



PLANNING APPLICATIONS COMMITTEE

**Supplementary Report by
Divisional Director of Planning, Housing and Building Standards**

Contact: Neil Rutherford Phone: 0141 287 6055

Item 1 (b)

22nd February 2022

APPLICATION TYPE Planning Permission in Principle

RECOMMENDATION Grant subject to conditions.

APPLICATION 20/03299/PPP

DATE VALID 15.12.2020

SITE ADDRESS Land Adjacent To Streamfield Place Glasgow

PROPOSAL Formation of new roundabout and access

APPLICANT Taylor Wimpey/Caledonian
Properties
C/O Montagu Evans
302 St Vincent Stret
Glasgow
United Kingdom
G2 5RU

AGENT Alan Fitzpatrick
Per Alan Fitzpatrick
302 St Vincent Street
Glasgow
Scotland
G2 5RU

WARD NO(S) 17, Springburn/Robroyston

COMMUNITY 02_109, Robroyston

**CONSERVATION
AREA**

**COUNCIL
LISTED**

**ADVERT TYPE
CITY PLAN**

PUBLISHED

SUPPLEMENTARY COMMENTS

The application was determined at Committee on 1st June 2021. It was voted to grant planning permission in principle subject to conditions. The Committee instructed that the Executive Director of Neighbourhoods, Regeneration and Sustainability submit the planning conditions to a subsequent meeting for further consideration. The conditions have been based on a further round of consultations with Transport Planning with respect to the design of the roundabout.

The Committee are also considering planning conditions for a separate proposal (19/00087/PPP) associated with this development for the residential development and associated works.

CONCLUSION

The Committee are asked to consider and approve these conditions and grant planning permission in principle.

CONDITIONS AND REASONS

1. The development of the site shown in location plan AL(0)01 shall not be begun until an application for the following matters has been submitted to and approved by the planning authority by the issuing of a decision notice:-

- a. Means of access to the site. Access means inclusive access for pedestrians, cycles and motor vehicles. All details shall show that the development accords with the Design Guide New Residential Areas and where necessary the Design Manual for Roads and Bridges. For the avoidance of doubt the roundabout shall incorporate a continuous 2-metre wide paved service strip on the western side of the proposed roundabout and include any necessary safety barriers and perimeter/acoustic fencing, unless otherwise agreed in writing by the planning authority.

Reason: The application is in principle only and to comply with section 59(1) of the Town and Country Planning (Scotland) Act 1997 and regulations 12 and 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

2. For the avoidance of doubt, the proposed site layout drawing (P)-210 is for information purposes only and does not form part of the approval

Reason: The application is in principle only and to comply with section 59(1) of the Town and Country Planning (Scotland) Act 1997 and regulations 12 and 28 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

REASON(S) FOR GRANTING THIS APPLICATION

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

ADVISORY NOTES TO APPLICANT

1. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development
2. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.
3. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

ADVISORY NOTES TO COUNCIL

for Divisional Director of Planning, Housing and Building Standards

DC/ NRU/
11/10/2021

BACKGROUND PAPERS

COPY OF ORIGINAL REPORT TO DEVELOPMENT APPLICATIONS COMMITTEE



PLANNING APPLICATIONS COMMITTEE

Report by Head of Planning and Building Standards

Contact: Neil Rutherford Phone: 0141 287 6055

APPLICATION TYPE:	Planning Permission in Principle
RECOMMENDATION:	Refuse

APPLICATION	20/03299/PPP	DATE VALID	15.12.2020
SITE ADDRESS	Land Adjacent To Streamfield Place Glasgow		
PROPOSAL	Formation of new roundabout and access		
APPLICANT	Taylor Wimpey/Caledonian Properties C/O Montagu Evans 302 St Vincent Stret Glasgow United Kingdom G2 5RU	AGENT	Alan Fitzpatrick Per Alan Fitzpatrick 302 St Vincent Street Glasgow Scotland G2 5RU
WARD NO(S)	17, Springburn/Robroyston	COMMUNITY COUNCIL	02_109, Robroyston
CONSERVATION AREA		LISTED	
ADVERT TYPE		PUBLISHED	
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

The application was not subject to external consultations.

