

Lenzie Community Council

Proposal of Application Notice TP/ED/14/0500

(A proposed new housing development near Meadowburn Avenue, Lenzie)

A Report on a Consultative Meeting

Lenzie Community Council hosted a meeting to discuss the proposed new housing development near Meadowburn Avenue, Lenzie in Lenzie Public Halls on 24th of September 2014. The meeting was well attended with around 50 local residents from the Meadowburn Avenue area in attendance.

The meeting began with a short presentation by representatives of the developer, Miller Homes, outlining the main elements of the proposed project. This was followed by a question and answer session involving local residents and Miller Homes representatives.

At the beginning of the meeting Miller Homes representatives pointed out that the PAN is an early stage in the planning process and that before a final decision is taken by EDC's Planning Board on any future planning application for this site a number of interested agencies will have an opportunity of commenting on the application. These include the relevant EDC departments like Roads, Scottish Natural Heritage, SEPA and many others.

It was clear from the questions posed by local residents present at the meeting that many are concerned about possible problems that might arise as a result of this development. These concerns are summarised below.

1) Access to the Proposed Site

Representatives of Miller Homes insisted that the only viable access to the proposed site would be via Meadowburn Avenue. According to the representatives, studies commissioned by the developer concluded that Meadowburn Avenue would offer a safe and satisfactory route to the proposed site.

Most of the local residents who spoke rejected this conclusion claiming that

- a) Meadowburn Avenue was too narrow to accommodate the increased volume of traffic that would be generated by the proposed new development, particularly the heavy vehicles needed to remove existing trees, landscape the area and deliver building materials to the construction site.
- b) additional traffic both during and after the construction phase posed a threat to pedestrians, particularly children moving along Meadowburn Avenue. It was pointed out that unaccompanied children use Meadowburn Avenue regularly to access the local play park. Miller Homes representatives stated that EDC's Roads Department could install traffic calming devices on Meadowburn Avenue if this were deemed necessary for safety reasons.

Some local residents had suggested two possible alternative access points to the proposed site: one via Initiative Road at its junction with the railway walkway and the other via Lindsaybeg Road on the southern edge of the site. Miller Homes representatives rejected both of these suggestions on the grounds that they were not practicable for a number of technical and land ownership reasons.

2) Drainage and Flood Risk

Some local residents expressed their concerns about possible drainage problems and the threat of flooding from the overflowing of the Park Burn to the north of the site. Miller Homes representatives declared that the developer had commissioned drainage and flood risk assessment studies and that adequate safeguards would be in place to prevent the possibility

of flooding on the proposed site. It was clear, however, that these assurances failed to satisfy many of the local residents present at the meeting.

3) Environmental Concerns

a) Tree Removal

Some residents pointed out that not all trees on the proposed site belong to the so-called “coniferous crop trees” group. There are many mature deciduous trees on the site as well. Miller Homes representatives tried to reassure the residents that mature deciduous trees would be retained where possible and where this was not feasible felled trees would be replaced by new deciduous trees elsewhere on the site. Again, it was clear that many of those present were not convinced by the developer’s promises.

b) Landscaping, Screening and Open Space

Some residents wanted to know if the proposed new estate would be screened from the edges of the existing housing areas. They were assured that this would be done so far as it was possible.

Others were concerned that with 36 new houses being squeezed into what they considered a relatively small space there would be insufficient open areas on the proposed new site. Miller Homes representatives declared that the landscaping would be good and that open spaces on the new site would be more than adequate. Again, many of those present were not persuaded by the pledges of the developer’s representatives.

4) Ownership of Open Spaces

Some Meadowburn Avenue residents present claimed that certain areas of open space near the entrance of the proposed estate had been gifted to the residents of Meadowburn Avenue as amenity areas by the developers of Meadowburn Avenue in 1985. Miller Homes representatives disputed this claim.

Note: Lenzie Community Council shares many of the concerns raised by local residents at this meeting. The Council will study any planning application for this site very carefully and will respond accordingly in due course.

John MacFadden

(On behalf of Lenzie Community Council).