

## **LENZIE COMMUNITY COUNCIL**

### **MINUTES OF MEETING HELD ON WEDNESDAY 15<sup>TH</sup> JUNE 2011 IN PUBLIC HALL LENZIE**

#### **ACTION**

**Note** The pattern of this meeting was altered to make it possible for two members of the public concerned with the South Lenzie Green Belt issue to participate in discussion of matters relating to the Scottish Reporters conclusions on Local Plan 2. To do this, a 'pre-meeting' session was held, where questions posed by the South Lenzie Green Belt representatives were responded to by Robert Steedman from East Dunbartonshire Council Planning office. These questions had previously been relayed by LCC to Mr Steedman, although the original intention of his attendance was to inform the Council concerning more general and continuing Planning issues which arise. When this discussion was complete, the meeting reverted to the planned agenda and the two members of the public left the meeting, although it was made clear that they would be entirely welcome to remain for the remainder of the business. Minutes of the pre-meeting are included here under item 3.

#### **1.0 ATTENDANCE**

1.1 Rosemary Craig, Liz Ibbotson, John McFadden, Ron Hall, Donald MacLeod, Suzanne Smith, Tom Gray, Sandra Thornton, Alan Jarvis, Councillor Anne Jarvis (for item 3) and two members of the public (also for item 3).

#### **2.0 APOLOGIES**

2.1 Rhondda Geekie.

#### **3.0 SOUTH LENZIE GREENBELT ISSUES (PRE-MEETING)**

##### **3.1 Present position**

The Chair noted that Lenzie Community Council members had not had sufficient time to digest the Reporter's response and had not had an opportunity to discuss it or take a particular position on response, given that this was the first LCC meeting since publication of the response. The Planning Convener had summarised the relevant parts of the report and circulated this among members.

The present position is that the Reporter has concluded that Local Plan 2 should place the Greenbelt boundary at the KLR, in the two areas under contention at Meadowburn Avenue and Claddens East and not as proposed by the Council. The Planning Department are bound by that decision and, on legal advice, has concluded that an appeal to the Court of Session is unlikely to succeed. The full Council will consider the issue and decide on 30<sup>th</sup> June whether to accept or reject that recommendation. If the Council decide to accept the ruling, the Council has 3 months from 7<sup>th</sup> June to implement changes in the Local Plan.

If Local Plan 2 is accepted with the required changes, developers will then be in a position to submit Planning applications for housing in the two disputed areas. The Reporter noted certain aspects of the Meadowburn site that would need to be taken into account in any future Planning application.

Councillors Jarvis and Geekie had indicated that they would seek to organise a public meeting in Lenzie concerning South Lenzie Greenbelt, once the

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outcome of the 30<sup>th</sup> June meeting was known. Officials from the Planning Department would be on hand at that meeting to answer questions.

#### **3.2 General position on Local Plans**

In response to the questions posed by South Lenzie Greenbelt, statistics were provided on the land being made available for housing, including the proportion allocated to affordable housing. At present there is a cumulative commitment by all local authorities in Scotland to build 350,000 houses and the Scottish Government plan to incrementally increase the number of homes built annually in Scotland from 25,000 to 35,000, between 2010 and 2015. LSGB questioned the business case for requiring further release of land for housing. The overall picture on Local Plans developed by authorities was described. It was noted that, until a new Local Plan is adopted, the present Plan governs the situation and therefore a housing application in the interim period would not be viable due to the current Greenbelt boundary zoning.

#### **3.3 Material considerations**

Mr Steedman amplified the information currently on the EDC website concerning 'material considerations' which are the key issues on which a planning application will be judged. These included Amenity, Design, Environmental impact, Policy and Road Safety. Non-material objections were noted as follows: Impact on property values, Loss of view, land ownership, or commercial interests.

LCC members participated in the discussions, especially on the latter item, which overlapped with the Community Council's aim to generate better interaction with the Planning Department, especially in relation to submitting representations concerning specific developments. The two members of the public thanked Mr Steedman and LCC for the opportunity to be informed and discuss issues relating to the Reporter's decision and the likely response.

This item ended the pre-meeting phase.

#### **4.0 GENERAL DISCUSSION ON PLANNING**

##### **4.1 Information**

Various issues had been raised in correspondence with Mr Steedman. These included Greenbelt issues, garden developments, online access to Planning documents, advice on preparing good quality representations, relevance of reference to local Plans etc and balancing competing issues.

Mr Steedman had compiled a Planning Toolkit, which the Planning Convener has now seen and he has made highly complimentary remarks about the toolkit, which contains very useful information on the above issues.

EDC Planning have recently introduced the facility for online examination of documents relating to planning applications, including householder applications and preliminary experience of this suggests that it will answer most of the problems previously encountered by LCC in reviewing applications.