The application has generated three representations in support of the application, including one from the Robroyston Community Council. The grounds of support may be summarised as:

1. The proposed development will result in more homes, create jobs and provide training opportunities and lead to more spending in the local economy.
2. The land is of little benefit, designated as green belt.
3. The applicant has intimated that it would transfer land to the north of Briarcroft to the Barmulloch Community Development Company for community uses and to create a landscape and open space facility.
4. The proposed development has not generated any objections.
5. The adjacent site for housing includes a youth centre.

BACKGROUND INFORMATION

The proposed application is associated with the proposed residential development immediately to the east of the application site, which Committee is also considering (19/00987/PPP). The housing proposal has a different access point, which is positioned to the north of the roundabout indicated in this application.

SITE AND DESCRIPTION

The development proposal is for the formation of a new roundabout and access to the east of Robroyston Road. This is intended to access a potential new housing development on greenfield/greenbelt land, bounded by Auchinairn Road–Lumloch Road–Robroyston Road. Immediately to the west of the application site is Tarn Grove. The Auchinairn roundabout is to the north of the site.

POLICIES

POLICIES

The Development Plan comprises Clydeplan Glasgow and Clyde Valley Strategic Development Plan (SDP) and the Glasgow City Development Plan (CDP), both Adopted 2017. Whilst there are no directly applicable policies in the SDP, the following CDP policies are relevant:

CDP1 The Placemaking Principle
 CDP2 Sustainable Spatial Strategy
 CDP6 Green Belt and Green Network
 CDP7 Natural Environment
 CDP11 Sustainable Transport

SPECIFIED MATTERS

Planning legislation requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

- i. an environmental statement - Not applicable.
- ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994 - Not applicable.
- iii. a design and access statement - Not applicable.
- iv. any other report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding) - Reports submitted a Proposed Site Access paper;

B. Summary of the terms of any Section 69 planning agreement - Not applicable.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

- i. with regard to Environmental Impact Assessment Regulations (Regulation 30) - Not applicable

- ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31) - Not applicable
2. restricting the grant of planning permission - Not applicable
- iii. 1. requiring the Council to consider imposing a condition specified by Scottish Minister - Not applicable
2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed - Not applicable

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development plan comprises the approved Glasgow and Clyde Valley Strategic Development Plan (SDP) (Clydeplan), which was Adopted in 2017, and the adopted Glasgow City Development Plan (CDP), including its associated Supplementary Guidance, also Adopted in 2017.

Glasgow and Clyde Valley Strategic Development Plan

The proposed development is for a roundabout and new junction with access road to land to the east. This in itself is not of strategic significance. However, issues concerning the strategic position of the housing site to the east are addressed in planning application 19/00987/PPP.

Glasgow City Development Plan

With regard to the CDP the following policies apply:

CDP1 The Placemaking Principle

This policy aims to improve the quality of development and facilitate the creation of successful places. In order to be successful, Scottish Planning Policy (SPP) identifies six qualities of place new development should aspire to achieving. These are: be distinctive, safe and pleasant easy to move around and beyond, welcoming and resource efficient. These aspirations are adopted in the Supplementary Guidance SG1 the Placemaking Principle (Part 2), which includes a range of criteria related to design considerations. In particular, the CDP aims to promote safer neighbourhoods with roads designed to the standards set out in the Design Guide New Residential Areas. Whilst a detailed design of the roundabout/junction has not been provided because the application is in Principle, the location plan has an indicative drawing of the location of the proposed roundabout, which has allowed an assessment of its suitability.

Comment: There are concerns over the appropriateness of a roundabout on this stretch of Robroyston Road. This adversely affects the local road hierarchy as Robroyston Road acts as a strategic link between East Dunbartonshire and Junction 2 of the M80. The junction spacing (using the carriageway length between give way lines) between the proposed roundabout to the Auchinairn roundabout to the north is approximately 160 metres, which is well below the junction spacing elsewhere in the vicinity of Robroyston Road:

- 370 metres between the Auchinairn and Greenacres roundabouts;
- 490 metres between the Auchinairn Road and Brookfield Drive/Lumloch Road roundabout;
- 460 metres between Brookfield Drive/Lumloch Road and Standburn Road/Auchinleck roundabout on Robroyston Road.

