

Document

Documents in connection with the planning permission appeal (PPA-200-2035) at Tower Farm, Back O'Hill Road, Torrance and within the scope of the FoI request.

Note: Individual documents or exchanges are separated by a full line to highlight discrete exchanges. Where email communications have attachments, these are appended, where appropriate, below the main text of the email, prefaced by **[attachment]**.

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 30 March 2017 08:31

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: FW: PPA-200-2035 - Report

[Redacted – EIR Regulation 11(2) (personal information)]

New Report back from DPEA can you please do the needful to circulate round etc. [Redacted – EIR Regulation 11(2) (personal information)] who shall [Redacted – EIR Regulation 11(2) (personal information)] allocate this case to?

[Redacted – EIR Regulation 11(2) (personal information)] Planning Decisions| Planning & Architecture| Scottish Government| [Redacted – EIR Regulation 11(2) (personal information)] General Planning Decisions enquiries can also be directed to: planning.decisions@gov.scot

-----Original Message-----

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 29 March 2017 14:24

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: PPA-200-2035 - Report

Dear [Redacted – EIR Regulation 11(2) (personal information)]

The report for PPA-200-2035 - Site at Tower Farm, Back O Hill Road, Torrance, East Dunbartonshire is now available in eRDM (link to file attached).

I attach the interested party list for your use. The appellant's agent is:

[Redacted – EIR Regulation 11(2) (personal information)]

Geddes Consulting

Quadrant

17 Bernard Street

Edinburgh

EH6 6PW

[Redacted – EIR Regulation 11(2) (personal information)]

and the council contact is:

[Redacted – EIR Regulation 11(2) (personal information)]

East Dunbartonshire Council
Southbank House
Strathkelvin Place
Kirkintilloch
G66 1XH

[Redacted – EIR Regulation 11(2) (personal information)]

Please let me know if you require anything further.

Regards,

[Redacted – EIR Regulation 11(2) (personal information)]

**[attachments – 1. Interested party list
2. Report**

(Not in scope – Publically available)

[Redacted – EIR Regulation 11(2) (personal information)]

2-H (South)
Victoria Quay

PPA-200-2035

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING APPEAL: PLANNING PERMISSION IN PRINCIPLE FOR A
PROPOSED RESIDENTIAL DEVELOPMENT WITH ASSOCIATED
INFRASTRUCTURE AND ENGINEERING WORKS ON SITE AT TOWER FARM,
BACK O'HILL ROAD, TORRANCE, EAST DUNBARTONSHIRE**

The enclosed report has been forwarded to us by DPEA for our consideration. The report to Scottish Ministers is stored near the bottom of the objective file and is named TORRANCE REPORT. If you have problems accessing this document please speak and I will advise you of the password procedures required to open it.

I should be grateful if you could check the Reporter's report, conclusions etc. and let me have any comments, including whether or not you agree with the Reporter's recommendation, by 19 April 2017, if possible.

Thanks for your help.

[Redacted – EIR Regulation 11(2) (personal information)]

Planning Decisions
2 H (South)
Victoria Quay

[Redacted – EIR Regulation 11(2) (personal information)]

5 April 2017

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 31 May 2017 13:00
To: [Redacted – EIR Regulation 11(2) (personal information)]
Cc: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: Site at Tower Farm, Back O'Hill Road, Torrance - Decision letter and Report
Importance: High

For your attention.

[Redacted – EIR Regulation 11(2) (personal information)] Planning & Architecture |
Scottish Government | [Redacted – EIR Regulation 11(2) (personal information)]



**[attachments – 1. Decision letter
2. Report]**

(Not in scope – Publically available)

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 01 June 2017 07:45
To: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: Site at Tower Farm, Back O'Hill Road, Torrance

For your information.

[Redacted – EIR Regulation 11(2) (personal information)] Planning & Architecture |
Scottish Government | [Redacted – EIR Regulation 11(2) (personal information)]



**[attachments – 1. Decision letter
2. Report]**

(Not in scope – Publically available)

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 25 May 2017 12:53

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: RE: Planners Assessment - Recalled Appeal - Tower Farm, Torrance

[Redacted – EIR Regulation 11(2) (personal information)]

Apologies that this had slipped off my radar last week. Content with assessment, recommendation and sub.

[Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 11 May 2017 08:56

To: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: FW: Planners Assessment - Recalled Appeal - Tower Farm, Torrance

Hi [Redacted – EIR Regulation 11(2) (personal information)]

RECALLED HOUSING APPEAL – OVER 100 UNITS – WITH RECOMMENDATION TO REFUSE

I attach my draft submission relating to a routine case – no significant issues – so hopefully Mr Stewart will be content.

it would be good to present this to Mr Stewart next week, with a reasonable turnaround time, in order to meet our 2 month deadline of 29 May (was reported as 28th but that is a Sunday so I have amended our record to show Monday 29th).

Happy to discuss

Thanks

[Redacted – EIR Regulation 11(2) (personal information)] **Planning Decisions**
Manager | Planning & Architecture | Scottish Government | [Redacted – EIR Regulation 11(2) (personal information)]



The Year of Innovation, Architecture and Design 2016, running from 1 January to 31 December, is a celebration of Scotland's beautiful built heritage, culture and environment, alongside the contemporary and cutting-edge designs of today.
#IAD2016

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 10 May 2017 16:52

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: RE: Planners Assessment - Recalled Appeal - Tower Farm, Torrance

[Redacted – EIR Regulation 11(2) (personal information)]

Thanks. I have already prepared a draft sub, as our 2 month period expires on 28 May, so it should not take me too long to finalise this now and send on [Redacted – EIR Regulation 11(2) (personal information)] I shall shout if I need anything further – cheers!

[Redacted – EIR Regulation 11(2) (personal information)] **Planning Decisions Manager | Planning & Architecture | Scottish Government | [Redacted – EIR Regulation 11(2) (personal information)]**



The Year of Innovation, Architecture and Design 2016, running from 1 January to 31 December, is a celebration of Scotland's beautiful built heritage, culture and environment, alongside the contemporary and cutting-edge designs of today. #IAD2016

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 10 May 2017 16:02

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: Planners Assessment - Recalled Appeal - Tower Farm, Torrance

Hi [Redacted – EIR Regulation 11(2) (personal information)]

As promised here is my assessment for the Tower Farm, Torrance recalled appeal. I think the deadline is 28 May so I am happy to help out with the submission if you have a lot on.

Thanks,

[Redacted – EIR Regulation 11(2) (personal information)] **Senior Planner | Planning Decisions | Planning & Architecture | Scottish Government | Area 2H (South) | Victoria Quay | EH6 6QQ [Redacted – EIR Regulation 11(2) (personal information)]**



****Please note I do not work on Fridays****

[Attachment: Submission – Provided, below]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 25 May 2017 13:17

To: Minister for Local Government and Housing

Cc: Cabinet Secretary for Communities, Social Security and Equalities; Hogg KJ (Kenneth); Chief Planner [Redacted – EIR Regulation 11(2) (personal information)]
Solicitor to the Scottish Government and PS; Communications CSSE

Subject: Submission to Minister with recommendation on reporter's report

[Redacted – EIR Regulation 11(2) (personal information)]

Please see attached submission relating to a recalled appeal for a proposed housing development in East Dunbartonshire.

Happy to provide any additional information or discuss any issues with Mr Stewart.

Kind regards

[Redacted – EIR Regulation 11(2) (personal information)] Planning Decisions
Manager | Planning & Architecture | Scottish Government | [Redacted – EIR
Regulation 11(2) (personal information)]



[Attachment: Submission]

Minister for Local Government and Housing

PROPOSED RESIDENTIAL DEVELOPMENT, TOWER FARM, TORRANCE

Purpose

1. To invite you to agree with the reporter's recommendation to refuse planning permission in principle to the above appeal.

Priority

2. Routine. A response by Friday 9 June would be helpful.

Proposed Development and Site

3. Hallam Land Management is seeking planning permission in principle to build around 140 residential units, of which 25% would be classified as affordable, and associated infrastructure. The 12ha green belt site lies in the countryside to the western edge of Torrance, in the Kelvin Valley, 8 miles north of Glasgow.

