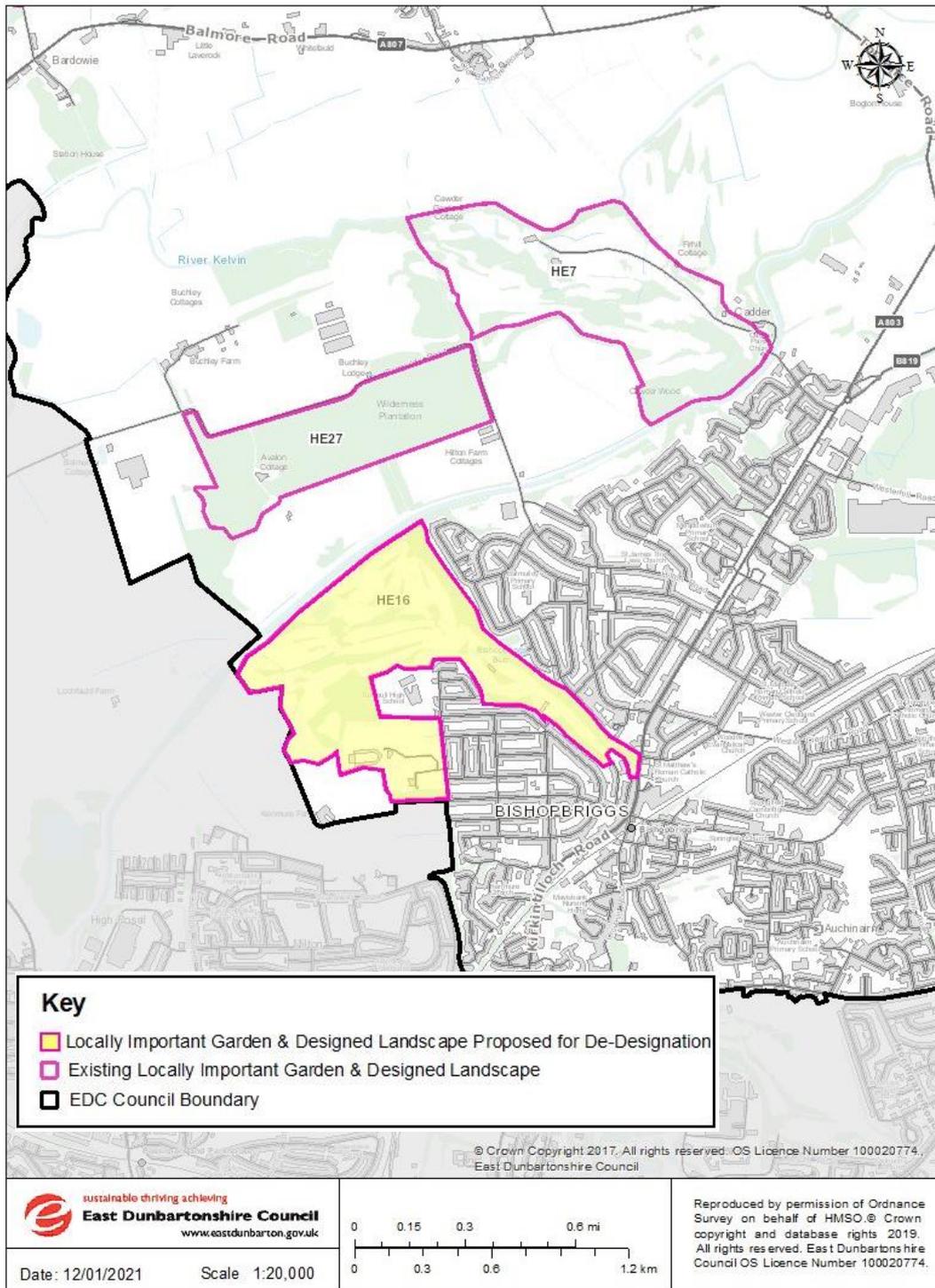


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- Combine the Cadder (HE7) and Wilderness Plantation (HE27) LGDL.
- De-designate the LGDL at Kenmure (HE16), which is protected by green belt and open space policy.

List of properties affected by removal of a LGDL:

De-designate LGDL at Kenmure:	
Kenmure St Mary's	Bishopbriggs Golf Course Clubhouse
Kenmure St Mary's Secure Unit	

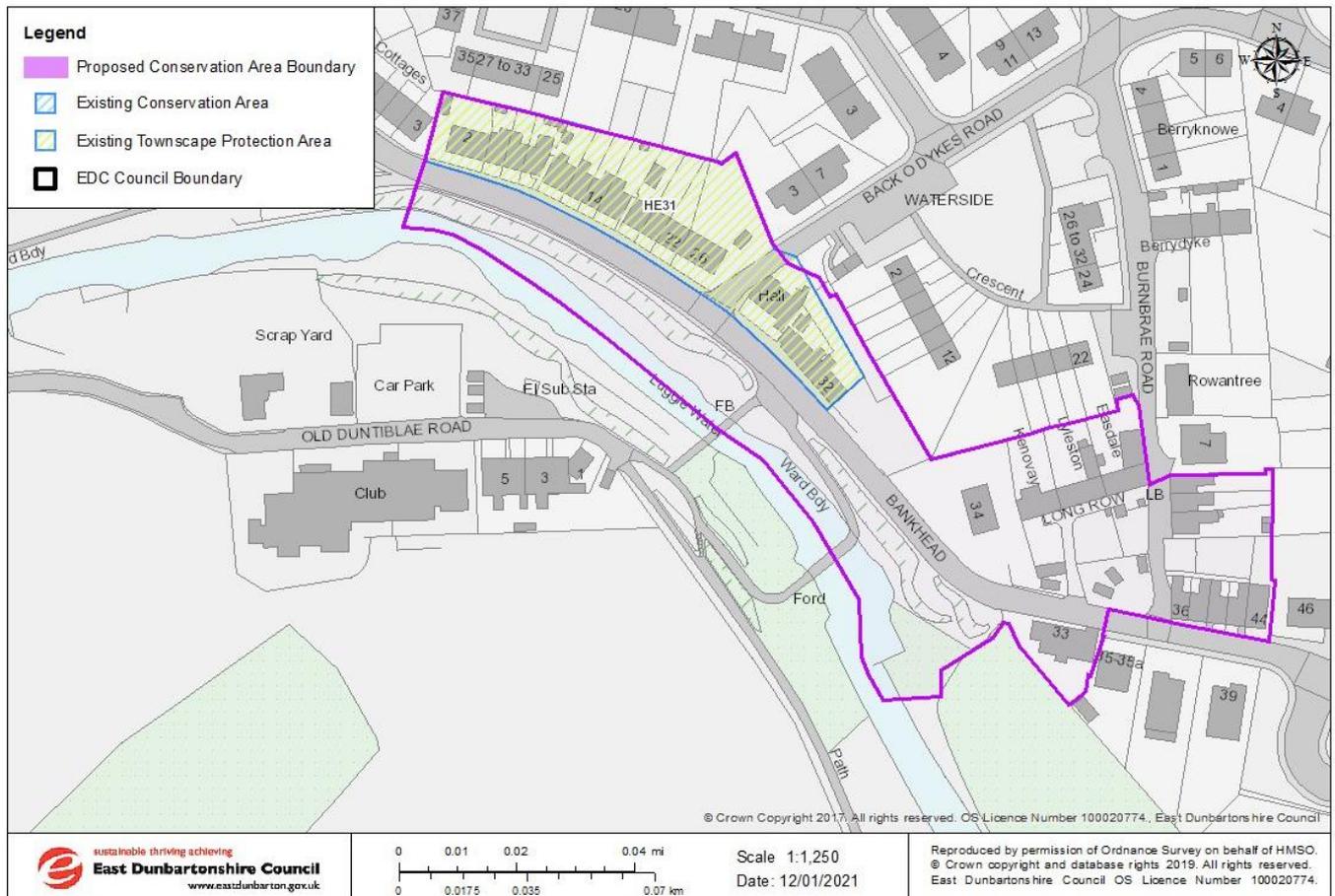


Kirkintilloch, Lenzie & Waterside

- Designate a new CA at Waterside including existing Bankhead Road TPA (HE31).

