

Elected Member Technical Note

Report by: Thomas Glen, Depute Chief Executive – Place, Neighbourhood & Corporate Assets

TN Number 054-21

Date: 4 June 2021

Subject: Planning Permission Appeal: Site of South Crosshill Road Bishopbriggs G64 2LZ

Responsible Officer: Heather Holland, Executive Officer – Land Planning & Development

Publication:

This Technical Note will be published on the Council’s website following circulation to Members. Its contents may be disclosed or shared out with the Council.

Details:

1. The purpose of this Technical Note is to update Elected Members on a notice of intention issued by the reporter considering the appeal following the refusal by the Planning Board of application TP/ED/19/0816 for the proposed residential development comprising 158 units in a mix of flats and town houses with associated car parking and access from South Crosshill Road, refuse and cycle storage and formation of additional car parking spaces to the rear of the existing library at the site of South Crosshill Road Bishopbriggs.
2. The notice and cover letter are attached in appendices.
3. The notice indicates that planning permission will be granted provided an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 is reached between the planning authority and the appellant. The planning permission will not be issued until that agreement is reached and registered.
4. The Reporter has concluded that he considers that the proposal complies with the provisions of the development plan and the Council has failed to demonstrate any material planning harm. In his judgement, material considerations also weigh in favour of granting planning permission.
5. The Reporter will add an additional condition requiring the survey and recording of 4 South Crosshill Road prior to demolition and an additional requirement regarding maintenance to the proposed landscaping condition.

6. The Reporter will not give a decision on the claim for expenses made by the appellant against the Council until the legal agreement is signed and his final decision is issued.
7. The Reporter has given 13 weeks to enable the Council and appellant to agree a planning obligation or similar agreement to secure obligations set out in the Report of Handling, namely:
 - Open space contribution of £48,980
 - Education contribution of £268,812.27
 - Route corridor contribution of £165,000
 - The delivery of 40 units as affordable housing in perpetuity

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