Reason for Recall

4. East Dunbartonshire Council refused planning permission and the applicant duly appealed to Ministers against that decision. This appeal is one of a group of

housing appeals recalled for Ministers' determination, where Ministers wished to ensure good quality housing in order to contribute to the creation of successful and sustainable places. A summary of the reporter's report is attached for further background.

Consideration

5. The development plan comprises the Glasgow and the Clyde Valley Strategic Development Plan (SDP), approved in 2012, and the East Dunbartonshire Local Development Plan (LDP), adopted in 2017. The key elements relevant to this proposal concern the spatial strategy, supply of land for housing, sustainability and the protection of the green belt and local landscape areas. Scottish Planning Policy (SPP) is relevant to the consideration, including the presumption in favour of development that contributes to sustainable development and the requirement to maintain a 5 year effective housing supply.

6. The site is not allocated for development in the recently adopted LDP but it is located in the green belt and within a designated local landscape area. The spatial vision of the SDP is to restrict the extension of the built-up area of the city-region by developing a selection of sustainable locations within it, focusing investment on maintaining a sustainable compact city-region. The green belt is seen as central to the sustainable planning of the city-region, and has a significant role in directing planned growth to the most appropriate locations, supporting regeneration, and creating and safeguarding the identity of settlements. The reporter concludes that the proposal would have a significant detrimental visual impact on local views from around the site and on the landscape setting of Torrance, and that it would not conserve the landscape character of the area or the special qualities of the local landscape area.

7. The reporter considers the proposal against the sustainability principles that are set out in SPP: supporting the six qualities of successful places, one of which is 'easy to move around and beyond', which includes reducing reliance of private cars; and protecting natural heritage. The report concludes that the proposal fails principles of the SPP and, as there is a five-year effective housing land supply, relevant provisions of SPP are not engaged in this case. .

8. Overall, the reporter concludes that the proposal is contrary to the development plan and is not supported by other material considerations. The reporter, therefore, recommends that the application is refused.

Recommendation

9. We agree with the reporter's overall conclusions and recommendation that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which justify approval.

10. On that basis, we recommend that you agree to dismiss the appeal and, therefore, refuse to grant planning consent.

Presentation

11. I attach a local community social media site <http://torranceweb.info/> which has a link for the local community to follow the progress of this planning appeal. You may recollect that Rona Mackay MSP wrote to you in March raising concerns about the application, Ms Mackay had previously written to DPEA opposing the proposal.

Planning Decisions

May 2017

List:	For Action	For Comments	For Information		
			Portfolio Interest	Constit Interest	General Awareness
Cabinet Secretary for CSSE			X		

DG Communities
 Kenneth Hogg, Director for LG and Communities
 John McNairney, Chief Planner
 Paul Cackette, Chief Reporter
 Solicitor to the Scottish Government and PS
 Communications CSSE
 [Redacted – EIR Regulation 11(2) (personal information)]

Copy recipients should note that planning decisions are for the Planning Minister alone; or where relevant for planning officials acting under delegated authority. It is copied to others for information only and should not be copied any further.



Planning Appeal

Proposed residential development with associated infrastructure and engineering works at Tower Farm, Back O Hill Road, Torrance, East Dunbartonshire

• Case reference	PPA-200-2035
• Case type	application for planning permission in principle
• Reporter	Timothy P W Brian
• Appellant	Hallam Land Management
• Planning authority	East Dunbartonshire Council
• Other parties	Keep Torrance a Village Residents' Group
• Date of application	29 June 2015
• Date case received by DPEA	23 March 2016
• Methods of consideration and dates	hearing sessions on 24-27 October 2016; unaccompanied site inspections on 18 October 2016 and 6 January 2017
• Date of report	29 March 2017
• Reporter's recommendation	To dismiss the appeal and refuse planning permission in principle

The proposal

The proposal is an application for planning permission in principle for the development of around 140 new homes, including 25% affordable (35 homes), at Tower Farm. The appeal site of almost 12 hectares is located on a low drumlin on the edge of Torrance, a large village in the Kelvin Valley north of Glasgow. The site is not allocated for housing, and lies within the designated green belt, and a local landscape area (LLA), the boundaries of which are identified in the East Dunbartonshire Local Development Plan.