List of streets affected by changes to CAs and TPAs:

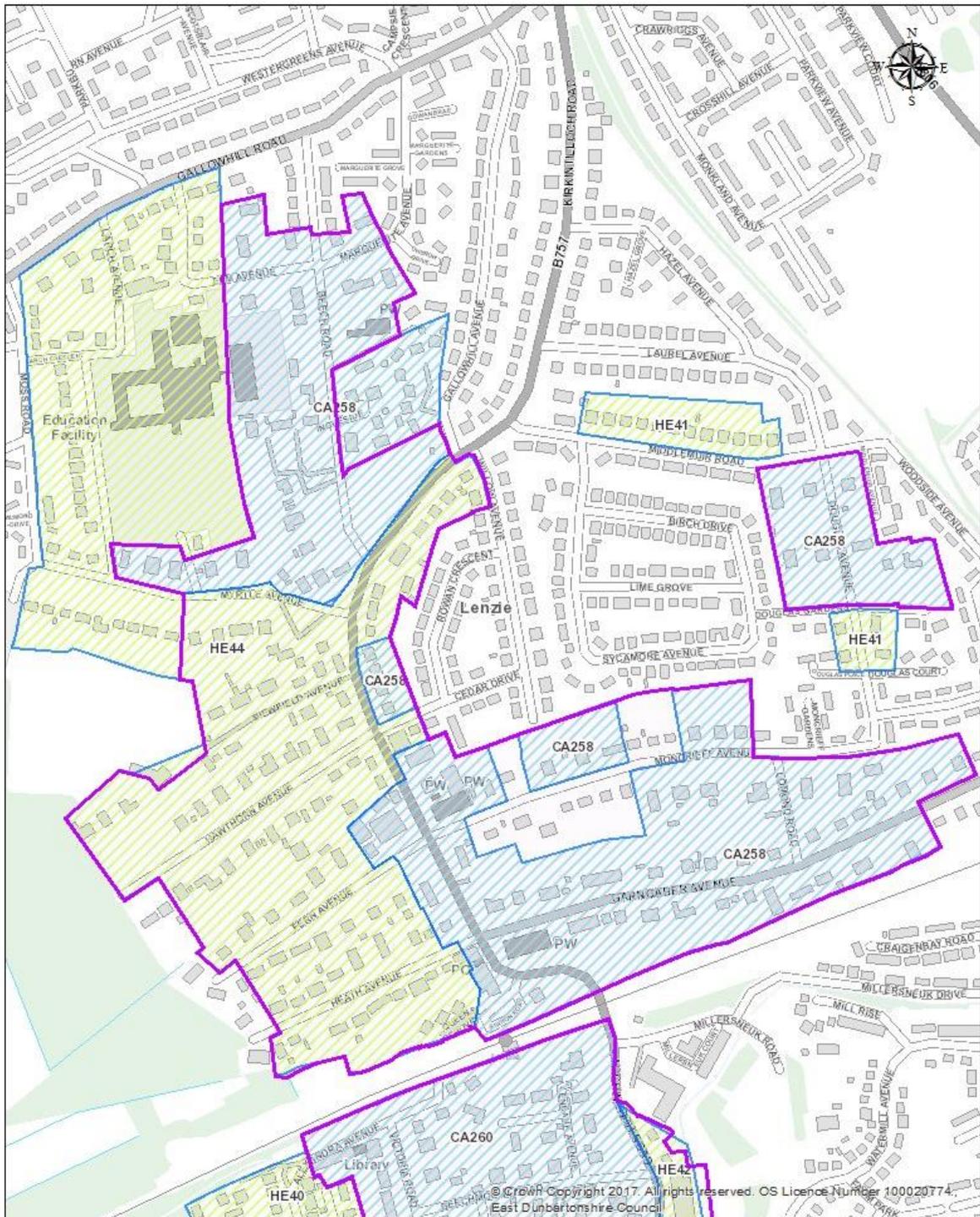
New Waterside CA to include all or parts of :
Bankhead Road
Burnbrae Road
Long Row



- **Extend Lenzie CA to include TPA at: Heath Avenue, Fern Avenue – part, Kirkintilloch Road, Willow Avenue (HE44); Auchinloch Road (HE42) & Crosshill Road (HE43 - south section).**
- **De-designate TPA at Lenzie - Alexandra Avenue (HE40); Crosshill Road (HE43 - north section); Douglas Avenue, Douglas Gardens and Middlemuir Road - part (HE41); Heath Avenue etc (HE44- Larch Avenue section).**

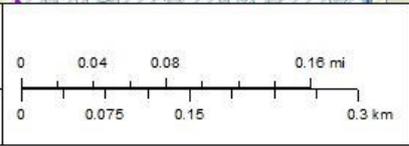
List of streets affected by changes to CAs and TPAs:

Extend – Lenzie CA to include all or parts of:	De-designate TPA, all or parts of:
Auchinloch Rd	Alexandra Ave
Crosshill Rd	Alexandra Gdns
Glenhead Road	Alexandra Park
Hawthorn Ave	Alexandra Rd
Heath Ave	Auchinloch Rd
Kirkintilloch Road	Burnbank Mews
Fern Ave	Crosshill Rd
Moncrieff Avenue	Douglas Ave
Myrtle Ave	Douglas Gdns
Queens Grove	Elm Ave
Viewfield Ave	Gadloch Gdns
Willow Ave	Gallowhill Rd
De-designate part of Lenzie CA:	Larch Ave
Rutherford Grange	Larch Cres
	Lenzie Academy
	Lenzie Rugby Club Pavillion
	Middlemuir Rd
	Moss Rd
	Myrtle Ave

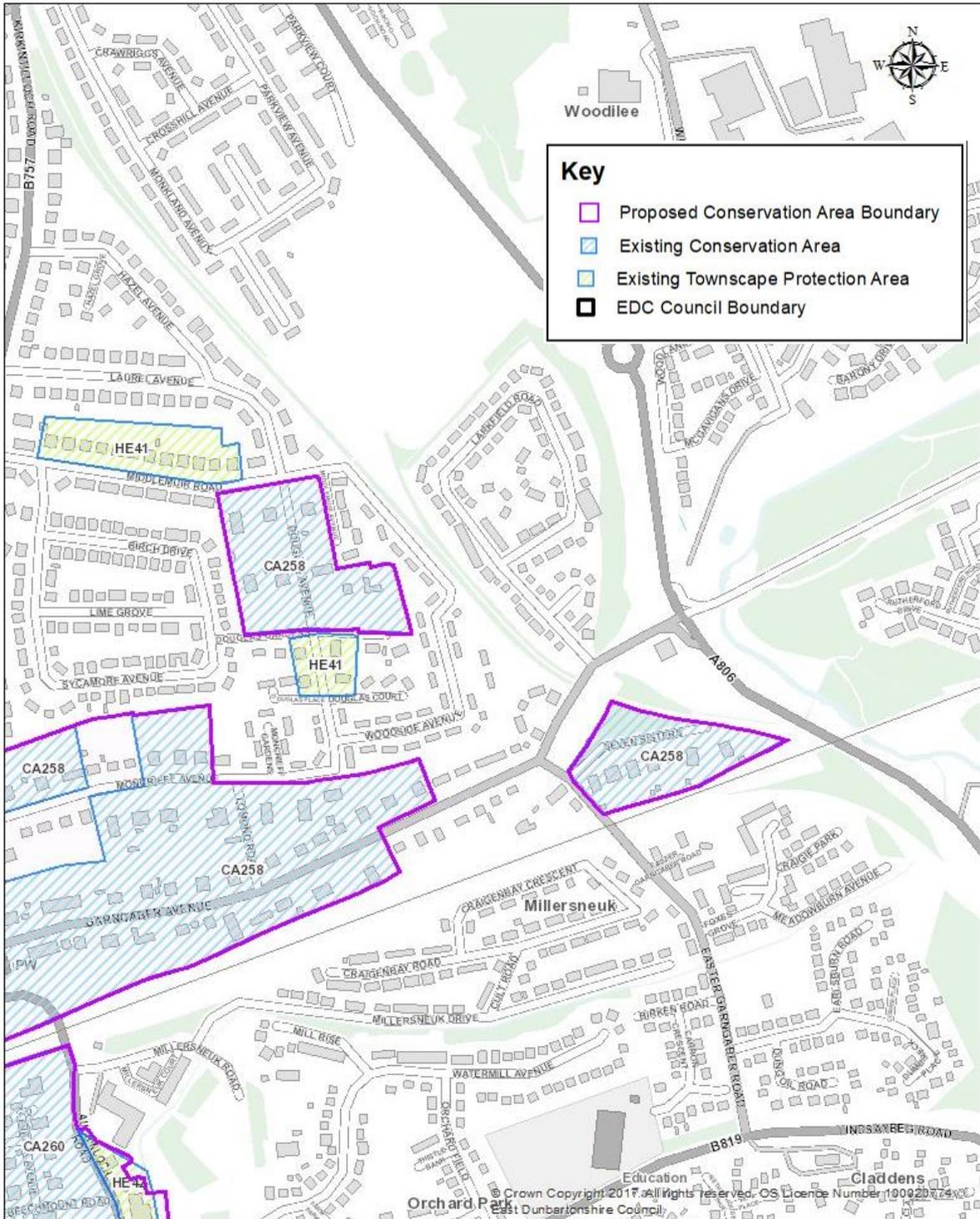



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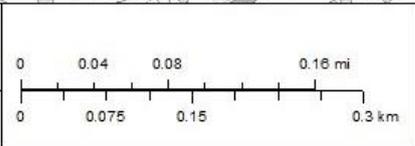


