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# Pre-Application Consultation (PAC) Report

Boclair Academy,  
Inveroran Drive, Bearsden

Redevelopment of Existing Secondary School

Detailed Planning Permission

Prepared on behalf of East Dunbartonshire Council

May 2020

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Detailed Planning Application

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## APPENDICES

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[Appendix 6:](#) Copy of the Comments Form provided at the Public Exhibitions

## 1.0 INTRODUCTION

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by Barton Willmore on behalf of East Dunbartonshire Council's (EDC) Major Asset Team in accordance with the requirements set out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (the Regulations) and the relevant provisions of the Town and Country Planning (Scotland) Act 1997 (as amended) (the Act).
- 1.2 This Report accompanies the detailed planning application which has been submitted to EDC as Planning Authority for the following:
- 'Redevelopment of existing school facility to form a new secondary school including landscaping, car parking, and associated infrastructure works'* (the proposed development)
- 1.3 Under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, the proposed development constitutes a 'major' application and therefore requires PAC to be undertaken with the local community.
- 1.4 Circular 3/2013 (Paragraph 2.6) states that *'the objective of PAC is for communities to be better informed about major and national development proposals and to have an opportunity to contribute their views before a formal planning application is submitted to the planning authority'*.
- 1.5 The Circular also states that *'while engagement should be meaningful, the prospective applicant is not obliged to take on board view, or directly reflect them in any subsequent application'* (Paragraph 2.7).
- 1.6 This Report outlines the efforts undertaken by EDC's Major Asset Team to ensure an inclusive and accessible PAC process has been followed that complies with all statutory requirements. This Report therefore sets out:
- Which groups, individuals and key stakeholders EDC have consulted;
  - How the consultation has been undertaken;
  - The location, dates and times of the consultation;
  - The number of people in attendance at events;
  - Recorded, written and verbal feedback; and
  - Commentary on where feedback has influenced the design and development approach for the proposed development.
- 1.7 Throughout the PAC process, the project team have highlighted to the local community and other stakeholders that comments submitted during the PAC stage do not constitute formal representations to EDC as Planning Authority. The consultation material used during the PAC

process explained that there would be the opportunity to make formal representation to EDC as Planning Authority following the submission of the formal planning application.

- 1.8 It should be noted within the context of this proposed development that in conjunction with the application for the redevelopment of the site, a separate planning application (TP/ED/20/0319) has also been submitted to EDC as Planning Authority for preparatory groundworks. As part of the technical assessment and design process, a need for preparatory groundworks to take place was identified by the appointed contractor (McLaughlin & Harvey Ltd.).
- 1.9 Accordingly, an application was submitted to allow this early phase of engineering and ground works to progress.

### **The Site & Proposed Development**

- 1.10 The site lies to the east of Inveroran Drive at the edge of Bearsden and extends to 6 hectares. The site is bounded to the west and south by residential development (including the established development at Inveroran Drive and newly completed development at Templehill View). Agricultural land lies to the north and south of the site, with the boundary of Glasgow City Council located circa. 65 metres to the east.
- 1.11 Within the site lies the school building (extending to six storeys), the temporary maths block, a bleas sports pitch and 3G pitch are located on the northern boundary and two rugby pitches are located at the south eastern corner of the site. There are two points of access off Inveroran Drive into the site - the main point of vehicular access lies at the centre of the site and pedestrian access (with limited vehicular movement) is taken from a smaller road to the south west corner.
- 1.12 The site is identified in EDC's Local Development Plan (LDP) as being located within the Settlement Boundary of Bearsden, with the settlement edge following the eastern edge of the site. Greenbelt land is located beyond the site to the north and east.
- 1.13 The proposed development seeks to deliver a new purpose-built secondary school. Benefits to be delivered as part of the project will include:
- A new fit-for-purpose secondary school which will bring all elements of the school under one roof;
  - The creation of open space and landscaping throughout the site, including enhanced sporting facilities across the site;
  - A new car park to serve the development, including dedicated pick-up/drop-off arrangements; and

- Enhanced educational opportunities through the delivery of a new facility, which has been designed in close partnership with the school community.
- 1.14 The proposed development will be delivered as a 'tandem build' project with the new school building being built on the site of the existing rugby pitches, ensuring that the existing facility remains open throughout the construction phase. Enhanced landscaping and outdoor sports provision will then be delivered across the site following the demolition of the existing building.
- 1.15 Detailed drawings have been submitted in support of the planning application which establishes the design principles to be adopted and demonstrates how the proposed development is to be delivered and accommodated on this site.

## 2.0 COMMUNITY ENGAGEMENT

2.1 The PAC process undertaken by EDC's Major Asset Team and their project team, as set out in this Report, has followed the terms of the Act and Regulations identified above. In line with the statutory requirements and recommendations of national guidance, the PAC process has included the following:

- The submission of a Proposal of Application Notice ('PoAN') to EDC;
- Correspondence with EDC to confirm the PAC process to be undertaken;
- Dialogue with (and presentations to) Bearsden East, Bearsden North and Bearsden West Community Council's;
- Advertisement of the public exhibition event in the local press;
- Display of posters in numerous locations throughout Bearsden and Milngavie (to publicise the events);
- Two public exhibition 'drop in events' manned by the project team; and
- Formal pre-application discussions with EDC, including Planning, Roads and Drainage Officers amongst others.

### Proposal of Application Notice (PoAN)

2.2 The formal PAC process began following the submission of the PoAN (TP/ED/20/0077) to EDC as Planning Authority on 31 January 2020, at least 12-weeks prior to the submission of the planning application.

2.3 The PoAN confirmed that two public exhibitions would be held, and that they would be advertised in the local paper at least seven days prior. Bearsden East, Bearsden North and Bearsden West Community Council's were also served a copy of the PoAN.

2.4 The submitted PoAN is provided as **Appendix 1**.

### Notification of PoAN to Community Council's and Ward Councillors

2.5 A copy of the PoAN was sent to Bearsden East Community Council and the Elected Members for Ward 3 (Bearsden South) on 31 January 2020, in conjunction with the PoAN being submitted to EDC as Planning Authority. Following receipt of correspondence from EDC as Planning Authority, Bearsden West and Bearsden North were also served notice of the PoAN on 21 February 2020.

2.6 The accompanying correspondence sent with the PoAN notification included an invitation to attend the public exhibitions and the offer to provide a separate briefing to the Elected Members and/or the Community Council at a future meeting, should they wish to pursue this request.

### Confirmation of PoAN Suitability

- 2.7 A letter was received from EDC as Planning Authority on 20 February 2020 acknowledging receipt of the PoAN. The letter stated that the proposed level of engagement - i.e. two public exhibitions - was acceptable and requested that Bearsden West and Bearsden North were notified of the PoAN submission. Furthermore, the letter stated that the events should be advertised at least seven days in advance and that the PAC activities should be undertaken in accordance with Circular 3/2013. This letter is contained within **Appendix 2**.
- 2.8 A PAC period of 12 weeks is required following the receipt of the PoAN by the Local Authority. However, the Regulations and Circular 3/2013 do not set a maximum time limit for a PoAN or for an application to be submitted following the completion of this PAC timeframe. This confirms that the PoAN is still live and acceptable for the submitted application.

### Pre-Application Discussions

- 2.9 The project team recognised the need for meaningful communication with EDC as Planning Authority prior to the submission of the planning application. As part of this formal process, a Pre-Application Enquiry was issued to EDC as Planning Authority on 19 February 2020. This allowed for early engagement with EDC internal officers and statutory consultees to identify the expected input required to inform the application.
- 2.10 A pre-application meeting was held with EDC as Planning Authority on 2 March 2020 at EDC Offices. The meeting was attended by EDC's Major Asset Team, Barton Willmore and the Project Architect (Ryder). The purpose of the meeting was to discuss the proposed development, the key design principles for the site and confirm the key considerations to inform the technical information to be submitted in support of the planning application.
- 2.11 Unfortunately, due to the restrictions in place as a result of COVID-19, a full pre-application meeting with all EDC internal consultees was not possible. However, numerous discussions and correspondence was undertaken to inform the content of the application and agreed the extent of the technical reports required.
- 2.12 EDC's Major Asset Team have sought pre-application advice from EDC Planning and the resulting dialogue has helped refine the strategy for the design proposals and content of the planning application.
- 2.13 It should also be noted - as set out within the DAS submitted with the planning application - that significant consultation was undertaken with the school community, including pupils, teachers and parents from an early stage in the design evolution process. This was undertaken in the form of focused workshops to identify the key priorities of those who know and use the school on a daily basis.



## Consultation with the Community

- 2.14 EDC's Major Assets Team and members of the project team attended the Bearsden East Community Council meeting on 8 January 2020 to provide an outline of the proposals. Circa. 10 people were in attendance, including a number of Community Council members. Discussions were also undertaken with Bearsden West Community Council, however due to the restrictions in place as a result of COVID-19, it was not possible to attend a meeting as intended.
- 2.15 In addition to attending meetings of the Community Council, the Design Team and EDC's Major Asset Team held a virtual meeting with Elected Members from Ward 3 and Ward 4 on 14 May 2020. These meetings provided the Applicant and Design Team the opportunity to present the proposals, understand the key considerations of Members and discuss the progression of the design proposals and planning application.
- 2.16 The following key comments were raised by attendees at both the Community Council and Elected Members meetings:
- Clarification was sought as to how the school will continue to operate during the construction of the new facility;
  - Confirmation was sought on the facilities that are to be delivered as part of the redevelopment;
  - Requests were made to consider how the surrounding road network would operate and that improvements be undertaken to address the impact of pick-up/drop-off times on surrounding residents; and
  - Details were sought on the construction programme for the delivery of the new facility and demolition of the existing building.
- 2.17 Considerations of the points raised above is set out in section 4 of this PAC Report.

## Publicity and Advertisement of the Public Exhibitions

- 2.18 The Public Exhibitions were advertised through a public notice placed in the Milngavie & Bearsden Herald on 20 February 2020. The notice was published in excess of seven days prior to the event, as required by the Regulations.
- 2.19 In addition, posters advertising these public exhibitions were displayed at the following locations in the local area which it was considered would attract significant footfall:
- Boclair Academy;
  - ASDA, Milngavie Road, Bearsden;
  - Sainsbury's Local, Milngavie Road, Bearsden;
  - Co-op, Drymen Road, Bearsden;

- Waitrose, Milngavie;
- Murdos Corner Shop, Kessington Road, Bearsden; and
- BP Petrol Station, Maryhill Road, Bearsden.

2.20 The public notices and posters contained all the information required by the Regulations, including the location and description of the proposed development, details of where further information could be obtained, the date and event location, an explanation of how to comment of the proposals and a statement explaining that comments made to the prospective application are not representations to the Planning Authority. A copy of the notice and poster are provided as **Appendix 3** and **Appendix 4**.

2.21 In addition to the above, further news articles in respect of the public exhibitions were run in the Milngavie & Bearsden Herald and information was displayed on EDC's website and across various social media channels.

## Public Exhibitions

2.22 Two formal Public Exhibitions were held as part of the PAC process, in excess of the legislative requirements for pre-application engagement. The Public Exhibitions took place as follows:

- Wednesday 4 March 2020, 3.30pm-8pm; and
- Saturday 7 March 2020, noon-4pm.

2.23 Representatives from Barton Willmore, the wider project team and EDC's Major Asset Team were on hand during the Exhibitions in order to answer any questions raised by attendees and to encourage them to complete comments forms in order to maintain a record of the feedback received. The timing of the Exhibitions allowed members of the public to attend during the day and following working hours and the venue of the existing Boclair Academy was chosen due to the practicality of engaging with those who use the facility at present. The information displayed at the Exhibitions were also located in the staff room between the 4 and 7 March 2020, so that staff members could view the proposals outwith the formal Exhibition periods.

2.24 The purpose of the Public Exhibitions was to make the school community and wider public aware of the proposed development and to provide them with an early opportunity to comment on draft proposals, prior to the submission of an application to EDC. Over 111 people attended across the two Exhibitions, which comprised pupils, teachers, parent council and surrounding residents.

2.25 There were three banners displayed at the event which set out:

- Site Context;
- Site Analysis and Design Development; and
- Site Layout and Next Steps.

- 2.26 The concept sketches presented on the banners illustrated how the site is to be developed and provided the opportunity for members of the public to comment on the proposals. Copies of the banners on display have been provided in **Appendix 5**. These are also available for viewing on EDC's website.