None of the external consultees objected to the proposal, but 178 letters of objection were received on a variety of grounds.

The council refused planning permission on the following grounds (in brief): not regeneration or re-use of brownfield land; unsuitable development in the green belt; not identified for development in the development plan; not an effective development site; significant adverse impacts on the special landscape area; highly visible from the Antonine Wall and the Forth and Clyde Canal; negative effect on biodiversity; not promoting sustainable transport, or supporting sustainable development; detrimental effect on road junction capacity, and road safety and car parking issues; history of flooding issues; impact of coal mining legacy; and there is a five-year effective

housing supply, and so presumption in favour of sustainable development does not apply.

The development plan

The development plan for the area now comprises the approved Glasgow and the Clyde Valley Strategic Development Plan (SDP) approved in 2012, together with the East Dunbartonshire Local Development Plan (LDP) recently adopted in 2017.

The report of the examination of the Proposed Glasgow and the Clyde Valley Strategic Development Plan was submitted to Scottish Ministers on 20 March 2017.

The case for the appellant

The LDP designates all land surrounding settlements in East Dunbartonshire as green belt. Development is permissible in the green belt in accordance with LDP Policy 6 if the Housing Land Audit (HLA) identifies a shortfall in the 5-year effective housing land supply.

Landscape and visual impact

In any case, the Landscape and Visual Impact Assessment found that in the longer term the proposal would help integrate Torrance into its wider landscape setting, and to provide a more fitting transition between the village and the surrounding countryside.

The character of the area is heavily influenced by urban development on three sides. At present the village edge at this point consists of rear gardens and an extensive timber fence. The appellant's proposal would create a more appropriate boundary, incorporating tree planting, walkways and open space. The visual effects on neighbouring properties would not be significant once the landscape proposals start to mature.

Green belt

Amending the inner green belt boundary to accommodate the appeal proposal would not breach the green belt objectives set by the approved SDP, including protecting the separation between communities, directing planned growth to the most appropriate locations, supporting regeneration and protecting and providing access to open space. The proposal would extend the path network to the west of Torrance and along the green belt edge and provide approximately 4 hectares of new public open space.

The proposed alternative green belt boundaries along Tower Road and the existing tree belt to the north of the site are clear boundaries on the ground, and highly defensible from future development beyond them.

Sustainable development

The appellant maintains that the appeal proposal represents sustainable development.

The appeal site is within 1km of all village services, and the increased population would support local services, including public transport. The appellant would be

prepared to pay a subsidy for three years to extend the existing bus route into the site and increase its frequency, to the benefit of existing and new residents.

The proposal would retain the Tower Burn wildlife corridor, create more habitat than at present, including an ecologically designed SUDS pond, and provide managed open space.

Roads

There are no junction capacity or operational issues. The affected junctions would operate satisfactorily, and there would be no need to install right turning lanes.

Effective housing land supply

The council is not maintaining a five-year effective housing land supply as required by the approved SDP, the LDP and Scottish Planning Policy (SPP). On the basis of the 2015 HLA the appellant calculated that there was a 4.8 years' supply, and that the shortfall would grow from 86 in 2015-2020 to 455 in 2017-2022.

The appellant's analysis of the draft 2016 HLA indicates that the proposed LDP will not deliver a 5-year effective housing land supply at the point of adoption (2017). SPP and development plan policies must be interpreted and applied in that light. If there is not a 5-year effective housing land supply, SPP paragraphs 125 and 32 to 35 apply, meaning that policies for the supply of housing land will not be considered up-to-date. It also means that the presumption in favour of development that contributes to sustainable development should be given even more weight than if there was a 5-year supply.

The appeal site is an effective housing site in terms of PAN 2/2010.

The case for the council

The appeal site was considered during the preparation of the LDP, and was rejected as it was considered to be: a site with high nature conservation interest; in an unsuitable location, remote from the town centre and services; in an area of high green belt defensibility; and a large development site that requires considerable infrastructure and improvements. It was also found that the development would adversely impact on the landscape setting of the settlement.