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#### 4.2 Progress of applications

It was noted that there may be several rounds of discussion between a developer and Planning officials before a formal application is made and the public will not necessarily be informed about such provisional discussions. When a formal application is made, this is publicised through the Press and via the weekly list. However, the online system does not track further alterations to a formal application and a lookout needs to be kept for revised plans (a system of email notification of changes relating to specific applications can be utilised). Likewise the online system does not allow access to comments made by other objectors. The final recommendation to the Council Planning Committee includes all such information, however.

#### 4.3 Conclusions

The Planning Convener noted that the matter of advice on preparing quality representations was probably better developed in the context of actual applications and Mr Steedman agreed with this as a way forward.

All present welcomed the Planning Departments increased flow of information and desire to provide greater support to Community Councils. It was agreed that visits to LCC meetings by a Planning Officer, on a six-monthly cycle, would be of great value. Mr Steedman was thanked sincerely for his attendance and contribution to the meeting.

#### 5.0 GALA

##### 5.1 Review

All members who had contributed to the undoubted success of the event were thanked but special thanks were given to Liz Ibbotson who had been particularly effective in raising the activity level and attendance at the annual Gala. It was agreed that it would be beneficial to have a special meeting to review the events for next year while they were still fresh in the memory and 13<sup>th</sup> July was proposed for a meeting at a venue to be determined.

TG

#### 6.0 POLICE REPORT

6.1 In view of the heavy agenda, the Police representative had been asked to postpone scheduled attendance and to supply any relevant report via the Secretary.

6.2 **Crime report since last meeting** - Crime statistics since the last report are encouraging with no housebreakings or violent incidents. There has been an antisocial behaviour incident in the Lenzie Moss area, dealt with through penalty procedures and letters depending on the ages of the offenders. There have been four calls relating to suspected bogus callers. This is an increasing problem, as is scrap theft and reports from the public will be welcomed and acted on. There will be a multi-partner Roadshow at Lenzie Station car park on Friday 16<sup>th</sup> June in the morning. Residents are advised to be vigilant with respect to house security as there is a tendency for opportunistic crime to increase during the summer months when doors

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are left open.

Members are encouraged to raise any matters relevant to Community Police through the Secretary, given the postponement of the scheduled visit.

#### 7.0 MINUTES 18<sup>TH</sup> MAY

7.1 These minutes were accepted as correct

#### 8.0 MATTERS ARISING

8.1 **AGM** – The normal meeting date in October is during the school holiday week and it is proposed that the date be advanced to 12<sup>th</sup> October.

Members had not had time to consider the only proposal on the table at present for an AGM speaker – which was Mark Kiehlmann, founder of ED Bike Coop. It was suggested that members access the website link to the Bike Coop <http://edscyclecoop.org.uk/> and let Secretary know if this is of interest, or suggest alternative speaker.

8.2 **Membership** – A member requested clarification of Council membership in terms of cooption, election etc and the role of the AGM and it was agreed to circulate this between meetings. Elections will take place in 2012 although that will be dependent on having more candidates than places on the Council, which has not happened in recent years. It is believed that the elected membership is set by the constitution at ten, but there are also positions for coopted members and representatives of community organisations. Office bearers are normally elected at the AGM.

The Planning Convener noted that the Scottish Government had prepared a scheme for Community Councils covering constitution, code of conduct etc. LCC currently operates under the scheme established by EDC. The procedure for adoption of the Scottish Government scheme is not known but it will presumably be implemented through the Councils.

#### 9.0 TREASURER'S REPORT

9.1 Treasurer reported a total of £2,455 in accounts. Transactions concerning the Gala were still going on. No grant has as yet been received or notified by EDC. Allowing for known factors, funds are at present approximately in line with the budget previously issued.

#### 10.0 PLANNING

A written report was circulated prior to the meeting, which the Planning Convenor asked the members to adopt. This was agreed

10.1 **Easter Gadloch Farm** – this application, noted in the previous minutes as having reached the Planning Committee stage, is to be the subject of a site visit.

10.2 **Wester Gadloch Farm** – this application has not come to the Planning Committee as yet. A revised application was submitted in March and a

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further revision has just been lodged.

#### 11.0 CORRESPONDENCE

- 11.1 Notification of extensions to Lenzie Conservation area (as previously noted in draft).
- 11.2 Minutes of January 2011 meeting of East Dunbartonshire Community Councils Liaison Committee.

#### 12.0 AOCB

- 12.1 **Gadloch** – Lenzie Golf Club Secretary has notified members that he has been advised by C K D Galbraith that they are now awaiting tenders from two companies for repair of the tunnel blockage. Both companies have given assurances that the work will be completed by September. The Secretary has emailed North Lanarkshire Geotechnical Officer who had been previously involved, providing certain observations on water levels and flow rates.

#### 13.0 DATE OF NEXT MEETING

- 13.1 The next meeting will be on Wednesday 17th August at 7:00 pm and will be held in Lenzie Public Hall.