### 3.0 PUBLIC EXHIBITION FEEDBACK

- 3.1 During the Public Exhibitions, individuals were encouraged to 'sign in' to provide a record of attendee numbers. Many attendees did not complete the sign-in sheet, however, approximately 111 people attended across the two Exhibition events.
- 3.2 Those attending and viewing the Exhibition were invited to provide feedback by either speaking directly to members of the project team, or by filling out one of the comments forms provided and posting this into a Comments Box. The comments forms sought the views of the principle of the replacement facility, and the key issues that should be considered through the design process and progression of the proposed development.
- 3.3 Attendees were encouraged to answer the questions and make any additional comments and were also informed they could take a comments form away and post their response to the project team within the following two weeks. Copies of the comments form provided at the Public Exhibition are included as **Appendix 6**.
- 3.4 Of the overall 111 attendees, a total of 29 completed questionnaires were received (either on the day or sent via email/post after the event). Additionally, a number of emails were received following the Public Exhibitions which provided comments on the proposed development.
- 3.5 The comments form comprised a total of four questions. These questions sought to understand if individuals supported the construction of a replacement school on the site, if they felt the design and layout of the proposed new building was appropriate, if they felt that there was any additional facilities they wish to see delivered through the proposed development and the key considerations they felt should be addressed through the planning application.
- 3.6 The comments and responses to each of the questions have been set out below, and a review provided which seeks to summarise the position of respondents against the key issues raised within the feedback received.

#### Question 1 - Do you support the redevelopment of Boclair Academy to provide a new school on the site?

- 3.7 Of the 30 responses received, 28 (93.3%) stated that they supported the redevelopment of the facility, two stated that they did not and one stated that they didn't know.
- 3.8 Specific comments on this question from the written feedback included:
- It is badly needing upgraded;
  - The existing school is no longer fit for purpose;
  - Supportive on the understanding that there are no other suitable sites;

- Query raised over the groundwork costs of creating a split level building and how this will impact the budget;
- Supportive but would prefer the new school included a swimming pool;
- Concern about the visual impact of the new school on the housing to the south;
- Don't agree that it is worth spending money on a new school, and should just upgrade the existing one; and
- Very supportive of the landscaping plans presented and the pedestrian priority approach adopted.

### Question 2 – Do you support the design and layout of the site as indicated?

3.9 A summary of the key points raised by respondents in relation to this question included:

- The building is too close to the southern boundary of the site, adjacent to the residential development at Templehill View, with concerns including:
  - Noise, light pollution and overlooking
  - Interruption of views to River Kelvin Valley
  - Impact on privacy
  - Location of electrical substation
  - Impact on property values
  - Building should be located at the north of the site
  - The building will sit much higher than the housing due to ground levels, causing an overlooking issue
- Too much parking provided and cycle lanes should be provided to connect with Milngavie Road;
- Very supportive, it looks great and exciting that it is progressing, long overdue;
- Would prefer the new school to include a pool;
- Support this solution given the new building has to be delivered in parallel with the operation of the existing facility;
- Would seek more information on pedestrian safety and apparent lack of 'drop-off' zone;
- Yes, it looks like a school I would want to attend; and
- Concerns regarding traffic on Inveroran Drive and would like to see access coming from Templehill View.

### Question 3 – Is there anything else you would expect to see as part of the proposed development?

3.10 Responses to this question included:

- Better transport connections should be delivered;
- Lighting should be provided on both the 3G pitch and the new rugby field;

- New fence should be delivered on southern boundary;
- Covered areas should be provided for outdoor use;
- A swimming pool should be included;
- Boundary treatments along southern boundary need to be carefully considered – create screening but not block sunlight;
- Suitable drop-off/pick-up arrangements;
- Demolition of the existing building when the children are in the new facility would be disruptive;
- The capacity of the school should be increased to accommodate all the new houses in the area;
- Encouraging to see planned cycle shelters; and
- An understanding of the proposed securing measures to be incorporated.

#### Question 4 – What key considerations do you feel should be addressed through the planning application?

##### 3.11 Comments received included:

- Mitigation of the noise, dirt, damage to roads during the construction and demolition phase;
- Safety of pupils during construction;
- Improved landscaping than presently exists;
- Proximity to housing adjacent to the site;
- Do not waste money on split level building if it would take money away from other elements;
- Spaces to be delivered for pupils to meet/eat lunch etc;
- Appears that the building location has been dictated to preserve the pitches, which seems short-sighted;
- Social spaces should be year group specific;
- Sufficient locker space should be provided for all pupils;
- Toilets and changing areas should be considerate of pupils who are non-binary and those gender transitioning;
- Disabled access should be considered within door design and lift provision;
- Outdoor space should be welcoming and natural light into the building;
- Scaled drawings should be shown to identify the impact of the development on adjacent residents; and
- The construction works and foundations of the new building could have an impact on the retaining wall to the south of the site.

### Question 5 – Do you have any further comments?

3.12 There was the opportunity for any further comments to be made. A summary of those made through the comments form and those raised via email following the event included:

- Would like assurances that the stability of the retaining wall at the south of the site will not be adversely impacted by the proposed construction works;
- Would seek further information in the form of an accurate site section to show the impact of the building on adjacent residents;
- The building will lead to a loss of privacy to the residents to the south and an increase in light pollution and noise levels;
- Building should be located at the north of the site;
- Excited to see the delivery of the development and pleased that my children will benefit from the new facility;
- The school should be designed for higher pupil capacity in the future;
- The new school should be built away from the residential houses and back onto the adjacent fields;
- The school will potentially block out all sky from view of the down stairs windows of the houses on Templehill View;
- Seek confirmation that the stability of the wall will not be affected by the proposed drainage of the school; and
- Concerns relating to access and the impact on the surrounding road network – there is the opportunity for an alternative route to serve the school which should be considered by the applicant through the overall masterplan of the land to the east of the school which has been promoted for development through the forthcoming LDP.

### Consultation Feedback – Conclusions

3.13 Overall, it is considered that the applicant has carried out an extensive community and stakeholder engagement process.

3.14 The general consensus within the responses received was similar to the verbal feedback and discussions held during the Public Exhibitions. The majority of attendees were supportive of the proposed development, however a number of residents directly south of the site (Templehill View) raised concerns regarding the location of the new building and the potential impact that this will have on their properties. A review of these points, and others raised through the PAC process is addressed in section 4 of this Report.

3.15 As outlined above, the PAC approach undertaken has exceeded the requirement within the Act and Regulations. This demonstrates EDC Major Asset Team's commitment to undertake an inclusive consultation approach with the local community and stakeholders.

## 4.0 RESPONSE TO PAC COMMENTS

### Context

- 4.1 Following the Public Exhibitions and pre-application discussions with EDC as Planning Authority, consideration has been given by EDC's Major Asset Team and the project team to the comments received during the PAC process in order to address concerns where possible.
- 4.2 The following section of this Report therefore provides a summary of how the key issues raised during the PAC process have been considered by the project team, and subsequently, during the evolution of the design for the proposed development.
- 4.3 For the avoidance of doubt, the key issues discussed below have been raised through all consultation processes undertaken during the PAC process, including:
- Feedback from Public Exhibitions (both verbal and through comments forms received);
  - Written/email correspondence received during the PAC process;
  - Discussions with EDC as planning Authority through the formal pre-application process; and
  - Discussions with stakeholders at Community Council and Local Members meetings.

### Key Issues Raised

- 4.4 The key issues raised during the PAC process can be summarised as follows:
- Confirmation of the internal layout of the school and the facilities/break out spaces that will be delivered for the pupils;
  - Improvements to landscaping and outdoor areas of the school;
  - The location of the building and the impact on adjacent residents;
  - Traffic and Transport; and
  - Confirmation of how safety of pupils and staff will be maintained through the construction and demolition phase of the tandem build.
- 4.5 These key themes have been considered in turn below:

#### Internal layout of the school

- 4.6 The extent of the facilities to be included within the new Boclair Academy have been determined through a separate decision making process in advance of the preparation of this planning application. This decision has been informed by close working between the Boclair Academy management team and EDC Education, the outcomes of which were agreed with Elected Members.



- 4.7 Following early feasibility design and cost planning, the internal elements of the building were determined, including the removal of the swimming pool within the new facility. The budget attributed to the new school facility and associated running costs – as agreed at EDC Full Council – does not include for the delivery of a swimming pool, in line with all other new schools in East Dunbartonshire. However, upgraded and additional swimming pool and associated coaching opportunities will be delivered in Bearsden within the redeveloped Allander Leisure Centre.
- 4.8 In respect of comments received regarding the loss of the swimming pool within the school, it is notable through the consultation exercises progressed with the public, teachers and EDC Education that there are a significant number of competing interests and conflicting views on the provision of facilities that should be included through the redevelopment. It is, however, considered that the internal specification for the proposed development has been arrived at following extensive feasibility, assessment of cost and ongoing management scenarios and budgetary considerations - the outcomes of which has been agreed by Elected Members through appropriate channels.
- 4.9 Full details of the internal layout of the proposed development - including the improved sports offer to be delivered - is included within the detailed drawings submitted with the planning application. Furthermore, the DAS sets out how the educational adjacencies have been considered and determined, following extensive consultation and discussions with the staff and pupils.
- 4.10 A number of questions were asked at the Public Exhibitions with regard to the school capacity. The pupil capacity of the new school is 1,050 which is the same as the existing Boclair Academy which has been determined through consideration of the current and future school roll predictions and input from EDC Education. It should be noted that the design of the building has been developed with flexibility in mind and through the layout and adaptability of the teaching spaces, the opportunity to increase the pupil capacity at a future date will be more feasible than would be the case within the existing building.
- 4.11 The way in which learning is to be facilitated within the new building is a key design driver and a carefully thought through organisational structure locates key subject areas next to each other, along with shared staff hubs, to foster more collaborative approaches and incidental interaction between curricular areas.
- 4.12 The floorplans of the building show how the location of these adjacencies will ensure a collaborative educational environment through the delivery of traditional classroom teaching as well as numerous breakout spaces and outdoor learning within the courtyards and immediately adjacent to the building.

- 4.13 Breakout spaces will be located along corridors to provide elements of dedicated social space and visual interest along hallways. A south-facing terraced area is to be located immediately adjacent to the dining hall to allow the opportunity to eat outdoors. The dining terrace will be partially roofed to provide cover if required. Furthermore, each pupil will be provided with a locker, which are to be located throughout the school.
- 4.14 All building entrances will have level access. The main school entrances have an adjacent automatic door for wheelchair use. This allows all users to have immediate access to the secure entrance lobby and be sheltered from the elements. There are no changes in level across any of the individual floor plates within the school and low profile compliant door threshold strips and flooring transition strips will be used throughout. All stairs will be designed to be suitable for ambulant disabled building users and have been placed at strategic points within the plan to minimise travel distances between teaching areas. All corridors and doors are wide enough to comfortably accommodate wheelchair users.
- 4.15 In line with the Town and Country Planning (Changing Places Toilet Facilities) (Scotland) Regulations 2020, appropriate changing place toilets are located on the ground floor of the building.

#### Landscaping and outdoor areas

- 4.16 Through the design of the proposed development, cognisance has been taken of the site's location at the edge of the settlement of Bearsden. The site is characterised by built form on the west and south and by open countryside and green belt to the north and east. By virtue of the significant decrease in building height through the delivery of the proposed development (from a 6-storey building to a 2-storey) the school will integrate far better within the landscape.
- 4.17 By carefully coordinating key elements – both internally and externally – the school is designed to maximise views to the Campsie Fells, and River Kelvin Valley. This connection to the landscape and nature helps nurture a productive and inspiring learning environment, taking full advantage of the semi-rural location.
- 4.18 Whilst it is acknowledged that the building will be visible to residents adjacent to the site, it is submitted that the visual impact of the new building will be significantly less given the two storey design of the new building and the use of the natural topography of the site to integrate the proposed development into the landscape. Due to restrictions in place as a result of the Coronavirus pandemic, it has not been possible to conduct a full Topographic Survey, so note that site sections as presented are based on the best information available. Nevertheless, from the information available on the existing ground levels, and in line with EDC's Design and Placemaking Supplementary Guidance (SG), the proposed development has demonstrated that

the '25 degree test' has been undertaken and it has been demonstrated that there will be no obstruction created as a result of the proposed development.

- 4.19 In order to minimise this impact further to the south, a woodland buffer planting zone has been located at the southern boundary which will help filter views between the school and housing, which will provide screening whilst not creating an overbearing impact. A native mix of trees will include some evergreen to provide year round interest.
- 4.20 Through the delivery of the proposed development, the existing landscaping and external elements of the school will be vastly improved from the existing external offer. From the main arrival into the site a wide pedestrian walkway leads directly to the new school building along a tree lined boulevard to create a welcoming arrival experience and attractive rural feel. Given the quality of the semi-rural context of the school site there should be a strong visual relationship from inside the building out into the school grounds and rural context beyond.
- 4.21 The bus layby is located along this route with social seating and meeting spaces. A secondary pedestrian and cycle route feed into the site from the south west with the cycle route connecting to the cycle shelters. A long seating wall leads to the main entrance of the building.
- 4.22 Boclair Academy currently has an eco garden that is relatively well used and popular with the school. The proposed new school will develop the whole site as an eco campus to provide a valuable study resource, enhance local biodiversity, and create an attractive and welcoming environment to study, work and play in.
- 4.23 The landscape elements to the north of the site will include the 3G all weather pitch, a new grass rugby pitch with 200m athletics summer markings and a long jump pit to the north of the site. The car park and bus stops are all located on the higher level with the grass embankment to the grass pitches providing a useful spectator terrace. A 1km wellbeing path circumnavigates the perimeter of the site and a grass amphitheatre to the south of the site takes advantage of the natural level changes of the site.
- 4.24 The habitat and green network opportunities across the site will be vastly improved through the delivery of native planting species, grassland meadows, raised planters and a SuDS pond (which will be fenced for safety reasons). Furthermore, a new woodland buffer is proposed along the southern boundary to address the interface with the residential development.
- 4.25 A substation is proposed to be located at the west of the site and an adjacent neighbour has questioned whether this can be relocated. This location has been identified due to the fact that this is where services come into the site at present and the accessibility of this location. It is proposed that the substation will be housed in materials which will sufficiently reduce any noise emissions and provide appropriate screening.