The LDP Reporter agreed in general with the council's site assessment, and did not allocate the appeal site for development. He accepted the council's position that this would not be a sustainable location for such a large housing development, as Torrance is a village with very limited local facilities.

Landscape and visual impact

The council submits that the proposal would have a significant adverse effect on: the LLA by undermining some of its special qualities; the landscape character and setting of Torrance; and the fabric and landscape character of the site. The negative effects are more pronounced because of the relatively steeply rising landform of the site, which is not well suited to development of this nature. The contours of the site would be altered dramatically to create a lower gradient. The development would mask the drumlin, which would not exist in the same form.

The proposal would also have significant visual effects on views from existing houses on the edge of Torrance, from where the site provides an enclosing ridge formed by open farmland and landscape setting in views north. However, the views from the Antonine Wall and the Forth and Clyde Canal are no longer an issue in this case

Green belt

The scale and location of the proposal is contrary to the spatial strategy of the SDP and the LDP. The development of the site would have a significant adverse impact on the landscape setting and identity of Torrance. The proposal would not enhance or protect the natural role of the environment, particularly along the Tower Burn and the Local Nature Conservation Site (LNCS).

Tower Road, which is a minor road and not an important landscape feature, would not be a strong green belt boundary. If the land was developed to the crest of the hill, the settlement would spill further west and the area would become more urbanised. The green belt boundary would be weakened, and there would be further pressure to develop west and north.

Sustainable development

The proposal does not represent sustainable development. Torrance has no need for regeneration, and is not geared up for this level of population increase. It is liable to become a commuter settlement, as people have to travel to work and socialise.

The whole of the appeal site is beyond 400 metres walk from a local centre, and the majority of the site is more than 400 metres from a bus stop. The development would be unsustainable, and would promote and increase reliance on car use in the likely event that the bus service would remain on its current route.

The access road and bridge would have a negative impact on the Tower Burn corridor, and would limit the connectivity of the LNCS, causing isolation of habitat and a loss of foraging habitat. The proposal would significantly reduce the green network link by isolating West Balgrochan Marsh from open countryside.

Roads

The appellant has failed to demonstrate that the appeal proposal would not have a negative impact on the network. Further information is required to assess the capacity of the affected junctions, which also require further design work.

Effective housing land supply

On the basis of the 2015 HLA the council found that there was a 5.71 year effective land supply. The council considered that it could maintain a 5-year effective land supply throughout the Plan period based on sites being brought forward from 2020-2025, windfall sites and HNDA2 being reflected in the emerging strategic development plan.

The council agrees that the calculations to assess housing land supply should now be based on the 2016 HLA and the LDP (as modified), which show that there is an effective five-year land supply. The council has demonstrated that there is no need

to approve the Tower Farm development to maintain an effective housing land supply in East Dunbartonshire, as required by SPP.

Moreover, the council has serious concerns that the difficult topography of the site, and the significant engineering works required, would render the appeal site ineffective.

The case for the residents' group

Landscape and visual impact

The site is in an elevated position, and is a prominent feature of the natural landscape for significant distances in three directions. The proposed development would destroy the rolling green pastures, a significant feature of the village, as the field would require extensive ground work to provide a level platform for building. The construction of any number of properties on the site would hugely detract from the rural vistas which are currently enjoyed on approaches to the village and from within the settlement.

Green belt

The existing green belt: protects and enhances the character, landscape setting and identity of the settlement of Torrance; protects and provides access to open space; has existing boundaries that are robust and do not require to be amended; and would be harmed by the adverse impact on the biodiversity of the area. The proposal would have a harmful impact on the open, rural and undeveloped character of the green belt within the village of Torrance. The land is capable of productive agricultural use and provides an attractive green wedge into the heart of the village.

Sustainable development

The proposal would not be sustainable, as it would increase the requirement for energy, water and construction materials, and would increase CO₂ emissions, surface water run-off, and the generation of waste and pollution. The distance from the proposed site to the bus route exceeds the suggested walking times, and with no railway station in the village the site does not provide appropriate public transport access or support future public transport services.

Roads

Local residents are acutely concerned about the effect of the proposal on already congested roads and junctions, and the impact on road safety in the village, particularly affecting children and young people.