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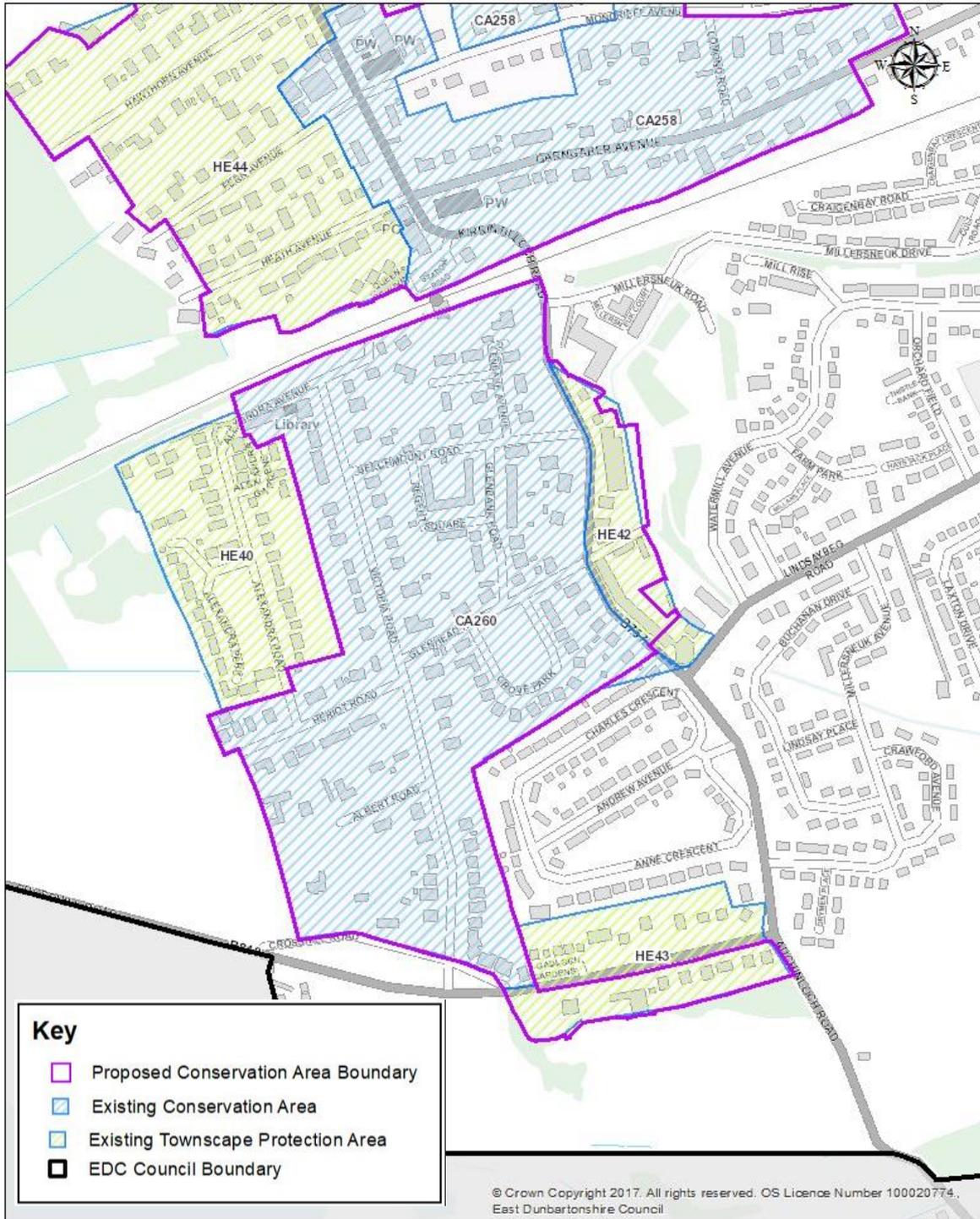



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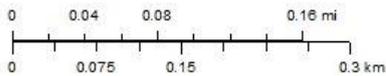
Key

-  Proposed Conservation Area Boundary
-  Existing Conservation Area
-  Existing Townscape Protection Area
-  EDC Council Boundary



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De-designate TPA at Wester Gartshore (HE49), which is in existing Gartshore LGDL (HE13).

List of streets affected by changes to CAs and TPAs:

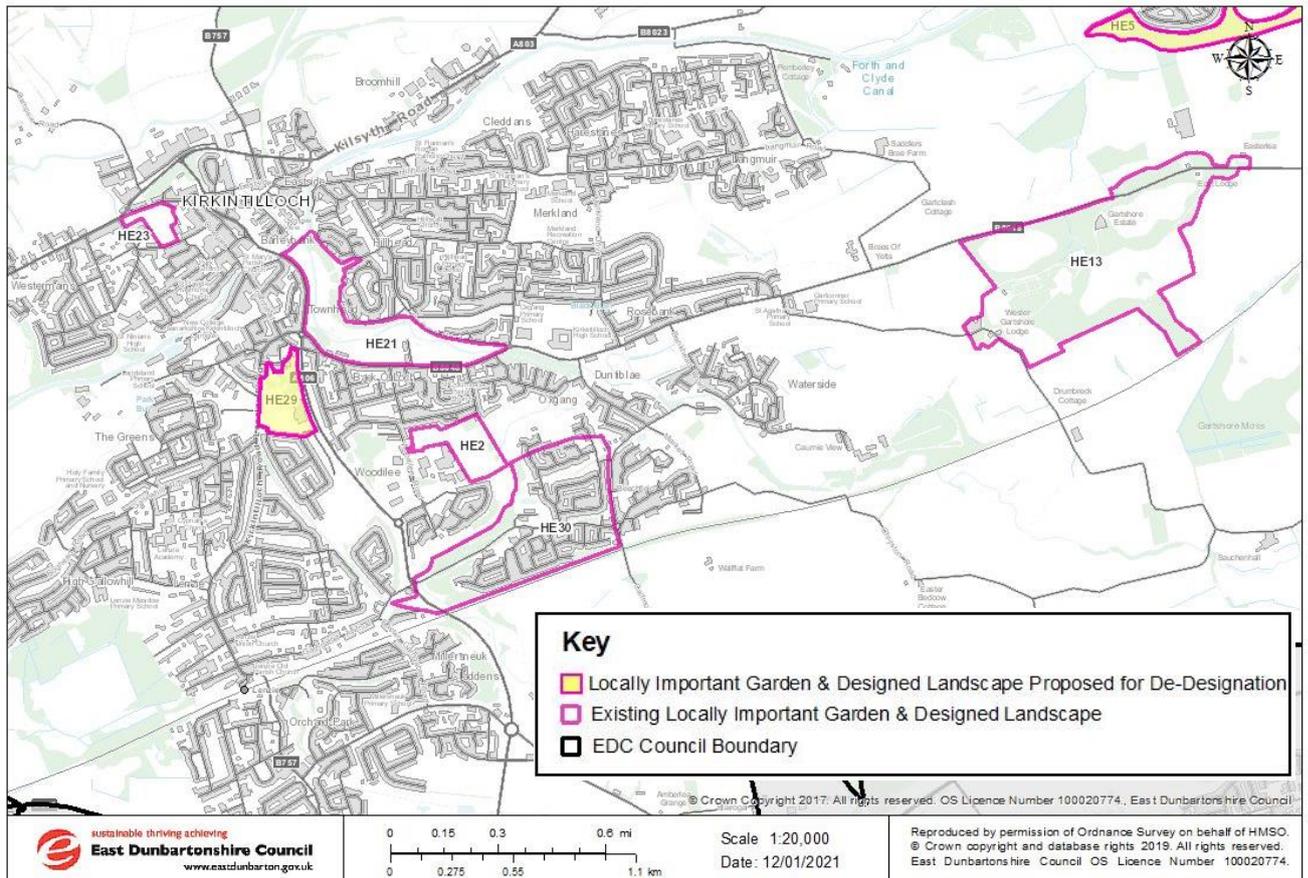
De-designate TPA at Wester Gartshore:
Wester Gartshore
Wester Gartshore Cottages
Wester Gartshore Lodge



- De-designate LGDL at Woodhead Park (HE29), which is protected as open space.