### Location of the building within the site

4.26 The range of comments regarding the location and orientation of the building are noted and it is acknowledged that this was a key area of concern from some locals. Of the seven final options considered, the preferred option – as presented within the proposed development – of locating the building to the south east of the existing school was identified as being the optimal solution for a number of reasons based on a range of considerations including planning, design, environmental and commercial factors. These are set out below:

- This option fulfils the key design drivers identified at the outset of the project brief, maximises the opportunity for key views and allows for a north/south facing for sensitive rooms.
- The proposed development has utilised the existing topography of the site to 'embed' the building within the landscape with the massing and form of the building taking cognisance of the surrounding environment – including adjacent residential development on one side and open countryside on the other.
- By locating the school towards the rear of the site, and by utilising separate entrances to the school grounds, crossover between vehicular traffic and pedestrians/cyclists is kept to a minimum.
- The topography of the site allows for level access to the school from the entranceway and delivers a lower ground floor which is set within the landscape, below the ground floor. This delivers a building which will predominantly appear as a single storey when entering the site and provide the vast majority of the education facilities across two floors. The height of the building will be circa. 12m lower than the existing building.
- The 'ground hugger' approach to the design afforded by utilising the natural topography in this area of the site allows for the massing of the building to be kept low and take cognisance of the location of the site adjacent to the open countryside and greenbelt. Furthermore, the significant decrease in height of the proposed new building means that in aesthetic/visual terms, the proposed development will have an improved impact on the setting of this World Heritage site then currently exists and will not detract from or damage longer distance views to and from the Antonine Wall.
- This option allows both the existing school to remain operational throughout the construction phase, and equally allows for the new building to become operational during the demolition phase of the existing facility. All elements of the school, including parking, the maths and PE blocks and the majority of outdoor sports provision can remain operational throughout the construction of the new school without compromising the teaching spaces of the new school.

4.27 In respect of the concerns raised by adjacent residents, a number of studies and analysis has been undertaken to consider the impact of the proposed development on adjacent properties.

- 4.28 The new building will be circa. 12m lower than the existing building and will be 32m from the nearest residential building on the southern edge – significantly greater than the 18m direct window to window distance requirement as set out in EDC's Design and Placemaking SG.
- 4.29 Additionally – as detailed within the DAS and supporting application drawings – screen planting and an acoustic fence is proposed along the southern boundary to soften the interface with adjacent land uses.
- 4.30 In line with EDC's Design and Placemaking SG, the '25 degree test' (as set out in the Site Sections drawings submitted with the application) has been considered in respect of daylight and sunlight to adjacent properties. Due to the set-back of the building and the north facing aspect of the adjacent gardens, no unacceptable impact will be created on light levels.
- 4.31 In addition, a Noise Impact Assessment (NIA) has been undertaken and submitted with the planning application the scope of which was agreed with EDC's Environmental Health Department. This NIA assessed the noise associated with the proposed development, including the proposed plant machinery. As a result of this NIA, a 1.8m high fence is to be delivered along the southern boundary to mitigate against unacceptable noise emissions.
- 4.32 Following comments received in respect of the integrity of the retaining wall to the properties at Templehill View, it is confirmed that Civil Engineers form part of the Design Team and will ensure that the integrity of surrounding build forms are retained.
- 4.33 The building is set significantly back from the rear of the existing retaining wall. It is currently proposed that spread foundations are adopted for the new school structure with their underside being a minimum of 1m below the external ground level and will be outwith the zone of influence for the existing crib retaining wall. The interaction of the new foundation loads with the load bearing strata is outwith the extents of the zone of influence.
- 4.34 As the design of the new school structures moves forward into the detailed and technical design phases, any risks to the boundary conditions will be reviewed and addressed accordingly.

### Traffic & Transport

- 4.35 A number of respondents raised concerns regarding the traffic impact to be created on nearby residential streets by the proposed development, the levels of parking proposed and a number of alternative access options were presented, including from the rear of Templehill View and from Boclair Road to the north. A Transport Assessment (TA) has been prepared and submitted with the planning application to assess the traffic generation associated with the proposed development against the capacity of the surrounding road network.
- 4.36 Given that the capacity of the school is to remain the same as it is at present – and therefore few additional trips are anticipated – and the analysis of the travel characteristics undertaken

to inform the TA, it is not considered that the proposed development will create an adverse impact on the surrounding road network. Indeed, given the internal layout to be delivered through the proposed development and the intention to allow for pick-up/drop-off within the site, it is submitted that the impact on surrounding residential streets will be improved.

- 4.37 Access to the site from Inveroran Drive will remain via the priority T-junction and short access road. This will then lead into the new car park which has been reconfigured to allow for ease of school bus movements (including a dedicated pick-up/drop-off layby) and provide parking for 114 vehicles, including 8 disabled parking spaces. This parking capacity complies with LDP Policy 4, the associated SG and is in line with EDC's maximum parking guidance for a secondary school, as discussed with EDC's Transportation Team.
- 4.38 The internal road layout includes safe and efficient vehicular, cycle and pedestrian access, a coherent street layout, and clearly defined public and defensible private spaces in accordance with national policy - Design Streets and Designing Places.

#### Construction and Demolition Phase

- 4.39 As the proposed development is to progress on the basis of a tandem build, the safety and security of pupils and staff on the site is a key consideration. The contractors undertaking the construction and demolition works – McLaughlin & Harvey – have prepared a Construction Method Statement which has been submitted with the planning application. Furthermore, a Construction Management Plan has been submitted with the planning application which sets out how construction traffic will be managed.
- 4.40 As noted previously, there is a planning application (TP/ED/20/0319) currently progressing for the preparatory groundworks to allow these works to be undertaken within the summer period (i.e. in July and August 2020). This will allow the movement of topsoil off-site and the creation of development platforms to be undertaken outwith the school term, thereby reducing the interface between construction traffic and pedestrians/vehicles attending the school. Furthermore, the design approach adopted utilises the existing landscape and levels of the site to form the new building, minimising the amount of material that is required to be transported both on and off the site
- 4.41 Construction of the new school will progress as the first stage and this construction site will include a dedicated access point within the site which will be gated and manned by security to ensure that there is no unauthorised access to the construction area by pupils, staff or members of the public.
- 4.42 To mitigate the impact of construction traffic during the school peak periods, a construction traffic embargo will be implemented at the beginning and end of the school day. This includes all HGV traffic in and out of the site and will avoid the potential for congestion at the school

access during peak times as well as vastly reducing the potential hazards of a shared-access. This is particularly important during Phase 1 when construction and school traffic will utilise the main access at Inveroran Drive.

- 4.43 In order to manage dust and debris from the construction stage, a number of measures will be implemented including dust suppression and mechanical road sweeping. Additionally, it is proposed that a dilapidation survey be undertaken of the existing road conditions and surrounding structures to ensure that any damage is recorded and measures taken to repair such damage.

### **Design Changes following the PAC Process**

- 4.44 Consideration has been given by EDC's Major Asset Team and the Design Team to the comments received from the Public Exhibitions and discussions with EDC as Planning Authority. The submitted planning application provides detailed information on the design opportunities and constraints of the site and provides an appropriate design solution to appropriately address these.
- 4.45 The iterative design process which has been undertaken is detailed within the DAS accompanying the application. Taking the above into account, it is considered that the majority of those who attended the events and provided their feedback are supportive of the proposed development and a significant number of the comments received relate to technical matters which can - and will - be addressed through the formal application process. The position and orientation of the building within the site has been determined by a range of factors and it is considered that the design solution adopted and mitigation measures implemented as part of the proposed development will not result in an unacceptable impact on adjacent neighbours.
- 4.46 Given the limited scope to locate the buildings elsewhere on the site - in the context of the tandem build approach and the points raised in paragraph 4.16 above - limited changes have been progressed in respect of the layout and building position.
- 4.47 Nevertheless, a number of changes to the proposed development have been made as a result of the comments received and discussions with EDC as Planning Authority. The key design changes are as follows:
- A pallet of high-quality materials has been identified as part of the proposed development to ensure that the building is appropriately integrated within the setting of the site and that it is reflective of its use as a civic building within East Dunbartonshire;
  - As a result of the outcomes of the NIA, acoustic fencing is proposed along the southern boundary of the site;

- The proposed landscaping solution for the site has been progressed following discussions with the school staff and management and with SportScotland to confirm the sports provision; and
- The drainage features which have been designed as part of the proposed development - including the provision of a detention pond - will deliver enhanced biodiversity opportunities through the integration of SUDS with the wider landscaping strategy for the site. This will deliver an overall improvement to the green infrastructure and habitat opportunities than presently exists.



## 5.0 CONCLUSIONS

- 5.1 As set out above, this PAC Report has been prepared in accordance with the Planning etc. (Scotland) Act 2006 and the Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013. In this regard, it is considered that a robust and transparent pre-application process has been undertaken. A considered approach to consultation with the public and EDC as Planning Authority has been delivered.
- 5.2 The PAC exercise has considered and responded to the comments received through the consultation process. Furthermore, the proposed development has been discussed with a number of EDC Officers to understand and inform the information expected to accompany the planning application, and gain feedback from internal consultees to inform the layout. Further information is contained within the supporting information accompanying the planning application.
- 5.3 Discussion on the proposed development and comments resulting from this PAC process have assisted EDC's Major Asset Team and the project team in consideration key parameters of the planning application.
- 5.4 It is acknowledged that there are concerns with regards to the location of the building from residents to the south of the site. However, as has been demonstrated through the information submitted as part of the proposed development, this interface has been carefully considered by the project team throughout the design evolution process. As a result, mitigation measures have been identified and will be implemented to minimise any perceived impacts to these existing residents. The set-back provided, along with the landscaping scheme within the site will also help to minimise any impacts of the proposed development.
- 5.5 Technical matters such as transport and drainage have been fully investigated and, as set out within the supporting information, can be adequately addressed. The Planning Statement submitted with the planning application demonstrates how the proposed development complies with the requirements of planning policy.
- 5.6 From the feedback recorded, there is significant support for the principle of the redevelopment and replacement of the existing school.
- 5.7 As a result of this PAC process, a number of positive design changes have been undertaken to take cognisance of feedback received. This has resulted in a detailed design which will deliver a high-quality, purpose-built facility which will provide access to a state-of-the-art teaching environment (both indoors and outdoors) and a much-needed replacement school.

- 5.8 The extent of the consultation undertaken by EDC's Major Asset Team goes significantly beyond that required by the Act or Regulations, demonstrating a clear commitment to engage with the local community and take their concerns into account as far as is practicable.

## Appendix 1

PoAN submitted to EDC as Planning Authority

## PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013 (Regulations 4-7)

To be completed for all developments within the  
national or major categories of development

Name of Council	East Dunbartonshire Council
Address	12 Strathkelvin Place
	Kirkintilloch
	G66 1TJ

Proposed development at [Note 1]	Boclair Academy
	Inveroran Drive, Bearsden
	Glasgow, G61 2PL

Description of proposal [Note 2]	Redevelopment of existing school facility to form
	a new secondary school including landscaping,
	car parking and associated infrastructure works.