Effective housing land supply

The significant shortfall referred to in the HNDA is in respect of affordable units. There is no evidence of a significant shortfall in the delivery of sites for the private sector in East Dunbartonshire.

The appellant does not own the land required to widen Tower Road or to strengthen and widen the bridge over the former railway. There is an historic issue of flooding as result of water run-off from the hill forming part of the appeal site.

Reporter's conclusions and recommendations

I consider that the determining issues are whether the proposed development conforms with the development plan, and if not whether it is justified by other material considerations.

Green belt/ landscape impact

The appeal proposal would have a significant detrimental visual impact in local views from around the site and on the landscape setting of Torrance, and would not conserve the landscape character of the area or the special qualities of the local landscape area, contrary to the provisions of Policy 8 of the LDP. It follows that the appeal site is not an appropriate location to accommodate planned growth.

Also, a development on that scale on the edge of the village of Torrance does not appear to be compatible with the SDP's aim of the compact city region, or the LDP's strategy to direct growth to the main towns in East Dunbartonshire. I do not regard Tower Road as an appropriate alternative green belt boundary of this point.

I conclude that the proposed development is contrary to LDP Policy 3, as the site lies within the green belt, and the proposal does not fall within any of the exemptions envisaged in the policy. The proposal does not relate well to the following green belt objectives, in particular, which are set out in the development plan: supporting regeneration; protecting the natural roles of the environment; protecting and enhancing the character, landscape setting and identity of settlements; and the defensibility of the green belt.

Sustainable development

I consider that the appeal proposal fails to meet the SDP's sustainability criteria relating to climate change, sustainable transport and the green network; the requirements of LDP Policies 1, 4 and 8; and certain of the sustainability principles which are set out in paragraph 29 of SPP.

The proposal would not minimise the development footprint of the city region, as it would expand Torrance onto a greenfield site beyond the current village boundary. Because most new residents would be likely to travel to nearby towns for employment, secondary schooling, and most of their shopping and services, a development of this scale in an outlying village would be likely to generate additional vehicle trips and would not serve to minimise the carbon footprint of the city region.

The appeal proposal would not support sustainable access and active travel, as residents would be likely to travel to services by car, and appropriate public transport access could not be assured if planning permission were granted for the proposal.

I would expect the proposed development, including the engineering works at the east end of the site, the fragmentation of habitats and the disturbance to existing species to have a negative impact on local biodiversity networks and designations.

Five-year supply of effective housing land

I accept that the appeal site is effective in terms of the constraints set out in PAN 2/2010.

Overall, I am satisfied that the council has maintained a five-year effective housing land supply, and therefore that SDP Strategy Support Measure 10 and LDP Policy 6 do not apply here.

Applying the formula in Table 1 of Scottish Government's Draft Delivery Advice: Housing and Infrastructure suggests that there is a 6.3 years' supply of effective housing land supply in East Dunbartonshire. If completions are factored in (contrary to my understanding of the draft advice), the supply falls to 4.4 years, but if account is taken of recent changes in supply it rises to 5 years (on the council's assumptions) or 4.95 years (on the appellant's).

Even if the alternative interpretation was taken, and the land supply was assessed to be 4.4 or 4.95 years, the release of further sites through SDP Strategy Support Measure 10 is to be guided by the use of the criteria in Diagram 4: sustainable location assessment. I have found that the proposed development fails the SDP criteria relating to climate change, sustainable transport and the green network. For similar reasons the proposal would not be supported by LDP Policy 6, which supports housing proposals that are in a sustainable location as guided by Policy 1.

Conclusions on compliance with the development plan

I therefore conclude that appeal proposal is contrary to the policies of the development plan relating to the green belt, local landscape areas, sustainable development and nature conservation, and that it is not supported by the provisions which allow for housing proposals in appropriate locations where there is a shortfall in the supply of effective housing land.

Scottish Planning Policy

For similar reasons, I have concluded that the proposed development fails the following sustainability principles that are set out in paragraph 29 of SPP: supporting the six qualities of successful places, one of which is 'easy to move around and

beyond', which includes reducing reliance of private cars; and protecting natural heritage. Accordingly, I conclude that the proposal does not gain support from the SPP's presumption in favour of development that contributes to sustainable development.