The B762 Robroyston Road was designed using the Strathclyde Roads Development Guide and all the junctions along this route are spaced accordingly. The introduction of the proposed roundabout does not conform to these standard and is a departure from the overall road design standard in the area. In addition, there are further concerns over the design of the roundabout at this location. The indicative proposed roundabout layout does not provide an adoptable 2-metre wide verge to support future maintenance and install lighting, safety barriers and footways. The interpretation of the plan is that the kerb-line of the proposed roundabouts outer circulating carriageway kerb-line abuts the site boundary with the adjacent Tarn Grove.

In support of the application a Site Access report has been submitted. The supporting traffic analysis shows the proposed roundabout operating close to capacity based on 2021 predicted traffic flows. However, the strategic role of Robroyston Road is set to grow following the approval of East Dunbartonshire's Bishopbriggs Relief Road (BRR) Phase 5, which is being funded through the Glasgow City Region 'City Deal'. The BRR aims to divert traffic off the A803 Kirkintilloch Road through Bishopbriggs town centre and onto the M80, which is expected to increase traffic flows along Robroyston Road. It is considered that the proposed roundabout will not be of a sufficient size to accommodate the uplift in traffic and that this will jeopardise the aims of the BRR. The junction will also build in an additional delay to general traffic that could deter the attractiveness of the route, in

particular switching existing traffic from Standburn Road/Hillhead Road route to the BRR, which has been a long-standing desire of the local community.

In light of the above, it is recommended refusal of the application. Indeed, preference is for access to be taken from the east of Robroyston Road, from the eastern end of Lumloch Road, rather than from the application site. This is also the position of the CDP for access to the housing site identified under CDP10 Meeting Housing Needs. For the avoidance of doubt, the site in the CDP covers a small portion of the much larger site submitted for planning permission (19/00987/PPP).

CDP2 Sustainable Spatial Strategy

Under the terms of this policy, the Council will focus on the regeneration of the existing urban area in order to create a sustainable city. New development will be supported where it complies with national, regional and local planning guidance. CDP2 aims to ensure that the city builds resilient physical and social environments, promoting brownfield sites in preference to greenfield sites and protecting open space.

Comment: The proposed development fails to meet the requirements of relevant Supplementary Guidance, as discussed elsewhere, which support the CDP and is therefore contrary to CDP2.

CDP6 Green Belt and Green Network

This policy and associated Supplementary Guidance aims to ensure the development and enhancement of the City's green network by protecting open space. Indeed, development that adversely impacts on open space will not be supported without appropriate mitigation.

Comment: The roundabout impinges upon a Green Corridor/Green Access Route identified under IPG6 and the Open Space Map PAN65 and consequently it is at odds with the development plan. The corridor also provides landscape screening and a setting and enhanced sense of place for the residential properties at Tarn Grove, adjacent the application site. The proposed development will result in the loss of this part of the Green Network and is therefore contrary to CDP6, which seeks to safeguard and extend the Green Network and will adversely affect the amenity of existing residents and character of the Green Network.

CDP7 Natural Environment

This policy and associated Supplementary Guidance aims to safeguard the City's natural environments and important landscapes, as well as protected species. Under the terms of CDP7, the Council will not support development proposals that have an adverse impact on the special character or qualities of areas designated for their landscape importance. Furthermore, Scottish Planning Policy states that the purpose of areas of local landscape value should be to safeguard and enhance the character and quality of a landscape which is important or particularly valued locally or regionally.

Comment: The area immediately to the east of the proposed access from the roundabout is a Site of Special Landscape Importance (SSLI). The proposed development will lead to the erosion of the landscape quality and character of the SSLI, contrary to Supplementary Guidance SG7. It will also cut-off the adjacent Site of Importance for Nature Conservation (SINC) from the rest of the green network and reduce habitat connectivity, contrary to SG7 and enhancing biodiversity. Consequently, it is considered that the proposed development would have an unacceptable effect on the purpose, integrity and character of the natural environment and is therefore contrary to CDP7.

CDP11 Sustainable Transport

Under the terms of CDP11, the existing transport infrastructure is safeguarded from inappropriate development. Associate supplementary guidance SG11 makes it clear that development proposals should not impact adversely on the city's transport infrastructure.

