



Summary Document

October 2013



Proposed Local Development Plan Modifications

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Contents

| | |
|---|---|
| 1. Introduction | 1 |
| 2. The Purpose of this Consultation..... | 1 |
| 3. Modifications | 2 |
| 3.1. Modification 1 (LDP page 76, Proposals Map 3)..... | 3 |
| 3.2. Modification 2 (LDP page 76, Proposals Map 3)..... | 4 |
| 3.3. Modification 3 (LDP page 75, Proposals Map 2)..... | 5 |
| 4. Don't forget to have your say... .. | 6 |

1. Introduction

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, the Town and Country Planning (Development Planning) (Scotland) Regulations 2008 and Circular 1/2009, 'Development Planning' provide the legislative basis for undertaking Modifications to the Proposed Plan. The Council may make modifications, to take account of representations, consultation responses or minor drafting and technical matters.

The 12 week consultation on the Proposed Local Development Plan and accompanying documents closed on 1st May 2013. The Plan set out the Council's preferred position in terms of its future land use policies and set out a growth strategy up to 2025 and beyond. A summary of the comments received is available at www.eastrenfrewshire.gov.uk/local-development-plan. The representations were reported to Council at its meeting on 11th September 2013.

As a result of the comments and issues raised during the consultation, the Council has prepared two Pre-Examination Modifications to the Proposed Local Development Plan. The legislation makes it clear that Pre-Examination Modifications are only required if it is proposed to alter significantly any policies or any proposals in the Proposed Plan. The introduction of the two new sites for a denominational primary school and a religious/community facility would be a significant change to the Proposed Plan and would trigger these requirements. These modifications must be advertised and consulted upon. Neighbour notification is also required.

In addition a minor technical modification is also proposed to clarify the current planning position and site boundary at Barrhead High School.

A modified Proposals Map, Environmental Report and Action Programme have also been prepared to support the Modified Plan.

Copies of all documents are available to view at the Council's offices, all local libraries and online at www.eastrenfrewshire.gov.uk/local-development-plan

In addition to the Proposals Map detailed individual location Plans for each of the Modification sites are included.

2. The Purpose of this Consultation

What you think about the Modifications is important to us. This consultation seeks comments from all stakeholders and members of the public.

Comments only on these modifications are now being invited over a 6 week period.

The consultation period will run from **9th October 2013** until **20th November 2013**.

We recommend you refer to the Proposed Plan as modified in full for further information and justification of the policies and proposals.

Please take time to read through the proposals and have your say.

3. Modifications

Representations regarding the school estate and a religious/community facility raise particular issues. The Modification stage allows these issues to be considered fully.

It is therefore proposed that **Schedule 7 'New and Improved Community, Leisure and Educational Facilities'** of the Proposed Plan is modified to include provision for the following two new additional sites and clarification provided on the replacement Barrhead High school as follows:

Pre-Examination Modifications

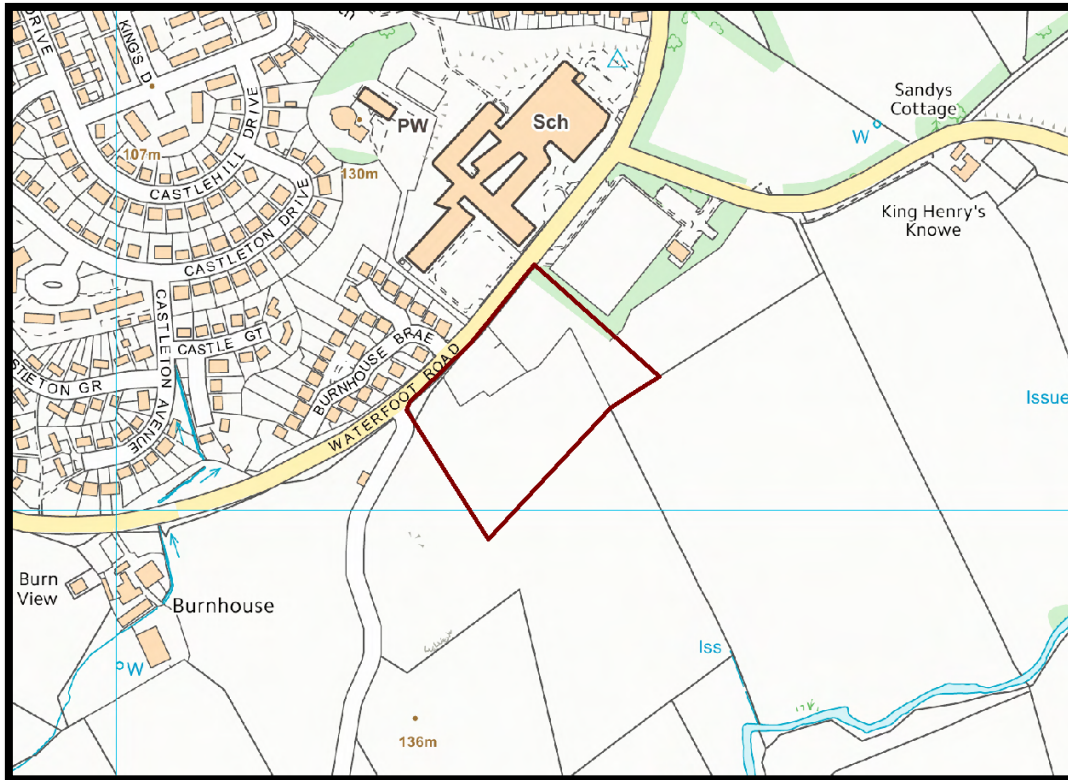
| Mod | Ref | Location | Description |
|--------------|---------------|-------------------------------------|--|
| Mod 1 | D13.28 | South Waterfoot Road, Newton Mearns | Provision of new denominational Primary School |
| Mod 2 | D13.29 | Capelrig Road, Newton Mearns | Provision of a Religious/Community Facility |