I have also concluded that there is a five-year effective housing land supply as required by SPP, and hence that the relevant provisions of paragraphs 33 and 125 of SPP are not engaged in this case.

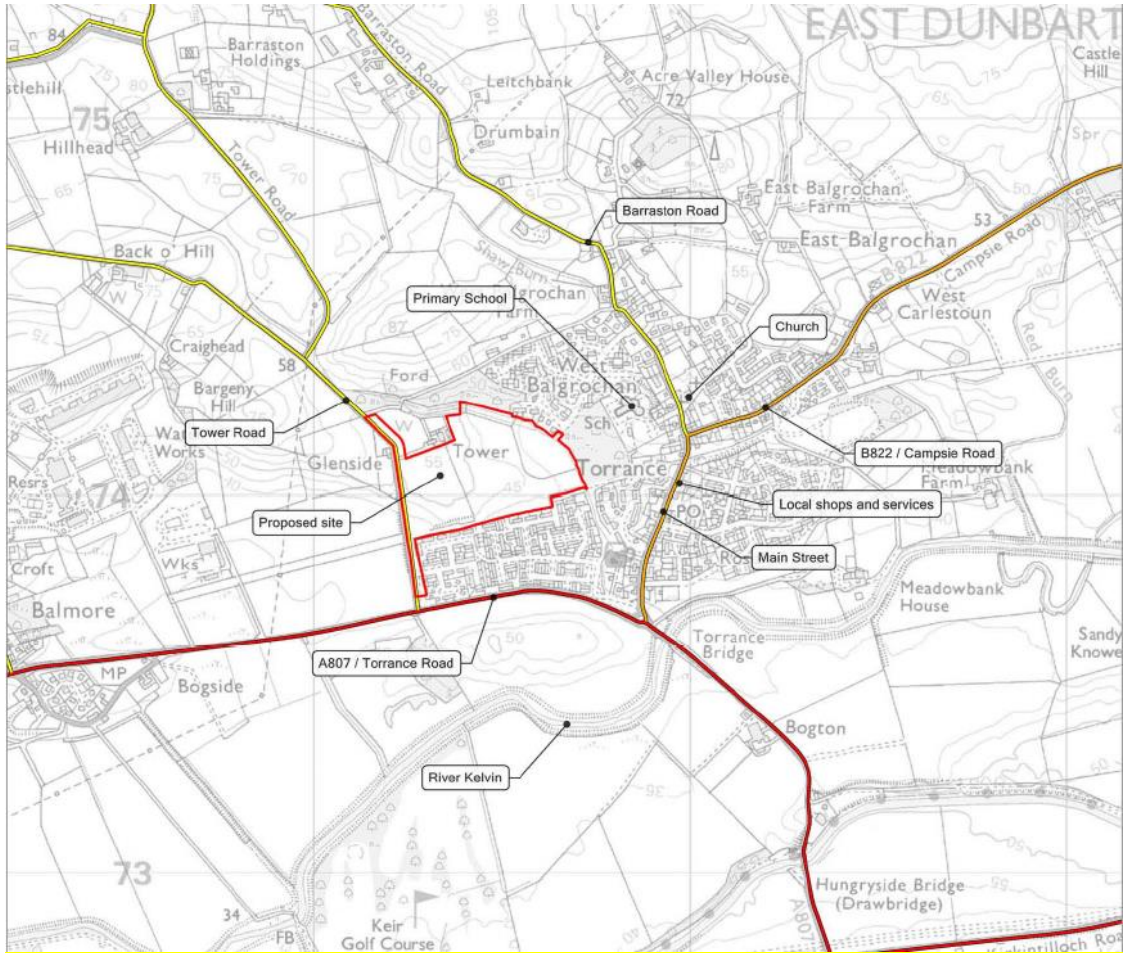
Overall conclusions

Overall, I conclude that the appeal proposal, which involves the construction of around 140 houses in the green belt to the west of Torrance, is contrary to the relevant provisions of the development plan, and is not supported by other material considerations.

Recommendation

I therefore recommend that planning permission in principle is refused for the proposed development at Tower Farm, Torrance.