List of streets/ properties affected by removal of a LGDL:

De-designate Woodhead Park LGDL:
Industry Street (part)
Kirkintilloch Health Centre
Kirkintilloch Leisure Centre



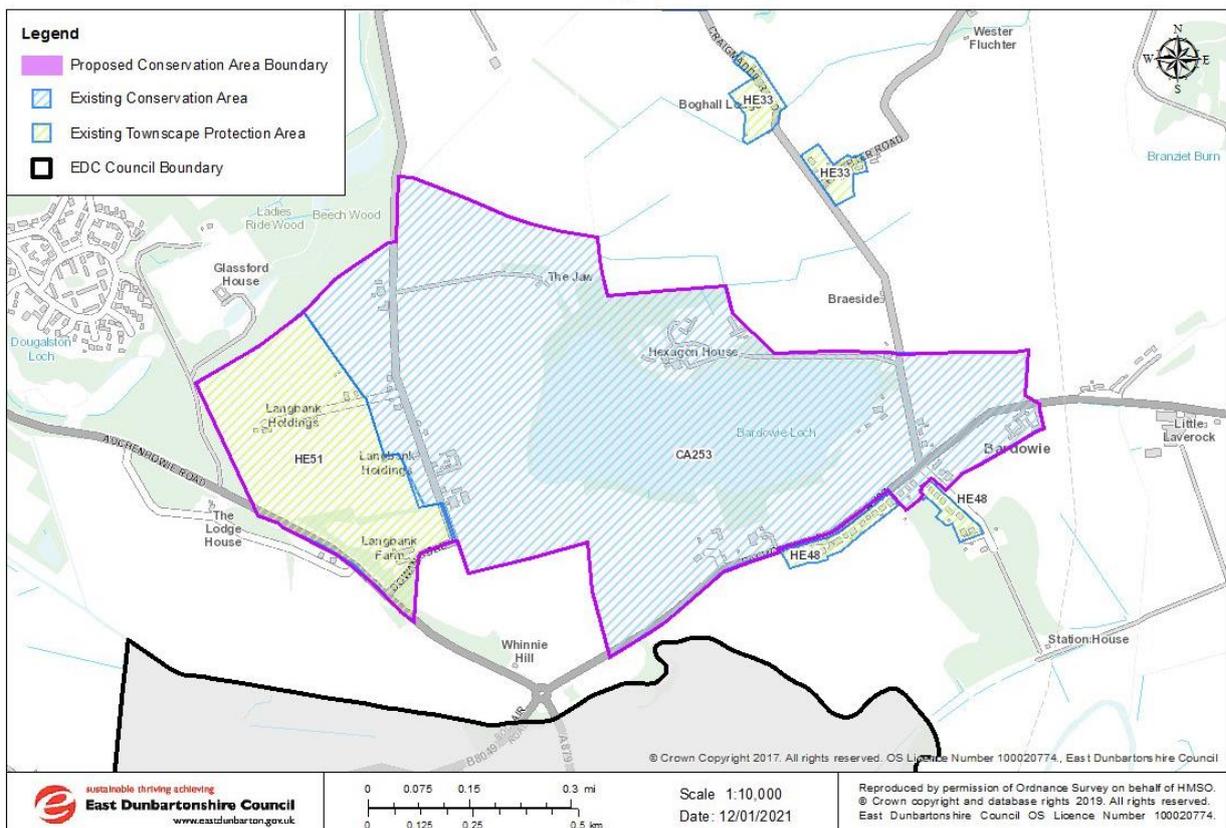
**Lennoxtown, Milton of Campsie, Clachan of Campsie & Haughhead;
Torrance & Baldernock; Twechar.**

- **Extend Bardowie CA to include Dowan Road, Langbank Holdings (HE51).**
- **De-designate existing TPA at:**
 - **Baldernock - Dowan Farm, Hillend Farm and land surrounding Baldernock CA (HE34), which is protected as it is in the green belt and a local landscape area ;**
 - **Bardowie - Craigmaddie Road and Fluchter Road, Boghall and Barnellan (HE33), which is protected as it is in the green belt and a Local Landscape Area; and South Bardowie Farm eastwards (HE48).**

List of streets affected by changes to CAs and TPAs:

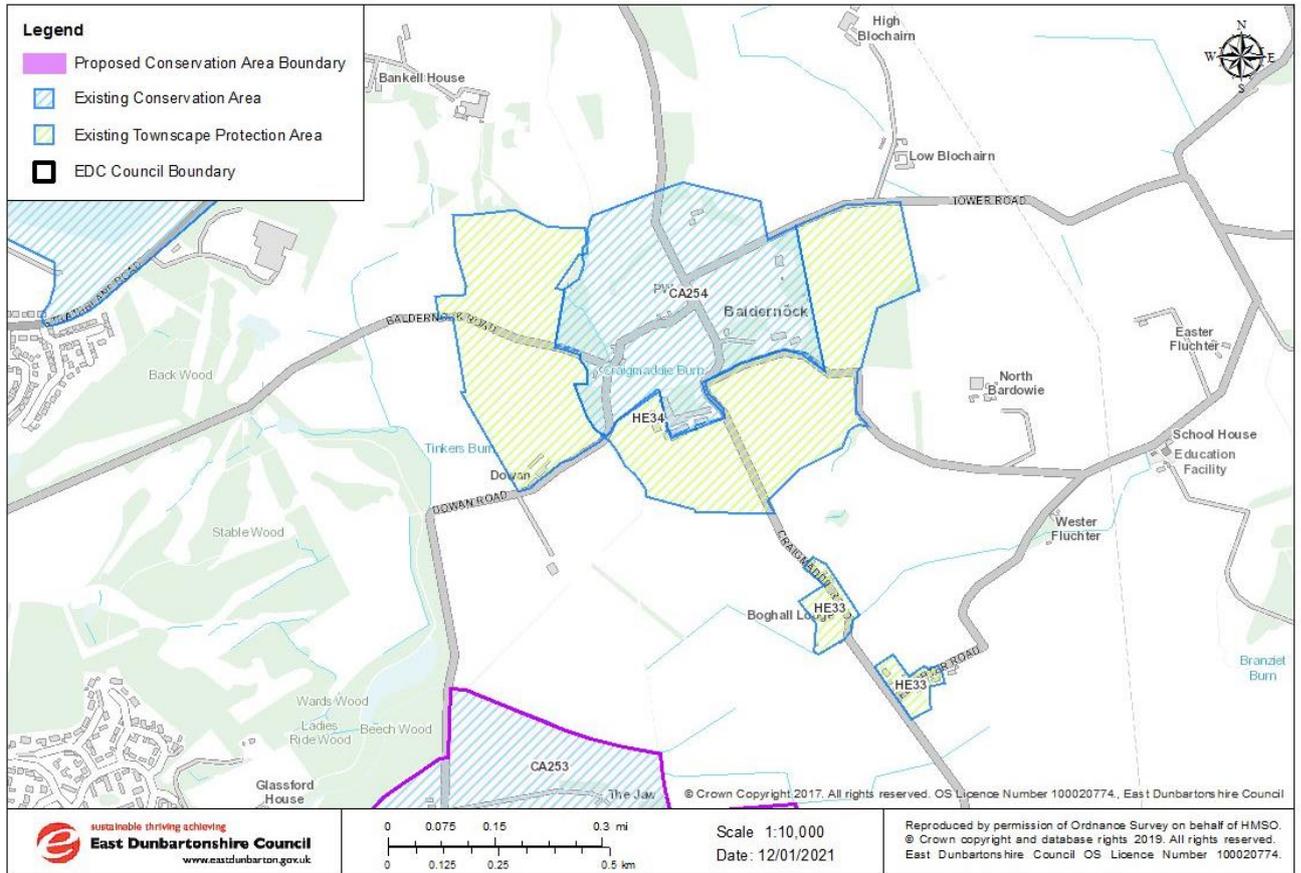
Extend Bardowie CA to include all or parts of:
Langbank Farm
Langbank Holdings

De-designate TPA on all or parts of :
Allander Ave, Bardowie
Balmore Rd, Bardowie
South Mews, Balmore Road, Bardowie
Station Rd, Bardowie



List of streets affected by changes to CAs and TPAs:

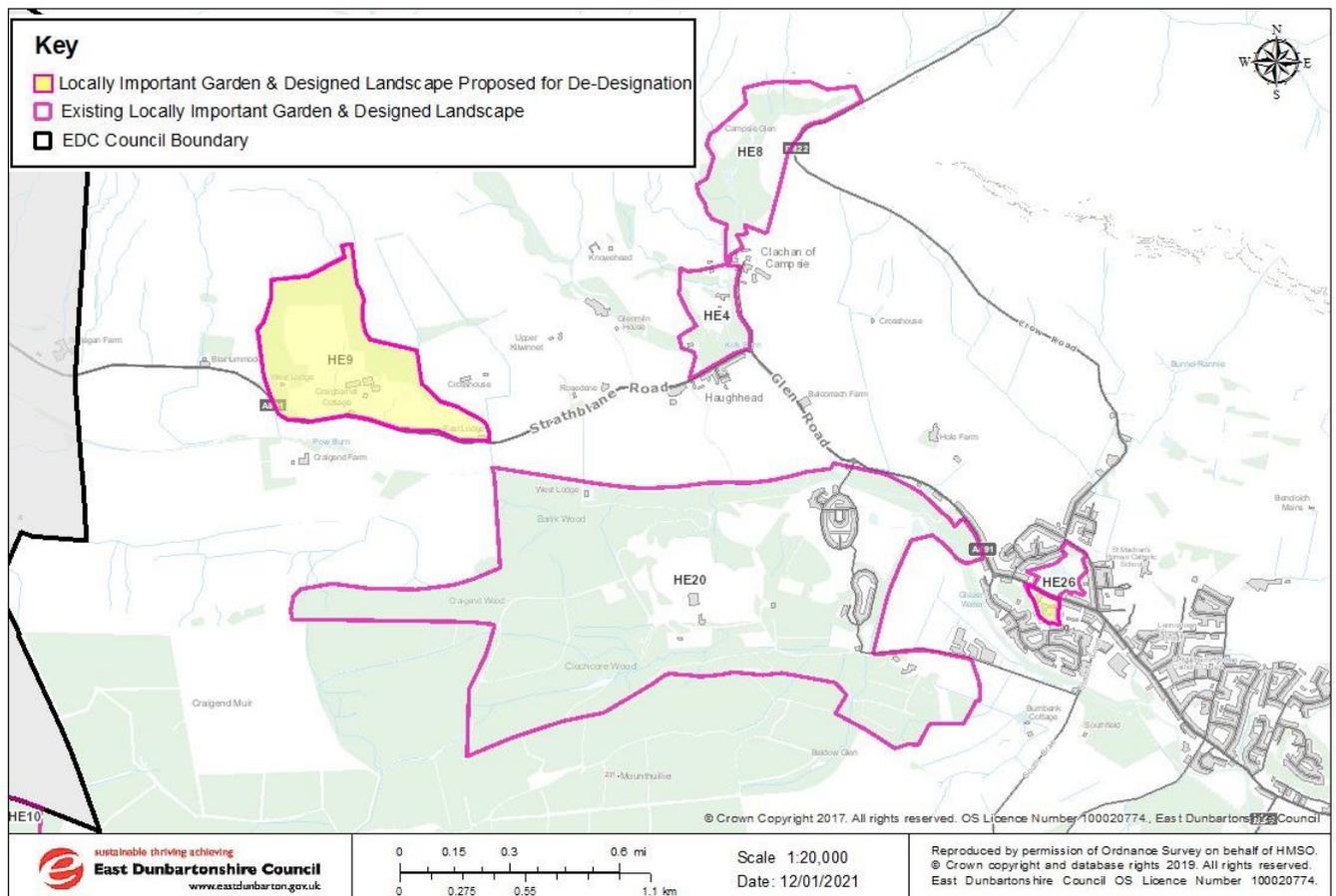
De-designate TPA in all or parts of:
Boghall, Baldernock
Craigmaddie Rd, Baldernock
Dowan Road, Baldernock
Barnellan, Fluchter Rd, Baldernock
Kettlehill Farm, Baldernock



- De-designate LGDL at Whitefield Pond (HE26 - south of the road which is now built up),
- De-designate LGDL at Craigharnet (HE9)

List of properties affected by removal of a LGDL:

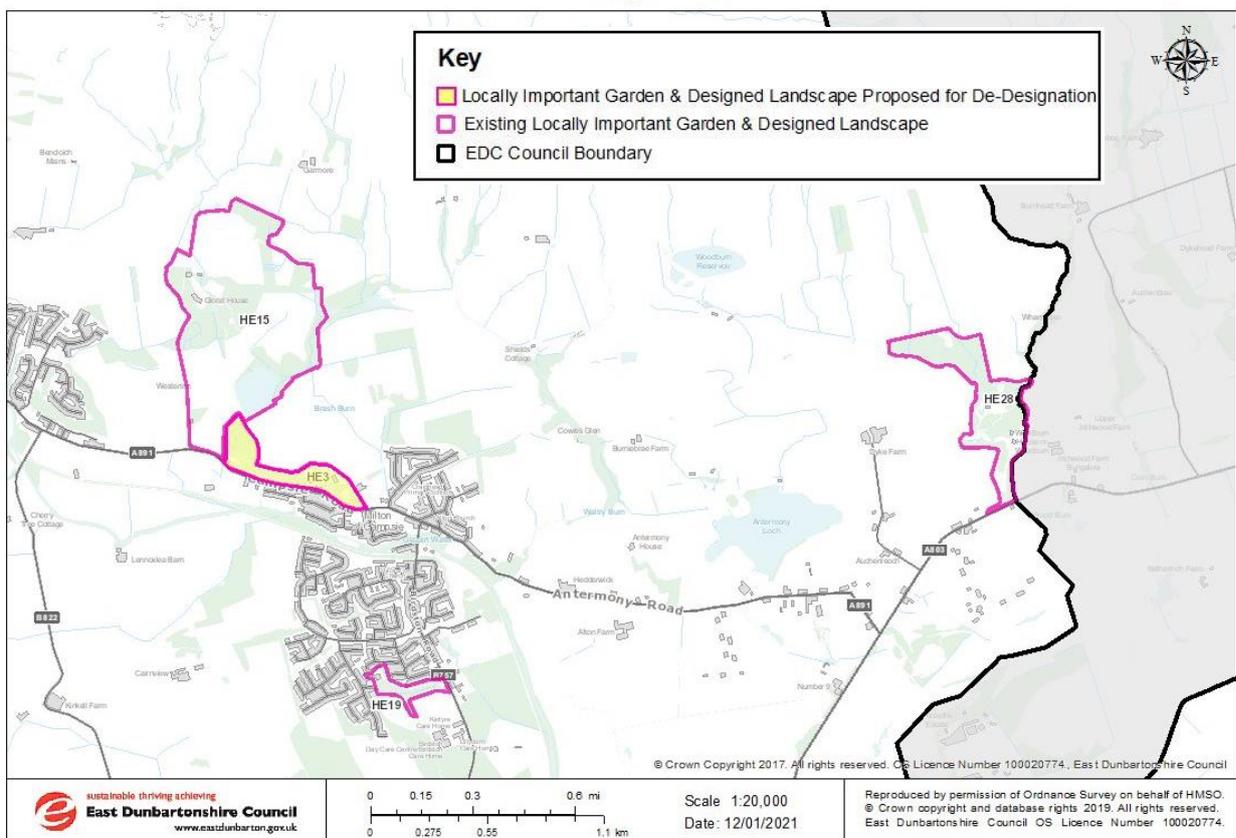
De-designate LGDL at Craigharnet:
Craigharnet
Craigharnet Cottage
East Lodge
Norwood
De-designate LGDL at Whitefield (S Part):
Service Street (Part)
Whitefield Lodge (Nursing Home)



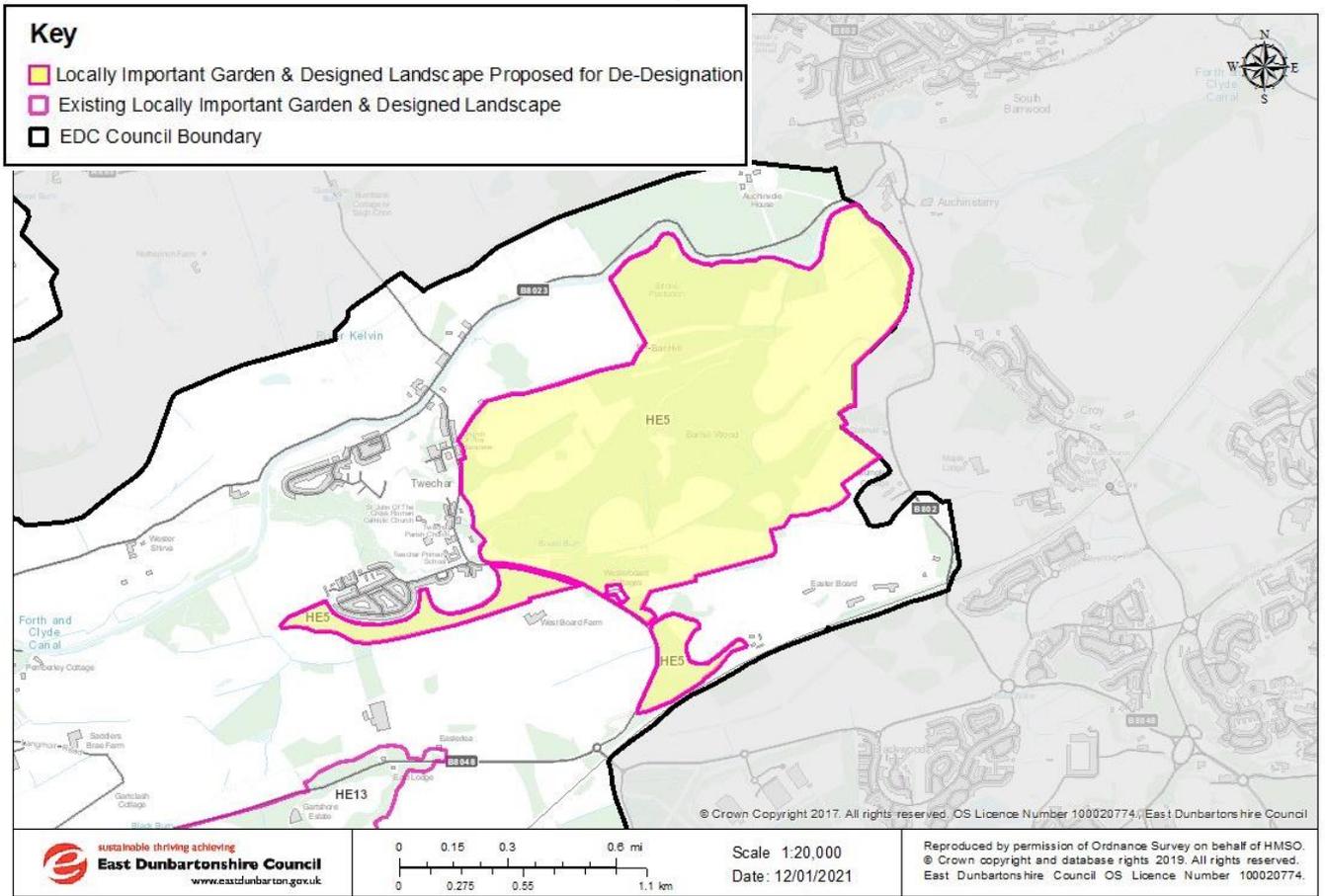
- **De-designate LGDL at Baldoran & Mount Dam (HE3)**