There are currently **no** planning applications for these two proposals. At this stage the Council is consulting **only** upon the principle of facilities at these locations and for their potential allocations within the Local Development Plan. Detail about scale, access, design, transport impacts etc will be determined through the submission of any future planning application.

The following sections provide an overview of each of these modifications.

3.1. Modification 1 (LDP page 76, Proposals Map 3)

D13.28 - South Waterfoot Road, Newton Mearns – Provision of new denominational Primary School and associated preschool provision.



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- Modification 1 is an alternative location for a denominational primary school in Waterfoot Road, Newton Mearns. This modification relates to comments received on master plan site M2.1 Malletsheugh/ Maidenhill.
- The Education Department have indicated that there is an immediate need for a denominational primary school regardless of any development in the proposed master plan areas given pressure on denominational primary places in the area.
- St Cadoc's is the only denominational primary serving Newton Mearns South.
- Whilst provision had been made for the siting of 2 primary schools within the Malletsheugh/ Maidenhill master plan, a representation was received from MacTaggart and Mickel proposing an alternative location for the denominational school on land owned by them outwith the master plan area. The proposed site is owned and in the full control of MacTaggart and Mickel who have indicated that they would be willing to make it available for development.
- The Education Department are supportive of this allocation. The site provides a logical spread of denominational primary schools across the Eastwood area and is therefore in a preferred location to serve the local school population. The Education Department will undertake a strategic consultation to establish a new school and changes to the local school catchment (St Cadoc's) in due course.
- The site is free from constraints.
- A development brief will be required to guide development.
- It is still proposed to locate a non denominational school to the southern part of the Malletsheugh/Maidenhill master planned area to meet future needs for non-denominational primary places in the area and to provide a community hub.

3.2. Modification 2 (LDP page 76, Proposals Map 3)

D13.29 - Capelrig Road, Newton Mearns – Provision of a Religious/Community Facility



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Please note the Ordnance Survey base mapping has not yet been updated to reflect the new school building.

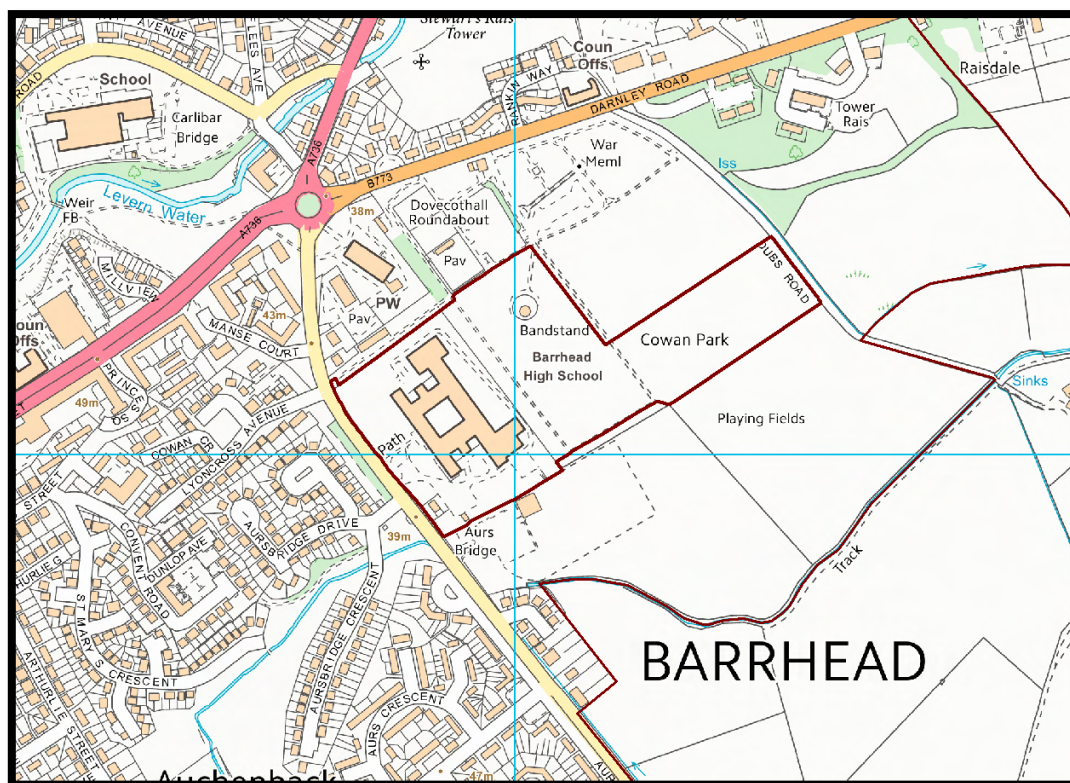
- Modification 2 concerns the allocation of a site for a religious/community facility on a residual parcel of land between Eastwood High School and Barcapel Avenue, Newton Mearns. This residual parcel of land was identified as landscaping for the new school.
- Demand for a Muslim facility was recognised by a Scottish Government Reporter in a recent report upholding an appeal for a temporary change of use from a former social club to a place for religious activities at Langrig Road, Newton Mearns. In addition the Reporter clearly stated that the Council should continue to work with the Muslim community to identify a suitable permanent site within a 3 year time period.
- Policy M2.1 of the Proposed Plan makes provision for a site to be allocated for a religious facility however, the Council received a representation during the consultation period from the Muslim community regarding the identification of a site at the above location.
- This site is owned by the Council and available now. The proposed site is within an area already established for community use and a religious/community facility would be in keeping with this.
- A development brief will be required to guide development and identify mitigation measures to address any loss of green space.

