



sustainable thriving achieving

**East Dunbartonshire Council**

www.eastdunbarton.gov.uk

Ref No. TP/ED/15/0541

If Calling or telephoning please ask for  
Mr David Love on 0141 578 3251

24 December 2015

Bob Salter  
Geddes Consulting  
The Quadrant  
17 Bernard Street  
Edinburgh  
EH6 6PW

Planning Department  
Development and Regeneration Services  
Southbank House  
Strathkelvin Place  
Kirkintilloch  
G66 1XQ  
Tel: 0300 123 4510

Dear Sir/Madam

**Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc.  
(Scotland) Act 2006  
Planning Permission in Principle**

The Council as planning authority have decided to refuse planning permission in principle in respect of Proposed residential development with associated infrastructure and engineering works. at:

**Site At Tower Farm, Back O Hill Road, Torrance, East Dunbartonshire,**

I accordingly enclose a formal notice containing the reasons for the Council's decision

A copy of the plan(s) is/are returned herewith.

Enclosed is a customer service questionnaire. It would be appreciated if you could take the time to complete this and return it to me.

Please find enclosed a copy of the Planning Report which constitutes the Report of Handling for this application.

Yours faithfully

**The Planning Team**



**REFUSAL PLANNING PERMISSION IN PRINCIPLE  
NOTICE NO. TP/ED/15/0541**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC. (SCOTLAND) ACT 2006**

Applicant	Agent (if applicable)
Mr Gary Smith Hallam Land Management Corunna House Ground Floor, Suite A 39 Cadogan Street Glasgow G2 7AB	Bob Salter Geddes Consulting The Quadrant 17 Bernard Street Edinburgh EH6 6PW

With reference to your application dated 30 June 2015 for consent to the following;

**Proposed residential development with associated infrastructure and engineering works.**

**Site At Tower Farm, Back O Hill Road, Torrance, East Dunbartonshire,**

The East Dunbartonshire Council in exercise of their powers under the Acts and Orders hereby refuse planning permission in principle for the said development.

The reasons for the Council's decision are:-

1. The proposed development is contrary to Scottish Planning Policy in that it does not involve the regeneration and re-use of previously developed land, does not promote sustainable transport and ultimately does not support sustainable development. Furthermore, it is considered that the proposed development does not follow the guiding principles of development as outlined in Scottish Planning Policy.
2. The proposed development does not accord with the Spatial Vision, does not promote a compact city region, does not positively contribute to the Spatial Development Strategy and is found to be contrary to the Sustainable Location Assessment as all detailed within the Glasgow and Clyde Valley Strategic Development Plan. The proposed development is therefore found not to be sustainable and contrary to the terms of the Glasgow and Clyde Valley Strategic Development Plan.
3. The proposed development is contrary to the policies of East Dunbartonshire Local Plan 2. Policy SD1 supports limited growth and promotes the development of brownfield land. Furthermore Policies UC1 and HMU1 also promote the development of brownfield sites over greenfield release sites. The proposed development is considered unacceptable as the site is not identified in the adopted Local Plan and it is not considered an appropriate or effective development site.
4. The proposed development is contrary to the policies of the East Dunbartonshire Proposed Local Development Plan. Policy 3 prioritises the development of



brownfield land with focus on the regeneration of previously developed sites. The proposed development is considered unacceptable as the site is not identified in the Proposed Local Development Plan and it is not considered an appropriate or effective development site.

5. East Dunbartonshire Council has maintained a five year effective housing land supply as required by Scottish Planning Policy and in this regard there is sufficient land allocated to meet the required level and as such the presumption in favour of sustainable development is therefore not applicable.
6. The application is located within the greenbelt and promotes the extension of the urban area. The development is not considered to meet the requirements of suitable development within the greenbelt as defined in Policy GB1 of the East Dunbartonshire Local Plan 2.
7. The application site was considered as part of the preparation of the East Dunbartonshire Proposed Local Development Plan and found to be an unsustainable and unsuitable location for residential development. The plan led system would be undermined should planning consent be granted.
8. The proposed development will not protect or enhance the existing landscape character of the site concerned and would result in significant adverse impacts on landscape character of the Bardowie, Baldernock, and Torrance Drumlin Foothills Special Landscape Area. The proposed development would be highly visible from the Antonine Wall, World Heritage Site and the Forth and Clyde Canal, Scheduled Monument. The proposed development is contrary to Policy NE4 of the East Dunbartonshire Local Plan 2 and Policy 8 of the East Dunbartonshire Proposed Local Development Plan.
9. The proposed development would have a negative effect on biodiversity with a net biodiversity loss in terms of the loss and impact on existing habitats. The proposed development is contrary to Policies NE1C and OS1 of the East Dunbartonshire Local Plan 2.
10. The proposed development would have a detrimental effect on the capacity of the of the junction at Tower Road and Balmore Road, while the road link between Tower Road and Maitland Drive would encourage non-residential traffic and thus create road safety issues. The proposed development is contrary to Policies TRANS1, TRANS1A
11. The proposed development does not enhance public transport within Torrance and will result in greater demand for limited car parking within the village. The proposed development is contrary to Policy TRANS2 of the East Dunbartonshire Local Plan 2.
12. The proposed development site is known to flood in the southwest area of the site thus affecting residential units at Craigmaddie Gardens. Tower Burn is also known to flood to the south east of the site and as such any run-off into Tower Burn from the proposed development is likely to exacerbate the problem. The proposed development will result in development taking place on land which has a history of flooding. The proposed development is contrary to Policies DQ2, DQ10 and DQ11 of the East Dunbartonshire Local Plan 2.



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13. The Drainage Strategy, Ground Conditions and Roads Statement does not adequately address the impact of coal mining legacy on the proposed development. Insufficient information has been submitted and therefore the submitted planning application fails to demonstrate that the coal legacy of the site will not impact upon the proposed development.

The following documents make up the decided application and can be found by searching for TP/ED/15/0541 on the council's Search Planning Application page (<http://www.eastdunbarton.gov.uk/eplanning>):

- PL8 DRAINAGE STRATEGY, GROUND CONDITIONS & ROADS STATEMENT
- PL9 ECOLOGY ASSESSMENT
- PL10 GREEN BELT ASSESSMENT
- PL11 LANDSCAPE & VISUAL IMPACT ASSESSMENT (REPORT)
- PL1 APPLICATION
- PL2 INDICATIVE DEVELOPMENT FRAMEWORK
- PL3 LOCATION PLAN
- PL4 DESIGN STATEMENT
- PL5 ARBORICULTURAL ASSESSMENT
- PL6 ARCHAEOLOGICAL DESK-BASED ASSESSMENT
- PL7 ASSESSMENT OF THE HOUSING LAND SUPPLY
- PL12 PRE APPLICATION CONSULTATION REPORT
- PL13 PLANNING STATEMENT
- PL14 STATEMENT OF SITE EFFECTIVENESS
- PL15 STATEMENT ON EDUCATION INFRASTRUCTURE
- PL16 SUSTAINABILITY STATEMENT
- PL17 TRANSPORT ASSESSMENT

Richborough Estates