Comment: Robroyston Road will have a growing strategic role following the completion of the Bishopbriggs Relief Road Phase 5, which is being delivered through the Glasgow City Region 'City Deal' funding by East Dunbartonshire Council. The proposed roundabout will build-in an additional delay to general traffic that could deter the attractiveness of this route, in particular switching existing traffic from Standburn Road/Hillhead Road, which has been a long-standing desire of the local community. The proposal will jeopardise the aims of the BRR and have an adverse impact on the functioning of the transport system and is therefore contrary to CDP11. In addition, the proposed road and access is required to facilitate a residential development under consideration (19/00987/PPP), which is contrary to the both CDP and RDS in that it represents development in the green belt. Under the terms of CDP11, proposals for transport infrastructure will only be supported where they support the CDP strategy.

OTHER MATTERS

With regard to other material considerations, these comprise the letters of representation. The following points are made against the representations summarised earlier in the report:

1. The economic and social benefits outlined relate to the development of the adjacent site for housing and these are addressed in the application 19/00987/PPP. The proposed development under consideration is for the formation of a roundabout and is a potential access point into the said housing site currently pending determination. There are alternative access options available, other than from Robroyston Road.
2. The site is not green belt but part of Robroyston Road.
3. This is a matter between the applicant and the Barmulloch Community Development Company and does not form part of this application.
4. The planning application is determined against the provisions of the development plan and other material considerations. The fact that the application has generated no objections is not considered to be a material planning consideration in determining the application.
5. The development of the adjacent site does not include a youth centre.

CONCLUSION

In view of the above, it is considered that the proposed development does not meet the provisions of the development plan. The proposal fails to comply with CDP1 Placemaking, CDP2 Sustainable Spatial Strategy, CDP6 Green Belt and Green Network, CDP7 Natural Environment, CDP11 Sustainable Transport. On the basis of the foregoing, it is recommended that the application for planning permission in principle be refused.

REASONS FOR REFUSAL

1. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
2. The proposal is contrary to CDP1 and SG1 Placemaking of the Glasgow City Development Plan (Adopted 2017) in that the location and form of the proposed roundabout is not designed to the access hierarchy and standards set out in the Roads Development Guide and employed elsewhere on the Bishopbriggs Relief Road. The proposal therefore would adversely affect the creation of a safe neighbourhood and fail to achieve the aims of Placemaking.
3. The proposal is contrary to CDP2 Sustainable Spatial Strategy of the Glasgow City Development Plan (adopted 2017) in that the development does not accord with the protection of open space and other relevant Supplementary Guidance that support the City Development Plan. The proposal therefore is detrimental to sustainability and placemaking aspirations at this location.
4. The proposal is contrary to CDP6 and IPG6 Green Belt and Green Network of the Glasgow City Development Plan (Adopted 2017) in that the proposed roundabout would be on Open Space – Green Corridor/Green Access Route and would result in the loss of part of the Green Network including the landscape screening of nearby residential. The proposal therefore does not safeguard the Green Network and would adversely affect the function and integrity of the Green Network at this location.
5. The proposal is contrary to CDP7 and SG7 Natural Environment of the Glasgow City Development Plan (Adopted 2017) in that the proposed development would lead to the loss of part of a Site of Special Landscape Importance with a significant adverse impact on its quality and character and would isolate a Site of Importance for Nature Conservation from the Green Network and reduce habitat connectivity. The proposal therefore would adversely affect the character and integrity of the natural environment.
6. The proposal is contrary to CDP11 and SG11 Sustainable Transport of the Glasgow City Development Plan (Adopted 2017) in that the proposed roundabout will adversely affect the strategic role of the Bishopbriggs Relief Road. The proposal is therefore detrimental to the functioning of the city's transport infrastructure.
7. The proposal is contrary to CDP11 and SG11 Sustainable Transport of the Glasgow City Development Plan (Adopted 2017) in that the proposed development entails transport infrastructure required to

facilitate a proposed residential development that is contrary to the City Development Plan strategy and Regional Development Strategy.