3.3. Modification 3 (LDP page 75, Proposals Map 2)

A minor technical modification is proposed to clarify the current planning position and site boundary at Barrhead High School.

| Mod | Ref | Location | Description |
|-------|-------|----------------------|--|
| Mod 3 | D13.4 | Barrhead High School | Replacement school and associated greenspace enhancement |

D13.4 – Barrhead High School - Replacement school and associated greenspace enhancement



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- A proposal for the replacement Barrhead High School was included within the Proposed Plan. At that stage the agreed location for the new school was not known and therefore an indicative symbol was presented on the Proposals Map. Neighbour notification was undertaken to promote this proposal.
- A Proposal of Application Notice (PAN) has since been submitted by the Council which identifies the preferred site boundary for the replacement school and associated greenspace enhancements. The PAN is subject to ongoing community consultation. The next stage will be the submission of a planning application.
- A Development Brief has also been prepared for the school proposal.
- Proposal D13.9 of the Proposed Plan relates to a wider Cowan Park master plan which includes greenspace, community and recreational improvements. This wider park master plan is closely linked with the replacement school and associated greenspace enhancements proposal detailed above.
- This modification is not viewed as a significant change to the Plan but as a technical change to reflect the current planning position and Council thinking. It is therefore **not** a new proposal.
- The Council seeks comments on the PAN boundary which is shown on the modified Proposals Map. A letter will be issued to all properties neighbour notified at Proposed Plan stage to provide an update.

4. Don't forget to have your say...

All documents will be available to view at Council Offices:

- East Renfrewshire Council, 2 Spiersbridge Way, Thornliebank, Glasgow G46 8NG;
- The Council Headquarters, Eastwood Park, Rouken Glen Road, Giffnock, Glasgow G46 6UG;
- The Council Offices, 211 Main Street, Barrhead G78 1SY;
- All Council libraries, see www.eastrenfrewshire.gov.uk/libraries for locations and opening hours; and
- at: www.eastrenfrewshire.gov.uk/local-development-plan

A public notice (Eastwood Extra and Barrhead News), Facebook/Twitter, posters, direct email and letter to all groups on the LDP database including Key Agencies, Community Councils and community groups, press releases/news stories will all be used to promote the modifications. In addition direct notification will be made to parties with an owner/occupier interest in development proposals and neighbours. This has been extended from the minimum 20m statutory requirement to over 200m (for Pre Examination modifications) to ensure a wider audience is made aware of the proposals and in line with procedures undertaken at Proposed Plan stage.

Comments on the Proposed Local Development Plan Modifications and all other accompanying documents can be made by completing and returning the response forms available at the above locations.

Representations should be concise (no more than 2000 words plus any *limited* supporting documents) but should fully explain the issue(s) that you wish to be considered.

Your completed form can be emailed to us at: ldp@eastrenfrewshire.gov.uk.

Alternatively you can print and post your completed form to the following address:

East Renfrewshire Council, Development Plans Team, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire, G46 8NG

Next stages

The Council will consider and assess all of the comments and objections that have been made to it, including those made to the modifications. The Proposed Local Development Plan will be scrutinised under a formal Examination process by a Scottish Government appointed Reporter who will examine any outstanding objections to the Plan. The Reporter will provide recommendations to the Council on changes that should be made to the Plan. The Council must take on board these recommendations before proceeding to adopt the Plan. The Examination is scheduled to commence Summer 2014.

PLEASE ENSURE WE RECEIVE YOUR COMMENTS BY 20th NOVEMBER 2013

If you require this information in large print, Braille or translated,
please telephone our Customer Service Officer on 0141 577 3001.

इस सूचना-पत्र में उल्लेखित सूचना यदि आप हिन्दी अनुवाद में चाहे तो कृपया सम्पर्क करें।

ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ اس لیفلیٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

如果您想得到该资料所含信息的译文，请联系：