Notice is hereby given that an application is being made to

[Note 3]	East Dunbartonshire	Council by [Note 4]	East Dunbartonshire Council
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Of [Note 5]

Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1TF
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In respect of [Note 6]	Public exhibitions (2no.) to be held at Boclair Academy
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To take place on [Note 7]	1530-2000 hrs on 4th March & 1200-1600 hrs on 7th March 2020
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[Note 8] The following parties have received a copy of this Proposal of Application Notice

Bearsden East Community Council
All Local Elected Members for Ward 3 (Bearsden South)

[Note 9] For further details contact	Christine Dalziel c/o Barton Willmore
--------------------------------------	---------------------------------------

on telephone number	0141 548 8240
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And/or at the following address	Centrum Business Centre, 38 Queen Street, Glasgow, G1 3DX
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[Note 10] I certify that I have attached a plan outlining the site

Signed	<i>Christine Dalziel</i>
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On behalf of	East Dunbartonshire Council
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Date	31 January 2020
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## **PROPOSAL OF APPLICATION NOTICE**

**Town and Country Planning (Scotland) Act 1997  
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013**

### **NOTES FOR GUIDANCE**

- [Note 1] – Insert postal address or location of proposed development  
[Note 2] – Insert description in general terms of the development to be carried out.  
[Note 3] – Insert Council name.  
[Note 4] – Insert name of applicant and/or agent  
[Note 5] – Insert applicant's and/or agent's postal address  
[Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting  
[Note 7] – Insert date and venue of consultation  
[Note 8] – Insert list of those groups who have been invited to attend  
[Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)  
[Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

### **Pre-application Consultation (PAC)**

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;\*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

\* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

### **Submission of an Application after Pre-application Consultation Notice**

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

### **Additional consultation activity (responding to the Proposal of Application Notice)**

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.



Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

### **Minimum consultation activity**

*Consultation with community councils* - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

*The public event* - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

## Appendix 2

PoAN confirmation letter received from EDC as Planning Authority

Ref No. TP/ED/20/0077

If Calling or telephoning please ask for  
Fraser McNair  
Planner on  
0300 1234510 Ext 3197

20 February 2020

Mrs Christine Dalziel  
Barton Wilmore  
Centrum Business Centre  
38 Queen Street  
Glasgow  
G1 3DX

Planning Department  
Place, Neighbourhood and Corporate Assets  
Broomhill Depot  
Kilsyth Road  
Kirkintilloch  
G66 1TF  
Tel: 0300 123 4510

Dear Sir/Madam

**Section 35 of The Town and Country Planning (Scotland) Act 1997 (as amended) and  
Part 2 of  
The Town and Country Planning (Development Management Procedure) (Scotland)  
Regulations 2013**

**Proposal of Application Notice TP/ED/19/0732**

**Boclair Academy, Inveroran Drive, Bearsden, East Dunbartonshire, G61 2PL**

I acknowledge receipt of your Proposal of Application Notice (PoAN) for the above development received by the Council on 31 January 2020.

I refer to the details of the proposed consultation to be undertaken for the above development and note that 2no. public consultation events are to be held at Boclair Academy, Bearsden from 3.30pm – 8pm on 4th March 2020 and 12pm – 4pm on 7th March 2020.

With reference to the Pre-Application Consultation (PAC) to be undertaken for the above development, the Planning Authority considers holding a two public consultation events in Bearsden to be adequate in this instance under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Additionally, the public consultation events must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposals in order to enable members of the Community Councils, representative groups and the public to arrange to attend the events.

Community Councils must be consulted as part of the Pre-Application Consultation and must be made aware of the consultation dates. It is noted that you intend to notify Bearsden East Community Council and all Elected Members for Ward 3 (Bearsden South). Additionally, Bearsden West Community Council and Bearsden North Community Council should be consulted, since these Community Councils fall within the catchment area of Boclair Academy.



Please note that an application for the above development can only be submitted after a minimum of 12 weeks of the PoAN being submitted. For the avoidance of doubt the application will be submitted with the documents required by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and other supporting information as may be required. This supporting information includes but is not limited to:

- Noise Impact Assessment (to assess noise from any fixed plant/equipment (plant rooms etc.), amphitheatre and also any sports pitches/MUGA's).
- Detailed kitchen/waste area plans;
- Flood Risk Assessment;
- Drainage Scheme;
- Design and Access Statement;
- Transport Scoping Form.

We are currently awaiting further consultation responses and will be in touch if further information is requested. As part of the pre-application process, we will be pursuing a processing agreement with yourselves to ensure that the application is processed timeously.

Please note it is the applicant's responsibility to ensure that all PAC activities are conducted in accordance with the aforementioned legislation and associated Circular 3/2013.

I trust this is of assistance to you however should you have any questions please do not hesitate to contact me.

Yours faithfully,

Fraser McNair,  
Planner

### Appendix 3

Copy of Public Notice placed in the local press

# Classified

## PUBLIC NOTICES

## PUBLIC NOTICES

### COUNTRYSIDE (SCOTLAND) ACT 1967

**THE EAST DUNBARTONSHIRE COUNCIL (A809 STOCKIEMUIR ROAD TO COCHNO ROAD, BEARSDEN) PUBLIC PATH DIVERSION ORDER 2020**

Notice is hereby given that The East Dunbartonshire Council in exercise of the powers conferred on it by Paragraph 2(1A) of Schedule 3 of the above Act and of all other powers enabling it in that respect, has confirmed without modification the foregoing Order authorising the diversion of a section of the Public Right of Way (ROWSB6) that runs from the A809 Stockiemuir Road to Cochno Road, Bearsden. The diverted section lies between a point 1560 meters or thereby southwest of the Right of Way's junction with the A809 Stockiemuir Road to a point which is 440 meters or thereby northeast of the Right of Way's junction with Cochno Road.

A copy of the Order and the map referred to therein may be examined during the hours of 9:00 am to 5:00 pm, Monday to Friday inclusive at the offices of Place, Neighbourhood & Corporate Assets, Broomhill Depot, Kilsyth Road, Kirkintilloch G66 1TF (Telephone 0300 1234510) and at Bearsden Community Hub, 69 Drymen Road, Bearsden, G61 3QT during their normal opening hours, for a period of 28 days from the date of this Notice.

The Order comes into operation on 17 February 2020 but any person wishing to question the validity of the Order on the ground that it is not within the powers of the Act or that any of the relevant requirements arising from the Act are not being complied with in relation to the Order made, may within six weeks from that date apply to the Court of Session for this purpose.

Karen Donnelly, Chief Solicitor and Monitoring Officer.

### COUNCIL MEETINGS

Notice is given of the undernoted Committee/Council meetings

(Format: Meeting; Date; Time; Location):

**East Dunbartonshire Council;** Thursday, 27th February 2020 at 6.00 pm in Tom Johnston Chamber, 12 Strathkelvin Place, Kirkintilloch.

### MEMBERS' SURGERIES

Councillors' arrangements for interviewing residents:

**2 Bearsden North – Sheila Mechan,** Bearsden Hub (Service Room 3), 19/02/20, 4.00pm-4.30pm

**3 Bearsden South – Vaughan Moody,** Westerton Hall (Wednesdays) 19/02/20, 7.30pm-8.30pm Between surgeries Councillors can be contacted at the Members Support Unit on 0300 1234510.

### PLANNING APPLICATIONS

Format: App No; Address/location; Proposal; Type of advert; Period of reps.

**TP/ED/20/0039;** Flat 11, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement of four windows with double glazed units.; Reg 5 - Listed Building Consent; 21 Days

**TP/ED/20/0049;** 20 Colquhoun Drive, Bearsden, East Dunbartonshire, G61 4NQ; Proposed rear and side single storey extension, incorporating a new garage, alterations to existing attic and demolition of existing garage.; Section 65 - affecting CA; 21 Days

**TP/ED/20/0068;** Flat 5, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement windows to listed building; Reg 5 - Listed Building Consent; 21 Days

**TP/ED/20/0069;** Flat 5, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement timber windows; Section 65 - affecting CA; 21 Days

**TP/ED/20/0076;** 35 Bocclair Road, Bearsden, East Dunbartonshire, G61 2AF; Demolition of existing house and erection of two storey villa containing six apartments; Section 65 - affecting CA; 21 Days

**TP/ED/20/0080;** Flat 1, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement windows; Section 65 - affecting CA; 21 Days

**TP/ED/20/0082;** Flat 1, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement windows to Listed Building; Reg 5 - Listed Building Consent; 21 Days

**TP/ED/20/0090;** Flat 11, 69 Schaw Drive, Bearsden, East Dunbartonshire, G61 3AT; Replacement of four windows with double glazed units.; Section 65 - affecting CA; 21 Days

The application plans and other documents can be viewed online through the Council's website or may be inspected at East Dunbartonshire Council's planning offices, Southbank House, Strathkelvin Place, Kirkintilloch, G66 1XQ between 9:30am and 1:00pm, Monday to Friday however you should contact the planning department in advance to ensure the plans can be made available for you.

Written comments may be made within the above period to the Council through the Council's website or to the above address. Any representations will be treated as public documents and made available for inspection by interested parties and may also be published on the Council's website.

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## PUBLIC NOTICES

**The Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 Regulation 7(2) – Notice of Pre-Application Consultation Public Event**

East Dunbartonshire Council give notice of their intention to submit a planning application for the proposed development as follows:

**Bocclair Academy, Inveroran Drive, Bearsden, Glasgow, G61 2PL**  
**Redevelopment of existing school facility to form a new secondary school including landscaping, car parking and associated infrastructure works.**

Further information on the proposed development will be available at the following public exhibitions to be held at Bocclair Academy, Inveroran Drive as follows: Wednesday 4 March 2020, 15.30 – 20.00 hrs; and Saturday 7 March 2020, 12.00 – 16.00 hrs.

Any persons wishing to make comments relating to the proposal or wishing to obtain further information may do so by contacting: Christine Dalziel - Barton Willmore (Agent) [christine.dalziel@bartonwillmore.co.uk](mailto:christine.dalziel@bartonwillmore.co.uk) or 0141 548 8240 or by post to Barton Willmore, Centrum Business Centre, 38 Queen Street, Glasgow, G1 3DX

Comments should be submitted to the prospective applicant at the address above by **21 March 2020**.

**Please note:** Comments made on these proposals are to the prospective applicant (East Dunbartonshire Council's Major Assets Team) and not formal representations to East Dunbartonshire Council as Planning Authority. If a subsequent planning application is submitted, there will be a further opportunity to make formal representations on the application to East Dunbartonshire Council as Planning Authority during the statutory notification period.

## MOTORS

## VEHICLES WANTED

# WANTED

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Plant Vehicles, 4X4's  
Campervans & Caravans  
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MOT Failures  
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## Appendix 4

### Exhibition Poster



# REDEVELOPMENT OF BOCLAIR ACADEMY

## We want to hear your views!

East Dunbartonshire Council is proposing to submit a planning application for the redevelopment of Boclair Academy to form a new secondary school and improved outdoor sports provision.

Public exhibitions will be held at Boclair Academy, Inveroran Drive, Bearsden on the following dates:

- Wednesday 4th Mar 2020, 3.30pm-8pm
- Saturday 7th Mar 2020, noon-4pm

Members of the public are invited to view development proposals and speak to members of the project team, who will be on hand to answer any questions and record any feedback.



Should you require any further information, please contact Christine Dalziel, Barton Willmore (Agent)  
[christine.dalziel@bartonwillmore.co.uk](mailto:christine.dalziel@bartonwillmore.co.uk) / 0141 548 8240

## Appendix 5

### Exhibition Banners displayed at Public Exhibition



Overview

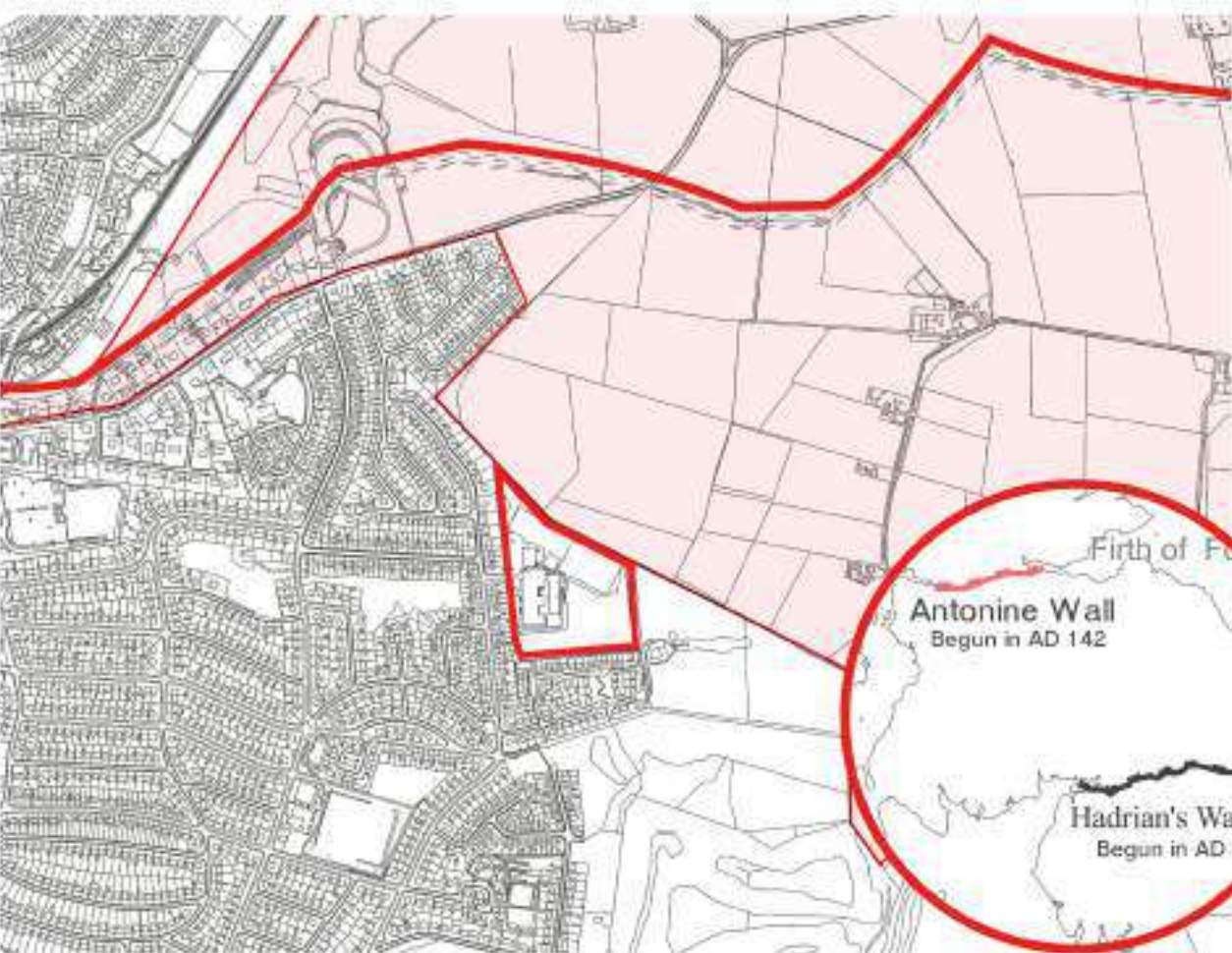
Bocclair Academy is an existing secondary school which serves its catchment area of south Bearsden and the village of Torrance. East Dunbartonshire Council (EDC) has appointed an external team to develop a proposal for the construction of a new secondary school in Bearsden to replace the existing Bocclair Academy. EDC have established a need to replace the school based on a future design roll of 1,050 learners.

