

Comments for Planning Application TP/ED/26/0104

Application Summary

Application Number: TP/ED/26/0104

Address: Whitegates Park Middlemuir Road Lenzie East Dunbartonshire

Proposal: Erection of a secondary school including road access, landscaping, car parking, sports pitches, recreational areas and associated development.

Case Officer: Fraser McNair

Customer Details

Name [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed new Lenzie Academy development at Whitegates Park due to significant concerns about transport, infrastructure and site suitability.

The surrounding road network has major congestion, especially around school times. Pavements are narrow, crossings are limited and there is already pressure on parking. Key junctions are already queued at busy times. A secondary school of this scale would intensify these issues.

The formal drop off area is likely to worsen the situation, creating a bottleneck at that roundabout.

There is a real risk of overspill drop off and parking into nearby residential streets, which would worsen existing congestion and affect road safety for pedestrians, cyclists and drivers. There are numerous areas where traffic is likely to build up to an unworkable level.

Public transport connections in the immediate area do not effectively serve the likely school catchment. This undermines the sustainability of the proposal.

A 1,400-pupil school assumes sustained high demand despite fluctuating roll projections, discretionary intake and recent catchment changes. Building to this scale on a constrained site risks over-provision and the permanent loss of protected green space without clear evidence of enduring local need. Further to these problems, Whitegates Park also has long-standing issues related to drainage and ground conditions. These concerns raise questions about whether this is an appropriate site for a major school development.

The recent Technical Note confirms a change in approach to Myrtle Avenue, which is no longer being progressed as secured off-site mitigation within the Whitegates Park application, but instead as a separate major planning application. This represents a material change that affects how mitigation and policy compliance can properly be assessed at this stage.

Inadequate justification for building on protected open space

Whitegates Park is designated public open space, and the application does not provide sufficient planning justification to override policies protecting such land under NPF4 and LDP2.

Whitegates Park is designated open space forming part of the established Green Network and protected under Policy 17 of the LDP2, the Open Space Strategy.

The Council has resolved to make a Tree Preservation Order for Whitegates Park. Determination of this application should not pre-empt or undermine the statutory TPO process now underway. While 're-provision' of paths is mentioned, the proposals would reroute access around the school and remove the open, informal routes people currently use across the park.

Change of use

If this application seeks to reclassify Whitegates Park from protected open space, it is procedurally unsound. The LDP2 designation remains in force, and any change of use must be made through a formal amendment process, subject to consultation and examination. Attempting to bypass this process via a planning application would conflict with the planned system required under the Town and Country Planning (Scotland) Act 1997 and NPF4.

I am also concerned about the visual impact of a large modern school building on an area that is currently open, low-rise parkland.

The loss of the existing grass football pitch also reduces local sports and recreation provision for the community.

The Noise Impact Assessment identifies houses on Larkfield Road as among the closest residential receptors, with gardens approximately 35 metres from the proposed sports pitches. The main drop-off and parking areas are also located on this side of the site, concentrating activity closest to existing homes. In addition, the assessment assumes floodlit pitch use until 9pm. Taken together, these factors mean nearby residents would experience the combined effects of traffic movements, sports activity and evening use in very close proximity to residential properties.

For these reasons, I ask the Council to refuse the application.