List of properties affected by removal of a LGDL:

De-designate LGDL at Baldoran & Mount Dam:
Mount of Glorat
Garden House
Baldoran
Campsie Road (Part)
Damaconner



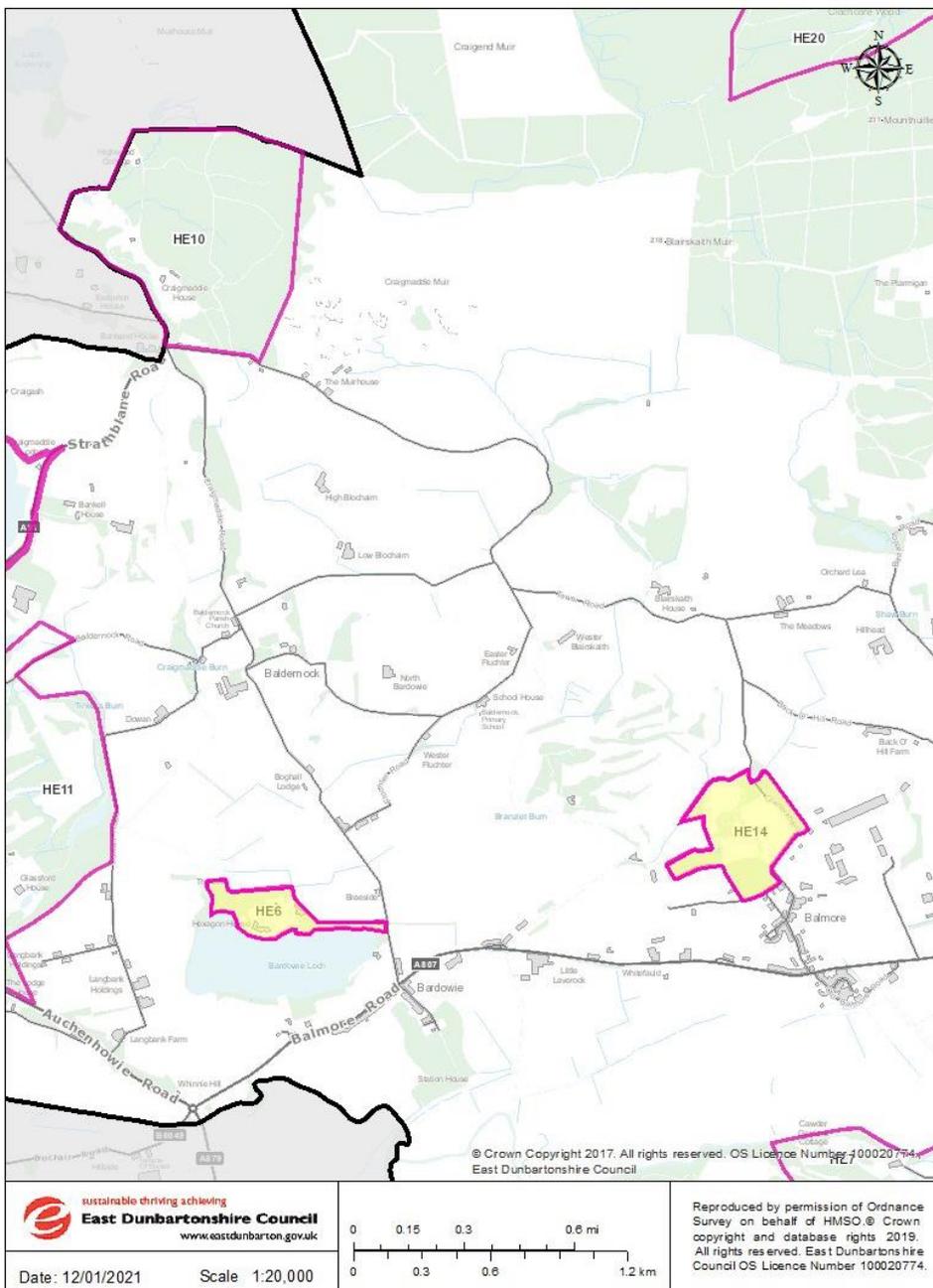
- De-designate LGDL at Bar Hill (HE5), protected as part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site;



- De-designate LGDL at Bardowie Castle (HE6) protected as part of a CA and a listed building, green belt, a local nature conservation site, local landscape area.
- De-designate LGDL at Glenorchard (HE14); protected as green belt, a local nature conservation site, local landscape area, and open space.

List of streets/ properties affected by removal of a LGDL:

De-designate Bardowie Castle LGDL:
Bardowie Castle
Bardowie Mains
Birch House
Hexagon House
Lochside
Lochview
The Lodge