The existing Bocclair Academy will remain operational during the construction of phase 1 of the project. Once the pupils have decanted into the new building phase 2 will commence and will include the demolition of the existing building and any remaining landscaping works.

It is the ambition of EDC to design a new school that maximises the use of flexible space to provide learning environments outside the formal classroom space and external landscape.

Historic Context

The existing site is located in the proximity of the historic area of the Antonine Wall.

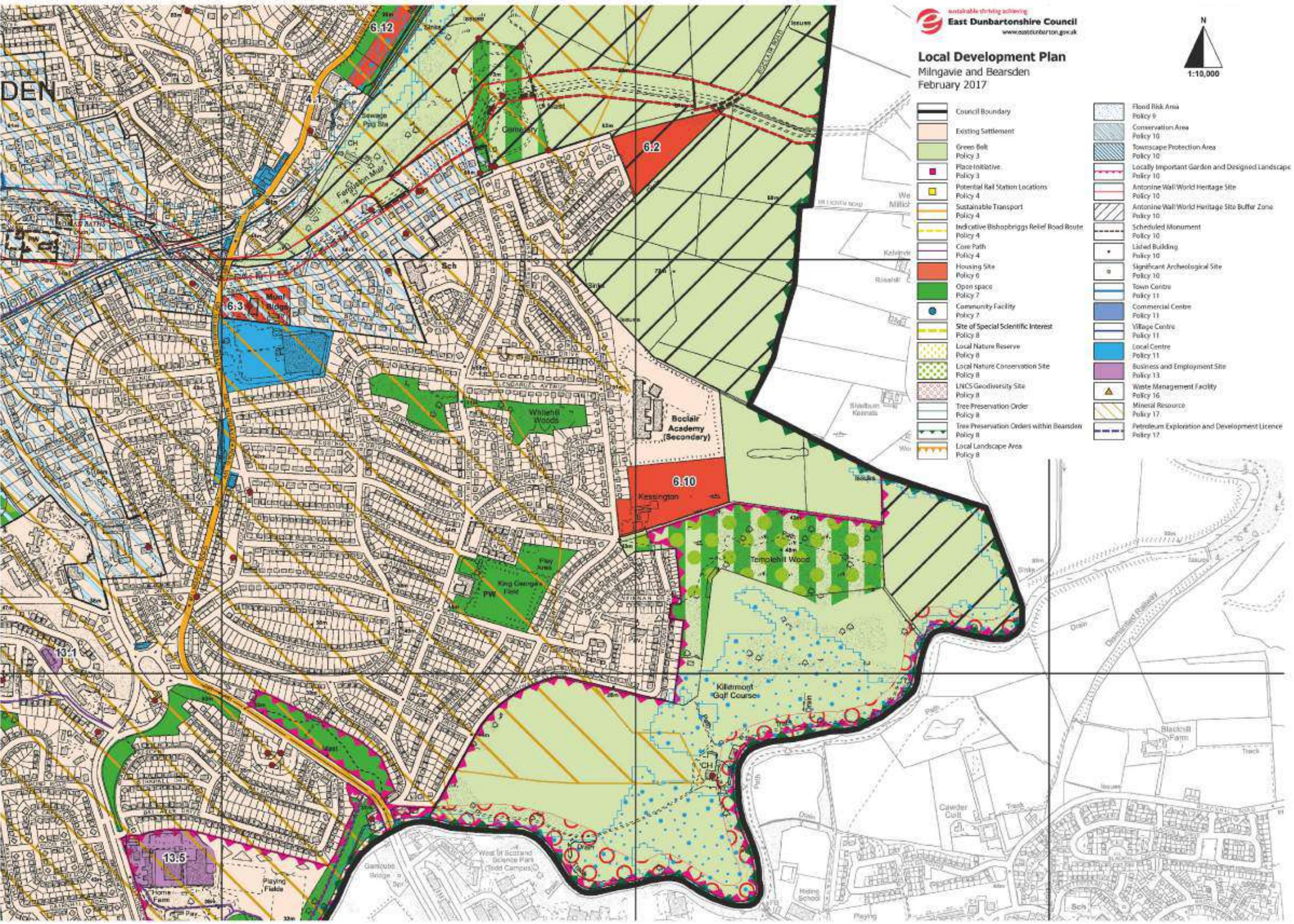


Planning Context

EDC, as part of their major assets delivery programme, intend to submit a planning application for the redevelopment of the existing Bocclair Academy to form a new secondary school and associated facilities. The proposed redevelopment will deliver a new purpose-built facility which will include the provision of improved outdoor sport facilities.

As part of the formal planning process, a Proposal of Application Notice (PAN) was submitted to EDC's Planning Service on 31 January 2020 and these public exhibitions are now being held in order to engage with local communities and stakeholders to seek feedback prior to proposals being finalised.

The site is identified within the 'Existing Settlement' boundary of Bearsden within EDC's Local Development Plan (LDP), therefore the principle of development on the site is established.



02 Background Information

Existing School

Bocclair Academy is a co-educational comprehensive secondary and serves pupils aged 11–18 from southern Bearsden, Westerton and Torrance. Bocclair Academy is affiliated with four local primary schools within its catchment area, Westerton Primary School, Colquhoun Park Primary School and Torrance Primary School Schools.

Bocclair Academy was built in 1976 and is currently reported as category B for both condition and suitability with a capacity of 1,050 learners in the 2018 Scottish Government data set. Teaching and learning is constrained in the current building by the size and nature of spaces.

Bocclair Academy works with a range of Partners (shown below) to enhance the quality of the learner experience.

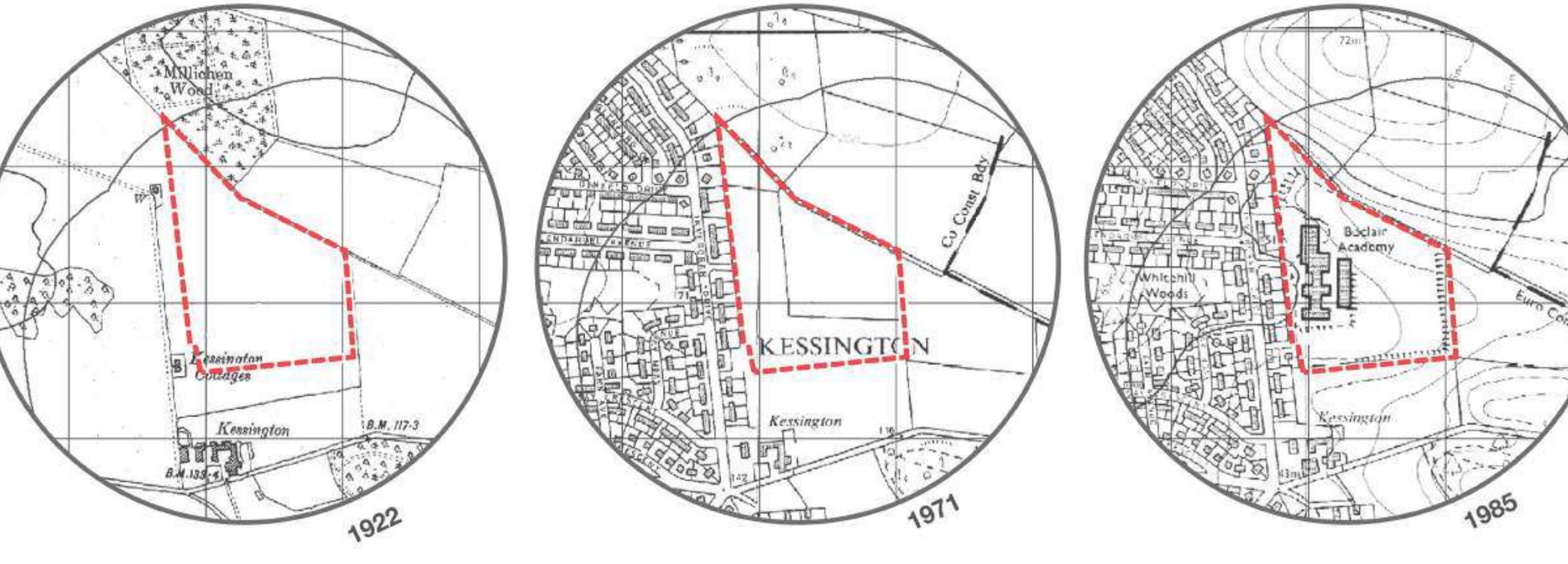


The New School

The new Bocclair Academy will embody EDC's commitment to delivering an excellent, lifelong pupil experience within a learning culture that places people at the centre of what it does. It will support a motivated, vibrant, diverse community of learners and teachers to evolve efficient and effective approaches to study and pedagogy by facilitating innovation in teaching and supporting pupil development through individual study, collaboration and maximising potential through wider achievement.

Development Area

The development area is shown below and is determined by maintaining the existing school and 3G pitch fully operational during the construction phase of the new development. A further phase to demolish the old school will commence after the completion of the new development.