for Chief Executive, Glasgow City Council

DC/ NRU/
19/05/2021

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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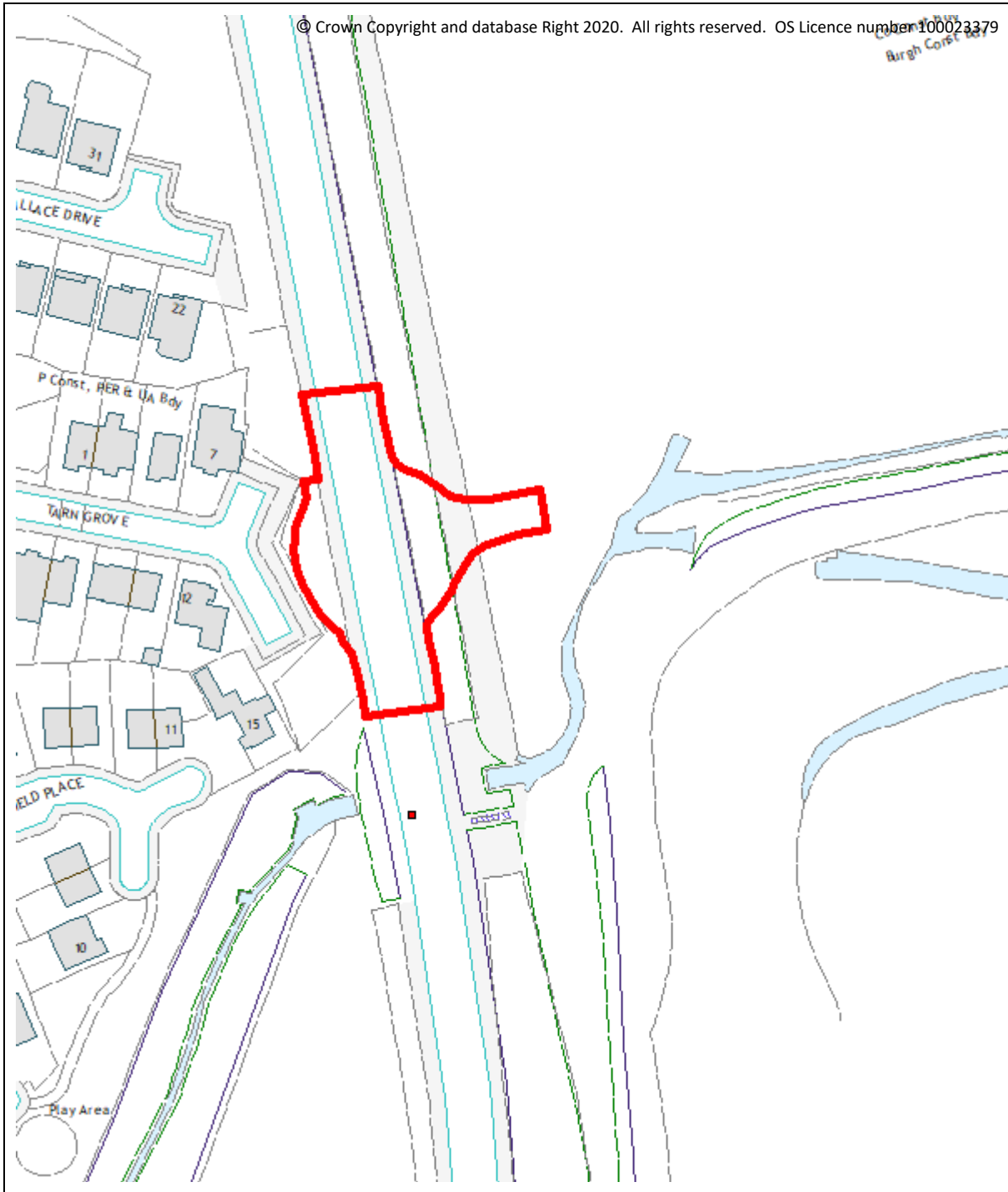
Head of Planning, Housing and Building
Standards:
Forbes Barron

Reference No: 20/03299/PPP

Address: Land Adjacent To, Streamfield Place, Glasgow

Ward: 17, Springburn/Robroyston

Indicative Site Location



Location of Site (for details refer to report)