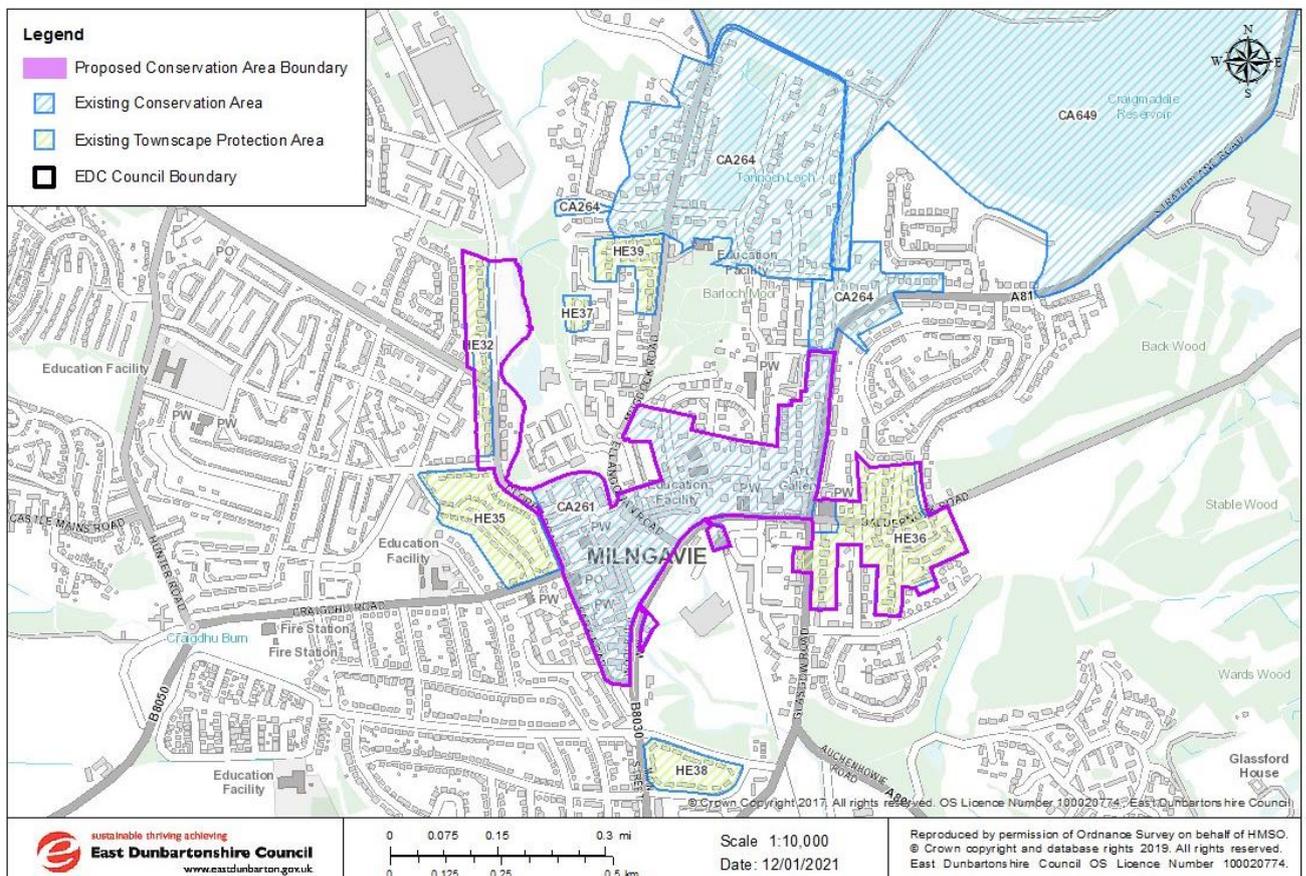


Milngavie

- Extend Milngavie Town Centre CA to include Clober Rd (HE32); Glasgow Rd/ Baldernock Rd (HE36).
- De-designate TPAs at Ferguson Avenue/Balvie Road/Clober Road (HE35); Keystone Avenue/Keystone Road/Main Street (HE38); Iddesleigh Avenue (HE37); Mugdock Road/Sandfield Avenue/Woodlands Street (HE39).

List of streets affected by changes to CAs and TPAs:

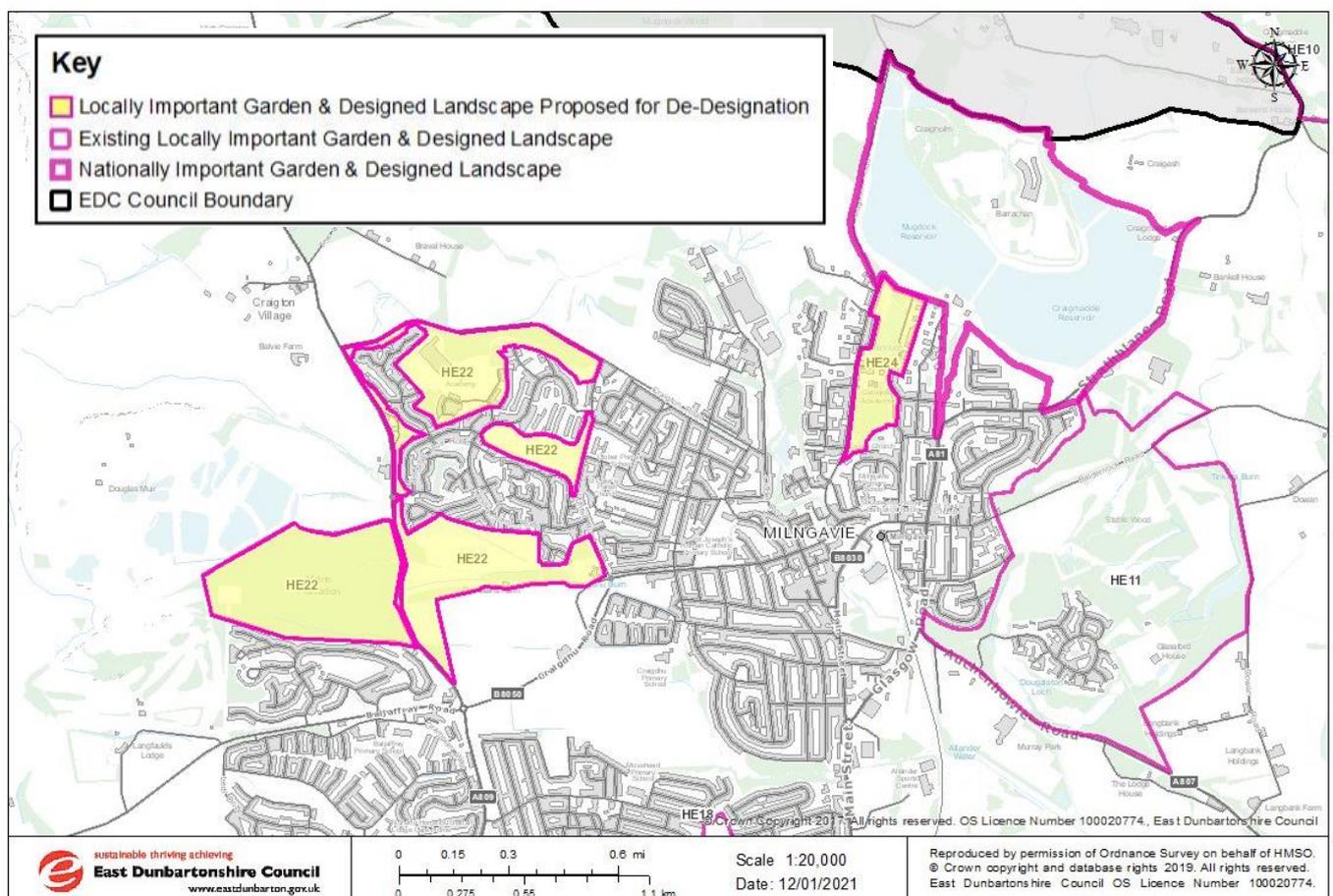
Extend Central Milngavie CA to include all or part of :	De-designate TPA in all or part of :
Baldernock Rd	Balvie Rd
Balfleurs Street	Clober Rd
Barloch Road	Craigdhu Rd
Briarwell Lane	Ferguson Ave
Briarwell Road	Iddesleigh Ave
Clober Rd	Keystone Ave
Craigton Rd	Keystone Road
Garwhitter Drive	Knowe St
Glasgow Rd	Main Street
Glassford Street	Mugdock Rd
S Glassford Street	Sandfield Ave
	Woodlands St



- De-designate Milngavie Reservoirs LGDL now superseded by national inventory of Gardens & Designed Landscapes (GDL00408); and LGDL at Mains Estate (HE22), protected as open space, in green belt and/or local nature conservation site and Tannoch Loch/ Barloch Moor (HE24), protected as CA or open space and local nature conservation site.

List of streets/ properties affected by removal of a LGDL:

De-designate Mains LGDL, all or part of:	De-designate Tannoch LGDL, all or part of:
Balvie Grove	Buchanan St
Balvie Bank	Glasgow Academy
Cauldstream	Heathfield Drive
Chestnut Lane	Loch Rd
Craigdhu Farm Cottages	Tannoch Drive
Douglas Academy	Montrose Gdns
Earls View	Mugdock Rd
Old Mains Farm	



Consultation Arrangements

10. How is the Council publicising this consultation on the review?

The following methods will be used to raise awareness of the Review and consultation period.

- **Website** – Our dedicated webpage (<https://www.eastdunbarton.gov.uk/historicenvironmentreview>) will be the main reference point for all information related to the Review. All documents will be available to download here.
- **Press Releases** – Press releases will be sent to the local press (including the Milngavie & Bearsden Herald and the Kirkintilloch Herald) to publicise the consultation. In addition advertisements are being taken to ensure details are provided in local newspapers. These will provide essential information about the representation process and streets affected.
- **Newsletters** – We will issue our Local Development Plan Newsletter by email with all relevant information. This is sent to all of those persons/organisations who are currently included on our mailing list. If you would like to be added to our mailing list please email us at development.plan@eastdunbarton.gov.uk
- **Community Councils and Residents' Associations** – We have emailed information to these groups and are available to attend their online meetings.
- **Social Media** - A series of announcements and reminders will be published via the Council's official Twitter and Facebook accounts:
[Twitter - @EDCouncil](#)
[Facebook - www.facebook.com/edunbartonshirecouncil](https://www.facebook.com/edunbartonshirecouncil)

We have also created a short explanatory video which is available on the Council's official [YouTube channel](#).

We would encourage you to pass on the information to anyone you think may have an interest in taking part.

11. When is the consultation period on this review?

Members of the public are invited to comment on the content of the documents (see Question 1) during a public consultation period, between **15 January and 31 May 2021**.

12. Where can I view the Review documents, and the representation form?

The documents, this Frequently Asked Questions (FAQ) Booklet, representation form and details of how to send in comments can be found at:

<https://www.eastdunbarton.gov.uk/historicenvironmentreview>

13. How will owners, lessees or occupiers of buildings in a proposed new or extension to a Conservation Area be notified and people who live next to it notified as a neighbour?

Historic Environment Scotland provide guidance on the designation of Conservation Areas.

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=e4800852-69da-46fd-bd49-aa3a0108bb80>

This notes that: *'Owners and occupiers of property within a conservation area do not have to be specifically notified and there is no right of appeal against a designation, variation or cancellation'*.