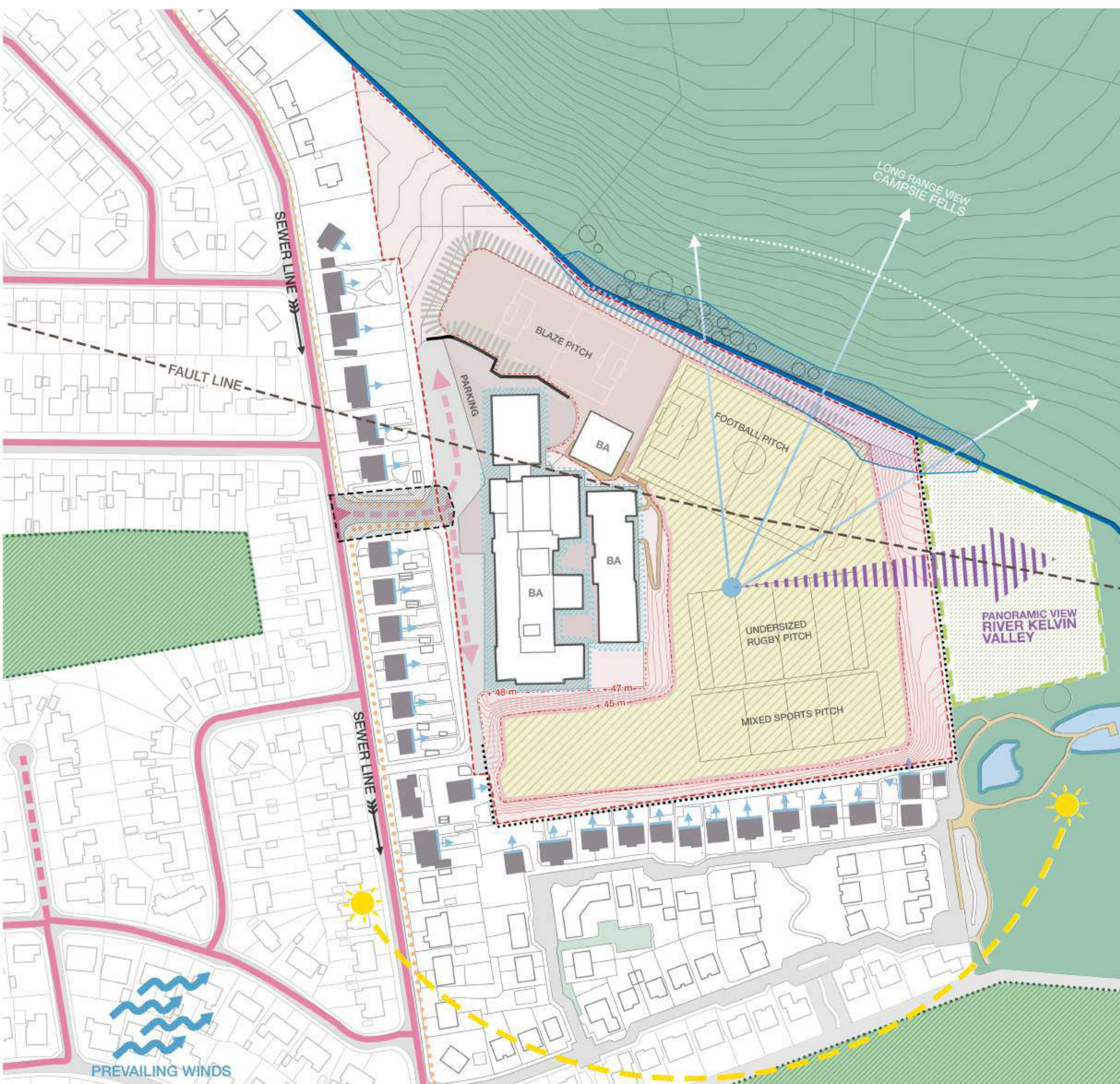


Constraints and Opportunities

Given the context shown on the left, technical assessment of the site is currently being undertaken by the EDC project team and the planning application will be accompanied by a range of technical information in order to demonstrate the suitability of the proposal. This is likely to include:

- Drainage Assessment and SuDS Strategy;
- Flood Risk Assessment;
- Transport Assessment;
- Design and Access Statement;
- Ecological Surveys;
- Planning Statement; and
- Pre-Application Consultation Report.

The scope of the technical documents to be submitted will be discussed and agreed with EDC to ensure that all matters pertinent to the proposed development are considered and any required mitigation measures identified.



04 Briefing and Engagement

Educational Brief

The new school is envisaged as being an environment that supports collaborative approaches to teaching, learning and working. In order to foster a cross curricular approach, an organisational model was agreed in which key subject areas who work closely together will be located within easy reach of each other. It is hoped that new links and collaborative opportunities will be developed out of this approach, and subject groupings have been developed to reflect ambition moving forward.

It is intended that the new school will be designed around curricular groupings of related subjects under the following headings :

- CG 1 : Languages & Humanities
- CG 2 : STEM (Science, Technologies, Food Technology, Business & Computing)
- CG 3 : Expressive & Performing Arts
- CG 4 : Learning Support

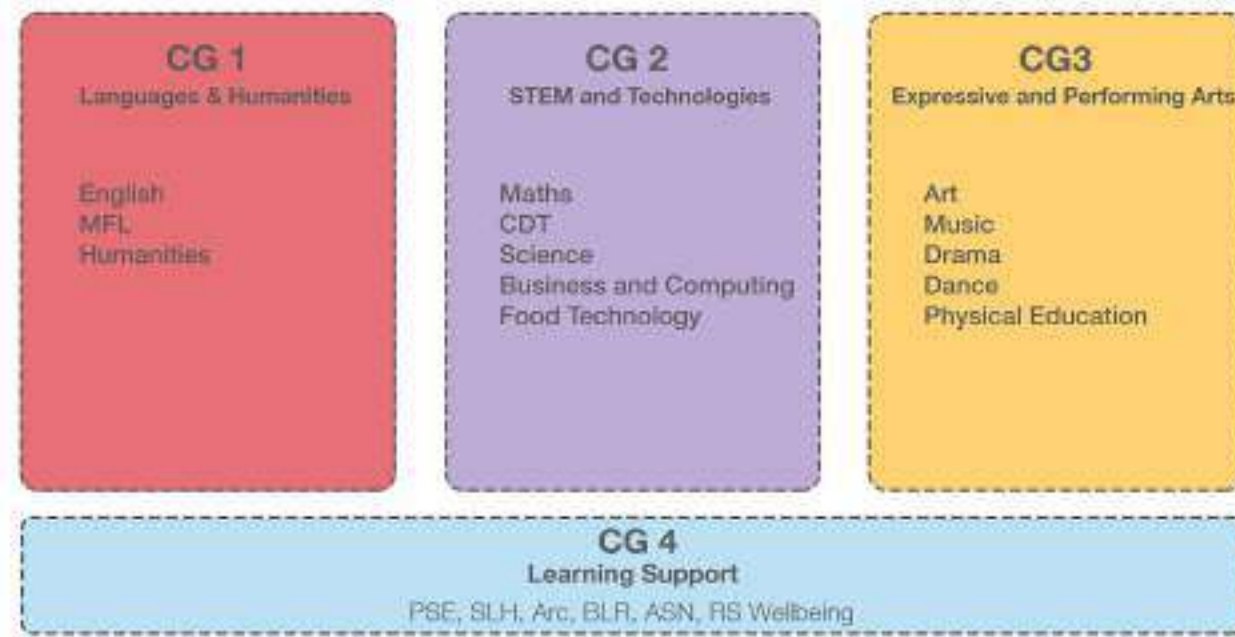
In line with the Curriculum for Excellence (shown on the right) key aims “to help young people gain knowledge, skills and attributes needed for life in the 21st Century including skills for leaning life and work”.

Strategic Briefing and Engagement

Through the early design stages there has been detailed engagement with pupils, staff and the Parent Council which has informed a strategic brief for the new school.

The completed strategic brief:

- Articulates the education and learning aims, priorities and ambition for the new learning facility
- Translates the vision into a concept and accommodation schedule which can support the priorities articulated for future learning
- Presents a budget which reflects the ambition for the schools within a bench marked, efficient, effective and affordable envelope of space.



05 Design Development

The Concept

The concept for the new school is to maximise the external landscape setting and realise a building that integrates fully within the new landscape design and semi-rural setting. In contrast to the existing tall building the new school will be predominantly two storey and horizontal in form to reduce visual impact from neighbouring properties and maximise natural daylight and ventilation within the new school. The key spaces are described below:

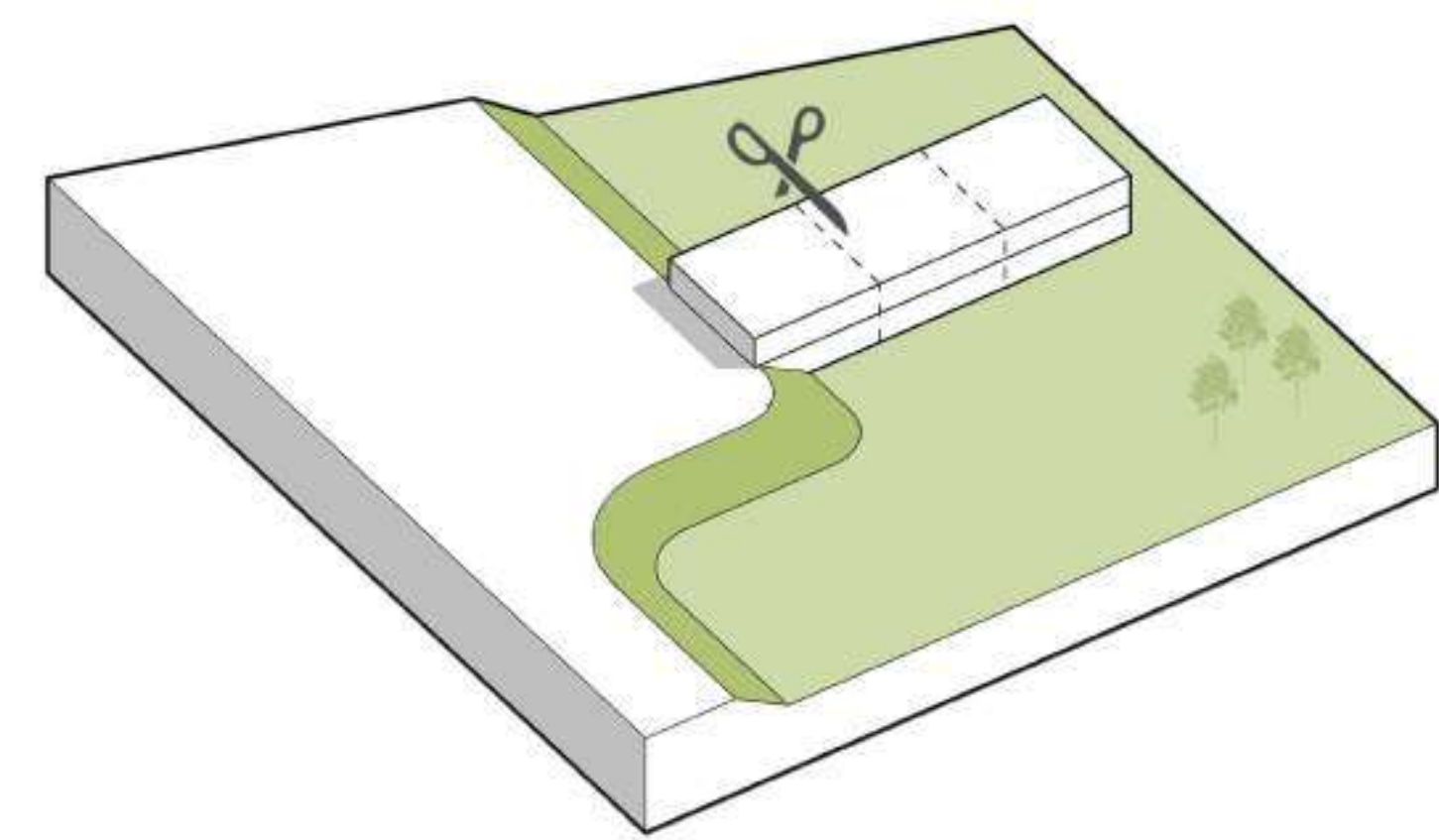
- **Improved car parking and bus drop off**  
Car parking and dedicated bus drop off is included at the front of the site. Parking has been provided in line with Council parking standards.

- **Green boulevard**  
A green welcoming walkway leads to a welcoming, non-institutional entrance.

- **Exhibition and atrium**  
At the heart of the building this mixed use space is the welcoming core of the building, also acting as an atrium space preceded by a large social stair allowing pupils and staff choice of how they use this space.

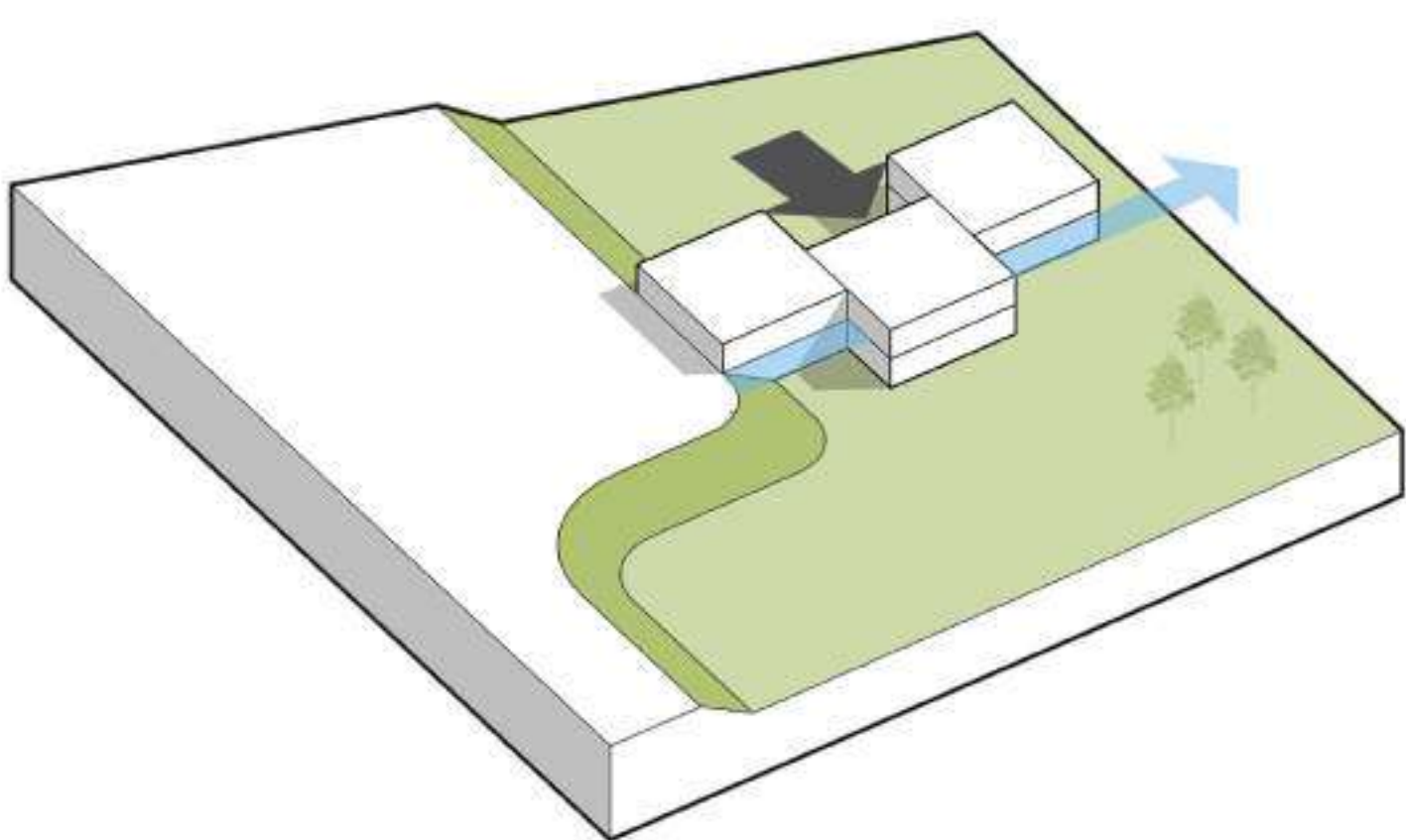
- **Dining**  
From pupil and staff feedback this is a key space within the building. By being linked with both, the inner courtyard and the external covered dining space this creates a strong interior-exterior connection within the building and offering choice in how pupils use this space.

