

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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 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 within the Local Development Plan. The proposal would remove this valued community greenspace entirely. This is contrary to policy, which requires open space to be protected unless clear evidence shows that alternatives have been fully and robustly assessed - a process which has not been transparently demonstrated.

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.

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.

3. Biodiversity Impacts:

The development would result in the loss of almost all habitat, tree cover and wildlife connectivity on the site. Given the restricted footprint, it is unlikely that a genuine nature-positive outcome could be delivered.

The latest Technical Note confirms that Myrtle Avenue will come forward as a separate major planning application, rather than as secured mitigation linked to Whitegates Park. This material change undermines reliance on Myrtle Avenue to justify the current proposal.

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.