However in order to provide as much information as possible Question 8 sets out the streets where changes are proposed. This information is also included in the LDP Newsletter, been provided to Community Councils and Groups for onward circulation and been supplied to local newspapers.

14. Have the consultation arrangements been made following consideration of COVID-19 risk?

Yes. Our approach to this particular consultation period has been organised to reflect the Scottish Government advice and legislation on restrictions due to the ongoing COVID-19 situation and local authorities' activities.

As such, whilst public sessions, posters and provision of documents in libraries is not possible, alternative arrangements have been put into place to ensure wide publicity and access to the information on the consultation. This is noted under questions 11, 12, 14, 15, 16 and 17.

The consultation period on the review which started on 15 January 2021 has been extended from an original six week period until 31 May 2021. This will provide more time for comment during this period of Scottish Government Covid 19 Restrictions.

Letters have been sent to owners, occupiers and lessees of properties within the areas proposed for change as part of this review, to notify them of this consultation and their opportunity to make a representation. These areas proposed for change include: Townscape Protection Areas, proposed new/ extended Conservation Areas and locally important gardens and designed landscapes proposed for de-designation.

15. What are the online public meetings and how do I arrange to attend one?

A number of online public meetings will be hosted throughout the representation period. Details of these are set out in the table below. If you would like to attend one of these meetings please send an e-mail to development.plan@eastdunbarton.gov.uk

Once you have registered, we will send joining instructions. The meetings will be hosted using [Microsoft Teams software](#). Please note, you can join a Teams meeting free from any device, whether or not you have a Teams account.

There will be meetings for different community areas reflecting the findings of the Review. Whilst these will focus on the Historic Environment Designations for the respective area, you are welcome to join another meeting even if you live in a different area.

Online Public Meeting	Date	Time
Bishopbriggs	Wed 20 January 2021	12 noon - 1pm
Bearsden	Thurs 21 January 2021	2 - 3pm
Kirkintilloch, Lenzie & Waterside	Tues 26 January 2021	5 - 6pm
Lennoxton, Milton of Campsie, Clachan of Campsie & Haughhead; Torrance & Baldernock; Twechar	Wed 27 January 2021	7 - 8pm
Milngavie	Thurs 28 January 2021	2 - 3pm

16. How can I view or find out more about the review if I do not have access to a computer or other digital devices?

Information has been supplied to local newspapers, including a detailed advertisement, in order to provide printed information to East Dunbartonshire residents.

You can call the Land Planning Policy team by telephone to discuss the Review or ask any related questions on 0300 123 4510. Planning Officers can explain the findings in relation to where you live.

17. If I have further questions on the content of the review documents or how to make a representation who do I contact and how?

Please do not hesitate to contact the Land Planning Policy team by either of the following methods:

Email: development.plan@eastdunbarton.gov.uk

Telephone: 0300 123 4510 (please ask for the Land Planning Policy Team)

How to Make a Representation/ Comment

18. What is a representation and what can comments be made on?

Representations are planning comments (material planning considerations) that you may have on the content of the Proposed Local Development Plan 2 and specifically for this consultation Policy 19 Historic Environment and the Conservation Area, Townscape Protection Area and Local Gardens and Designed Landscape designations set out in Community Policies 2 – 9. See Question 6 and 7 for more information.

Types of issues you may wish to refer to include:

- Comments on the proposed boundary amendments set out in both the Designation Review Reports - Conservation Area Boundaries and Townscape Protection Areas, and Local Gardens and Designed Landscapes
- Comments on the extension / new Conservation Areas
- Comments on the de-designation of Townscape Protection Areas
- Comments on the de-designation of Local Gardens and Designed Landscapes
- The justification for any proposed boundary amendments or recommendation for de-designation, drawing on the explanation of Conservation Areas and Townscape Protection Areas, and Local Gardens and Designed Landscapes provided in the two review reports.
- Comments on the Conservation Area Appraisals – note that no change is proposed to the boundaries for these areas and LUC have produced these appraisals in order to ensure East Dunbartonshire Council has up to date Appraisals for use with the Local Development Plan and in determining planning applications. Comments will be accepted on these appraisals however note that Conservation Area Appraisals are not intended to provide detailed histories of the locations. The Appraisal aims to set out a summary of historical development of that specific area, along with an analysis of its character based on an assessment of its function and form, spatial qualities, architectural detailing, trees and landscaping and views.

Items which are NOT material planning considerations and are therefore not valid reasons for making a representation/comments include:

- Personal circumstances e.g. devaluation of property, private property rights including boundary and access disputes;
- Private interests, e.g. loss of a view, competition between businesses;
- Moral considerations (e.g. to betting shops), or religious objections (e.g. religious objection to working on Sunday);
- Political considerations or ideological dislikes, e.g. private hospitals;
- Cost of development and the financial means of the promoter;
- Title restrictions;
- Issues covered by other legislation, e.g. health and safety regulations, licensing, building standards.

19. Should I use the representation form to submit my comments?

The Council strongly encourages the use of our Representation Form, which has been created specifically for this consultation exercise, and that it is sent via email. This form is also a way of giving members of the public information on the privacy of the information that they submit, it will be processed by the Council in accordance with the General Data Protection Regulations 2018. This form is available as an editable Microsoft Word document and also an editable PDF form. Please ensure that all requested information is provided in the correct format, and email your completed representation form to development.plan@eastdunbarton.gov.uk or mail to the Council at Land Planning Policy, Development and Regeneration, East Dunbartonshire Council, Southbank House, Strathkelvin Place, Kirkintilloch, G66 1XQ.

Both of these are available on the [Council's website](https://www.eastdunbarton.gov.uk/historicenvironment) (<https://www.eastdunbarton.gov.uk/historicenvironment>)

Representations submitted in any other format, such as email or letter, will also be accepted. Please note that representations submitted in these formats must contain your contact details and meet the following criteria:

- Is concise
- States clearly which document you are commenting on and use page numbers. This will ensure it is clear what your representation is on. Headings can also be used to help with this.
- State clearly whether you support or object. If objecting, please state clearly how you think the report should be changed.

20. Can I suggest a new Conservation Area or extension to one?

Yes, however you must provide detailed evidence based on Historic Environment Scotland guidance as to the definition and purpose of Conservations Areas. See the 'Introduction to Conservation Areas' document which forms part of this consultation.

21. I wrote to the Council about a planning application / issue related to the historic environment before the consultation period started. Can that be used as my representation?

No, representations must be submitted which relate to this consultation, preferably using a representation form (see Question 18). This is to ensure that the representation relates to the consultation and that the correct information is provided, so that it can be validated and included as part of the Scottish Government examination process. We are unable to accept as a representation any previous correspondence on specific sites/issues that may have been sent to the Council prior to the commencement of the representation period.

22. Should I make a separate representation for different designations in the review?

No, please ensure that your representation is clearly set out and it is clear which designation you are referring to. See also question 18.

23. Can I object to one designation but support another one?

Yes, please make this clear in your representation and provide your reasoning.

24. Is there a word limit for the representation form and can I attach supporting documents?

Responses should be kept as succinct as possible. If you are intending to submit detailed information please contact the call the Land Planning Policy team by telephone to discuss on 0300 123 4510.

25. What happens to my representation after I submit it?

IMPORTANT PRIVACY NOTICE:

- **All data that you provide in a representation will be held and processed in accordance with the requirements of the General Data Protection Regulations 2018.**
- **Representations cannot be treated confidentially and may be passed to the Scottish Government's Directorate for Planning and Environmental Appeals as part of the Examination of the Proposed Local Development Plan 2.**

Once the consultation period has ended, the planning authority must prepare a summary of all validated responses in order that the Review can be incorporated into Local Development Plan 2. Specifically, we will:

- list all the representations and allocate a reference number for each person/organisation who has submitted a representation;
- include a summary* of the matters raised in the representations;
- set out the authority's response to each representation including the reasons for not modifying the plan in regard to each issue (generally expressed in less than 800 words per issue)**; and

* A template form for the summary is included as Schedule 4 to the [Development Planning \(Scotland\) Regulations 2008](#). It is normally referred to as a 'Schedule 4 form'.

****Note that specifically for this Review, the Council will review the responses to the consultation and determine any changes required to the technical Review carried out by LUC. This will then inform the modifications required to the Proposed LDP2 which will be set out for Scottish Ministers.**

More generally with regards LDP2, following the representation period, the Council may or may not decide to make modifications to the plan to take account of representations, or minor drafting and technical matters. All representations will be considered by the Council and a decision will be made on whether the Plan should be amended. The extent of modifications will determine whether a further representation period is necessary.

If unresolved representations remain before the Council can adopt its second Local Development Plan for East Dunbartonshire Scottish Ministers will appoint one or more Reporters to examine the Proposed Plan. The Development Plan Examination will be advertised in local newspapers and those who made representations will be individually notified.