- **Outdoor classroom / courtyard**  
From the pupil feedback during engagement sessions, this external enclosed area delivers multi-use and flexible teaching opportunities.



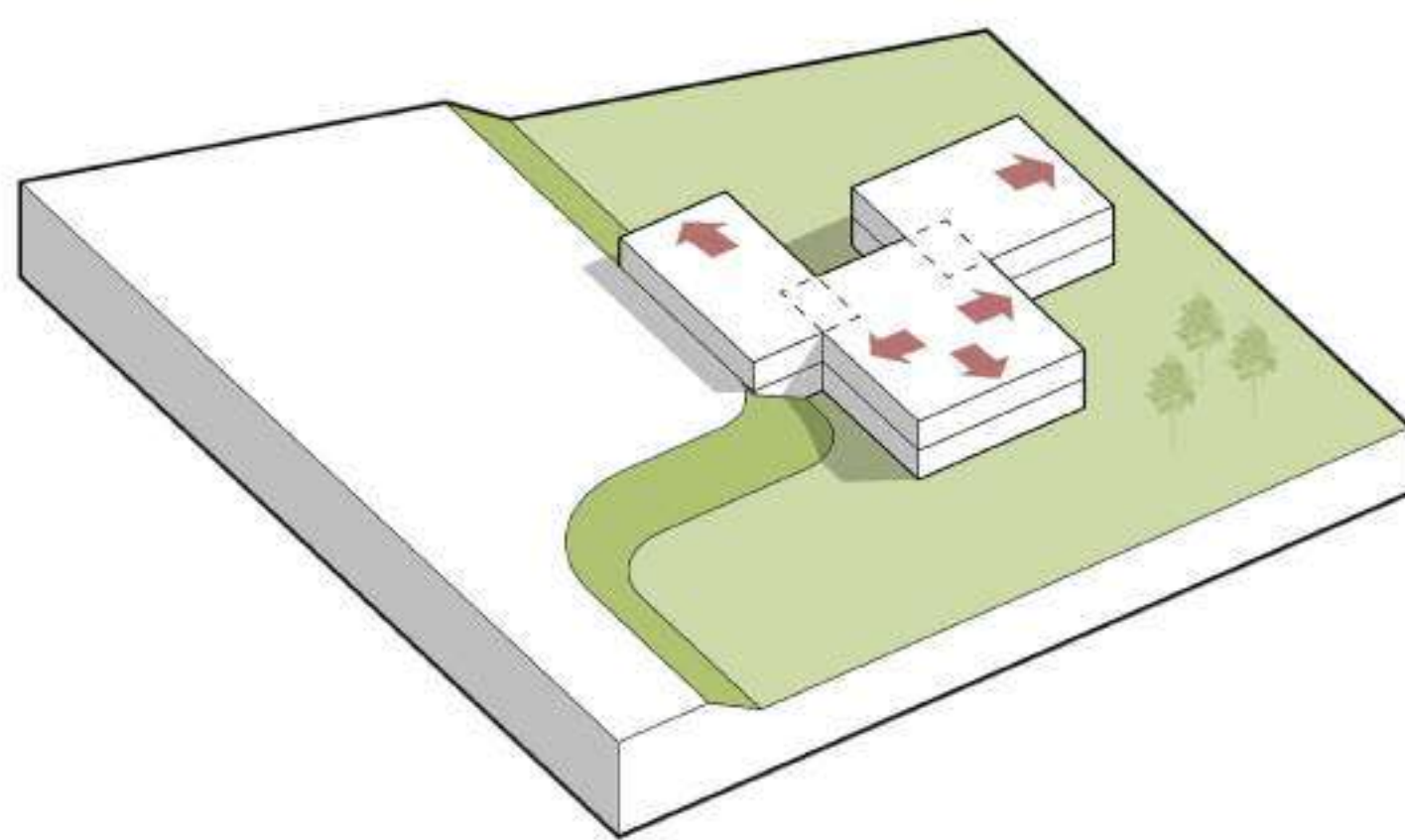
Low rise building set in its landscape setting

A low-rise, predominantly two storey, south facing building that embeds itself in the landscape, this concept is in stark contrast to the existing tall school massing.



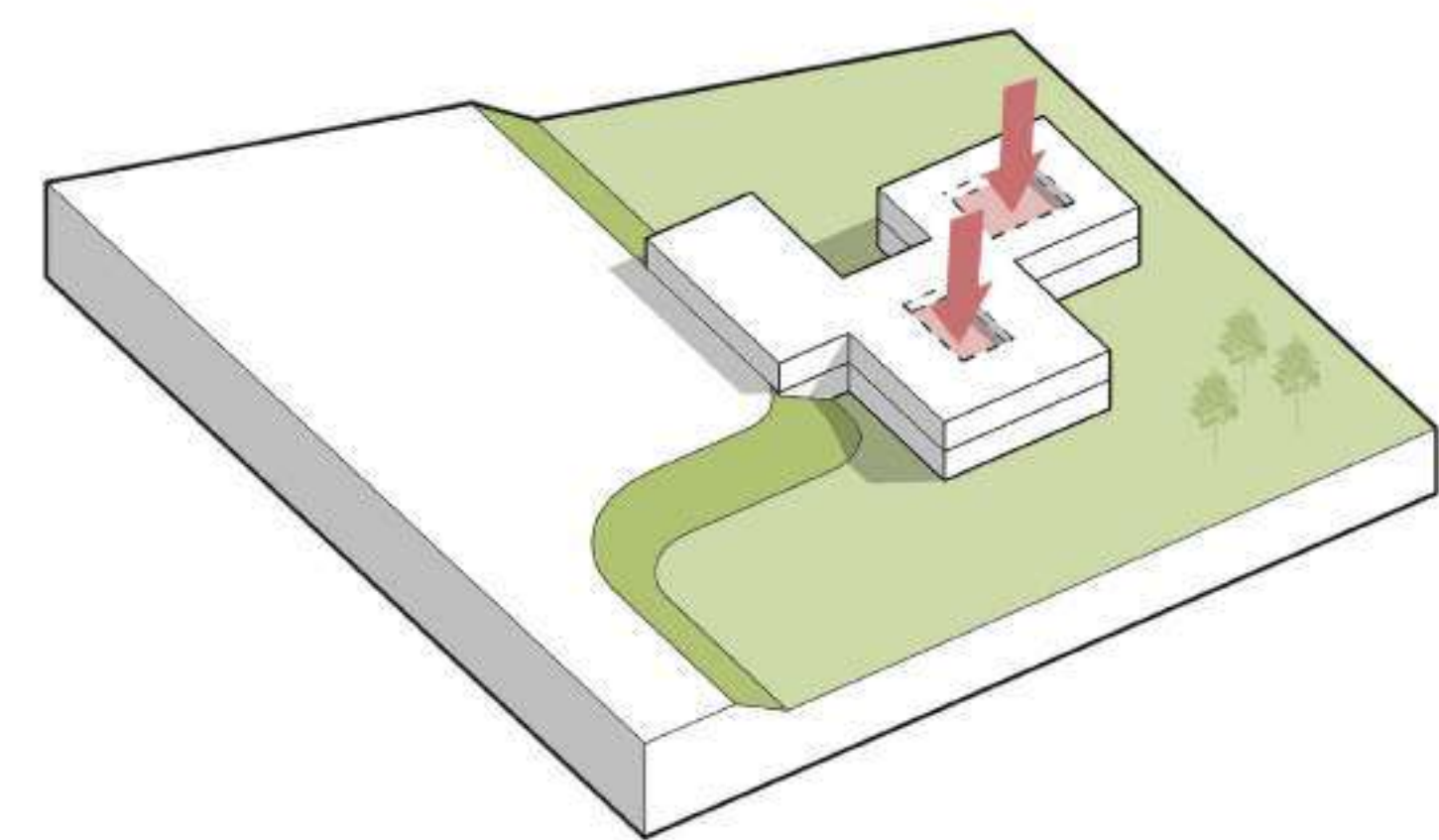
Opening up views

Shifting the volumes (learning blocks) of the new school opens views to the Campsie Hills and eastwards and creates external spaces that connect the building with the natural environment as well as with the wider context.



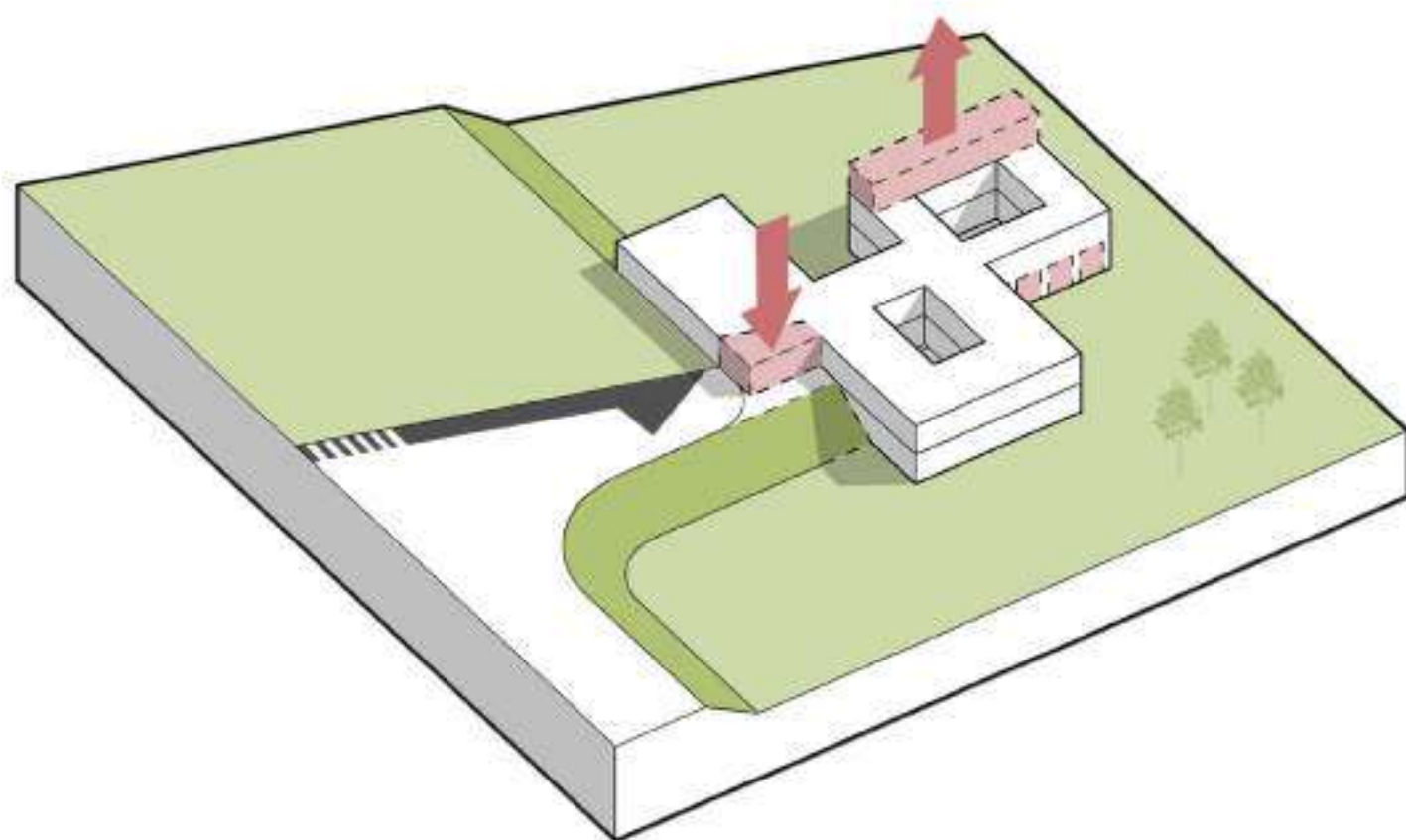
Maximising spatial requirements and flexibility

Ensuring the existing spatial requirements as well as the educational brief provide an efficient, environmentally sustainable building. This has resulted in a PE and Admin block that is welcoming and results in a simple security strategy. Thereafter teaching spaces are wrapped round the main assembly space with Science / Maths / Technology / Art collocated to the east.



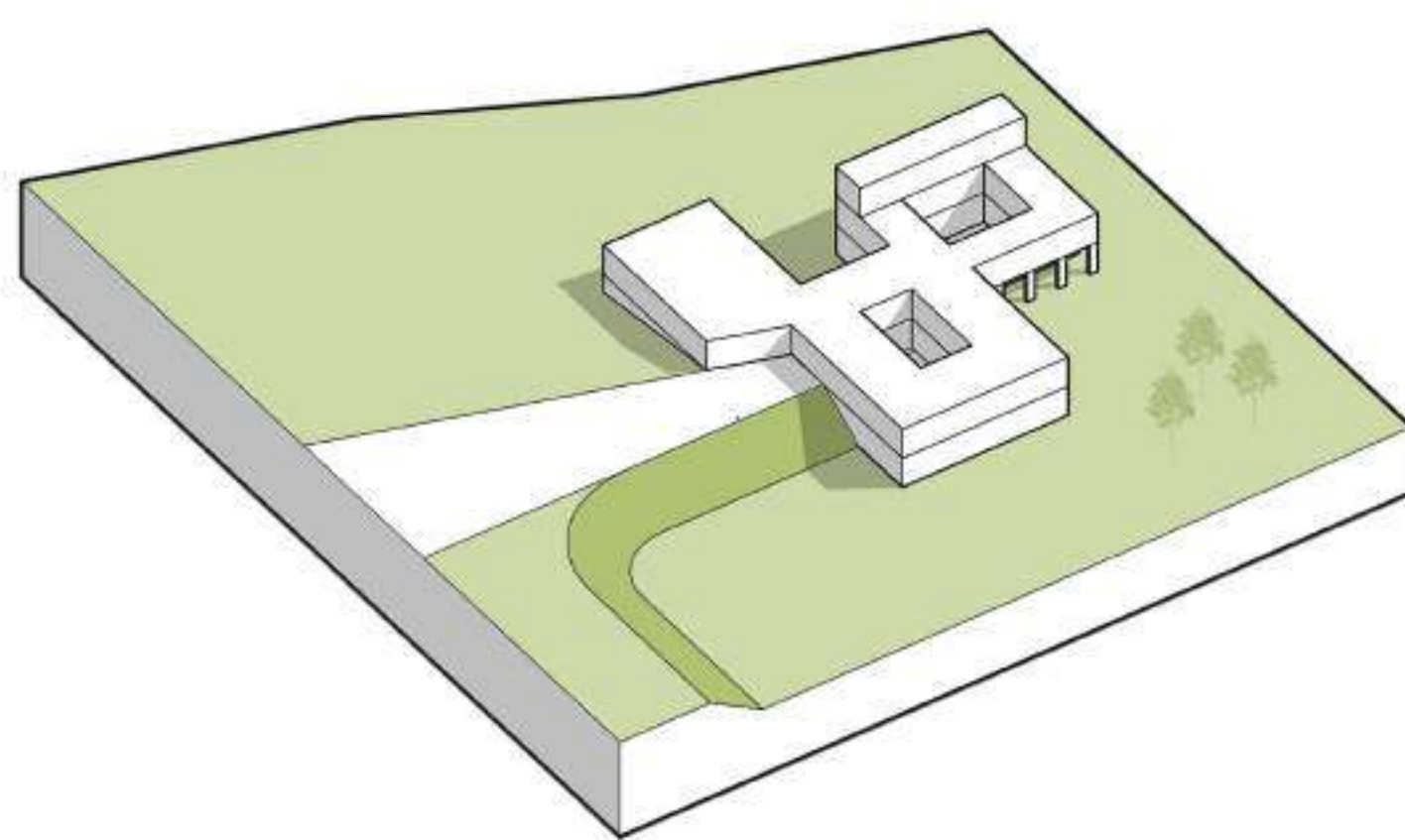
Creating an uplifting learning environment

Emphasising a strong connection between the teaching blocks has created a series of uplifting and forward thinking teaching spaces with connection to the wider landscape..



Creating a non-institutional, human scale

Careful consideration has been given to ensure the building massing is minimised visually that ensures a non-institutional and human scale is achieved. Areas such as main entrance, art and dining re scaled to allow different educational settings and maximise views.



The result

The final concept is the result of a continuous process of design development that places people at the centre of the new school. It will support a motivated, vibrant, diverse community of learners and teachers to evolve efficient and effective approaches to study and pedagogy by facilitating innovation in teaching and supporting pupil development through individual study, collaboration and maximising potential.



General Layout

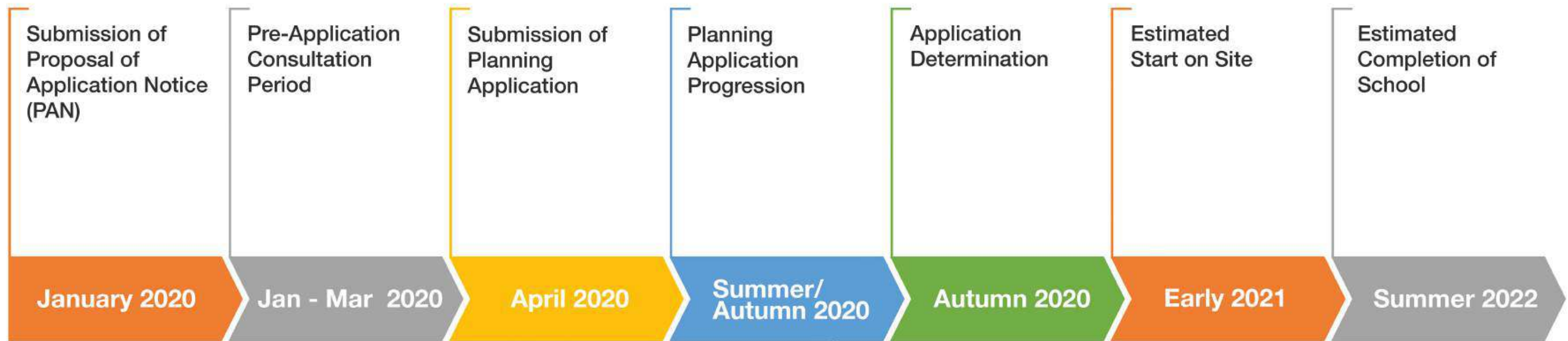
The landscape elements to the north of the site are orientated to align with the 3G all weather pitch. A new grass rugby pitch with 200m athletics summer markings is located to the north and will be approximately 1m higher in level than the 3G pitch. The car park and bus stops are all located on the higher level with the grass embankment to the grass pitches providing a useful spectator terrace. 116 spaces are provided within the car park including 8 disabled and a further 5 bus stops. Access to the service yard area for deliveries and refuse collection is around the north side of the building down a graded slope. Rain gardens and a pond provide natural attenuation and a study resource for the school. The pond area will be fenced for safety reasons.

To the south of the new building is the main student social area and outdoor study spaces. This includes a dining terrace, a variety of seating social spaces, raised planters for horticulture, and a grass amphitheatre to the west taking advantage of the natural level changes of the site. A new woodland buffer is proposed along the southern boundary to soften the interface with the residential development.

A wellbeing path circumnavigates the perimeter of the site to provide a near 1km route. This meanders through the new grassland meadows, trees and incorporates seating along the route.



07 Next Steps



We hope that you have found the exhibition useful. We would be grateful if you could complete a feedback form to ensure that your views are recorded and can be considered as the proposals are further developed.

Beside these boards, you will find copies of our comments form. Please submit your comments by: 20 March 2020.

Please leave your complete comments form in the box provided or alternatively send your comments by post to:

Barton Willmore, Centrum Business Centre, 38 Queen Street, Glasgow, G1 3DX

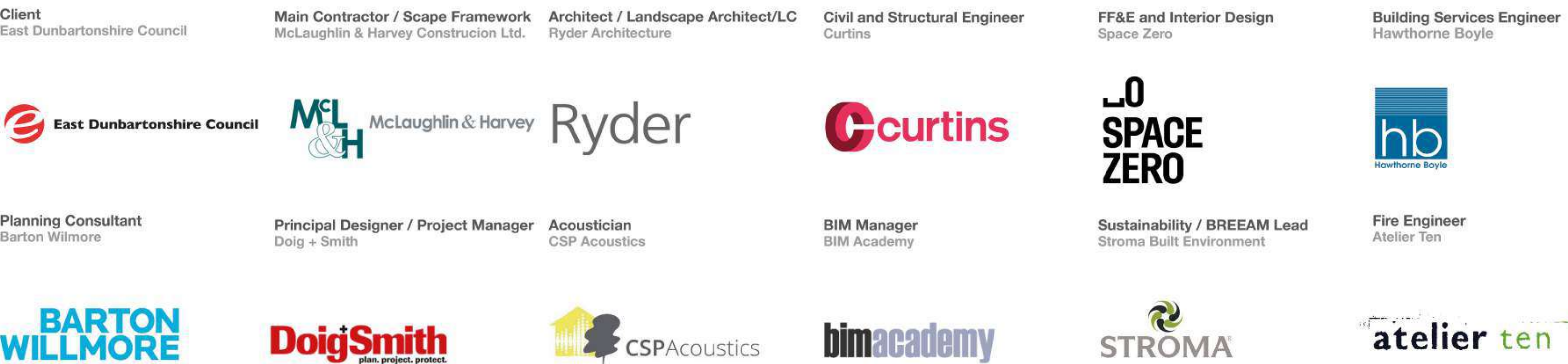
Or by email to:

christine.dalziel@bartonwillmore.co.uk

Please note that comments made on these proposals are to the prospective applicant (EDC's Major Assets Team) and not formal representations to EDC as Planning Authority. Following the submission of a planning application, there will be further opportunity to make formal representations on the application to EDC as Planning Authority during the statutory notification period.

Please note that these boards represent the current design intent for this particular project.

09 The design team





## Appendix 6

Copy of the Comments Form provided at the Public Exhibition

# REDEVELOPMENT OF BOCLAIR ACADEMY

## FEEDBACK FORM

### GENERAL INFORMATION

Are you from the local area?

☐ Yes ☐ No

Postcode:

.....

### QUESTIONS

1. Do you support the redevelopment of Boclair Academy to provide a new school on the site?

☐ Yes ☐ No ☐ Don't know

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.....  
.....  
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2. Do you support the design and layout of the site as indicated? (Building Location / Car Parking  
Landscaping / Sports Facilities)

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3. Is there anything else you would expect to see as part of the proposed redevelopment?

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Please Turn Over

# REDEVELOPMENT OF BOCLAIR ACADEMY

## FEEDBACK FORM

4. What key considerations do you feel should be addressed through the planning application?

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5. Do you have any further comments?

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THANK YOU

Please leave your completed feedback form in the box provided, or hand it to a member of the project team before departing. Alternatively, please take this form away with you and send back to us. Comments can be returned in the following way:



christine.dalziel@bartonwillmore.co.uk



Christine Dalziel, Barton Willmore,  
Centrum Business Centre, 38 Queen Street,  
Glasgow, G1 3DX.

All comments should be received no later than  
**FRIDAY 20<sup>th</sup> March 2020**

*Disclaimer:*

*Your comments will be reviewed by Barton Willmore and may be referred to within in a Pre-Application Consultation Report submitted to East Dunbartonshire Council. Although any comments made to this consultation process may form part of a future planning application submission document, they will not be considered by East Dunbartonshire Council as a formal representation to any future planning application. All members of the public and local stakeholders will have the opportunity to make formal representation once a planning application has been submitted.*

We will protect any personal information we collect from you, under the terms of the Data Protection Act 1998. Any information will only be used in relation to the planning and consultation processes for this proposal, and will not be provided directly to any third parties.