However, if Ministers are minded to allow the appeal, any permission should be subject to the conditions attached at Appendix 1, and a planning obligation requiring the delivery of affordable housing and a financial contribution towards the cost of education infrastructure improvements.



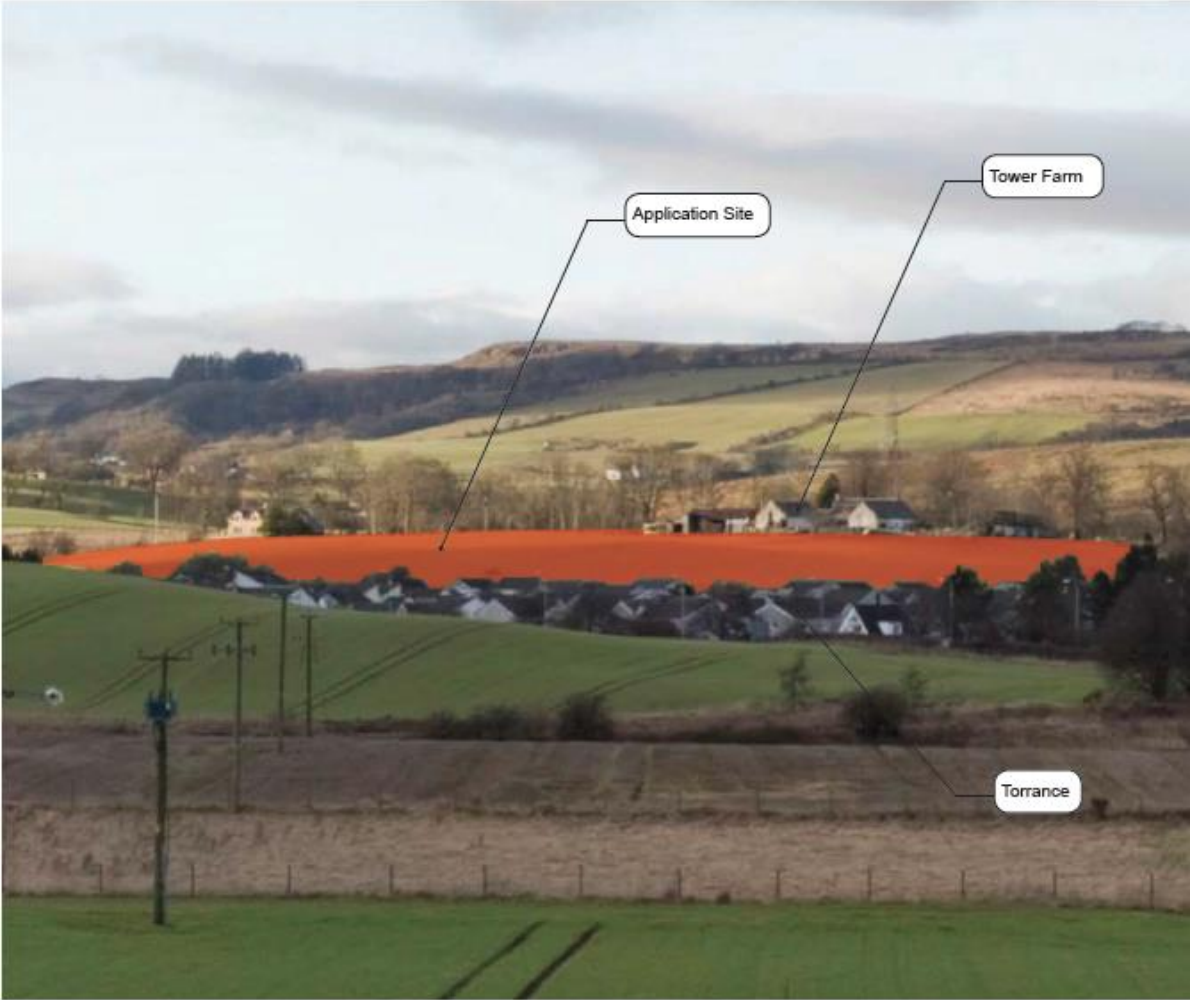
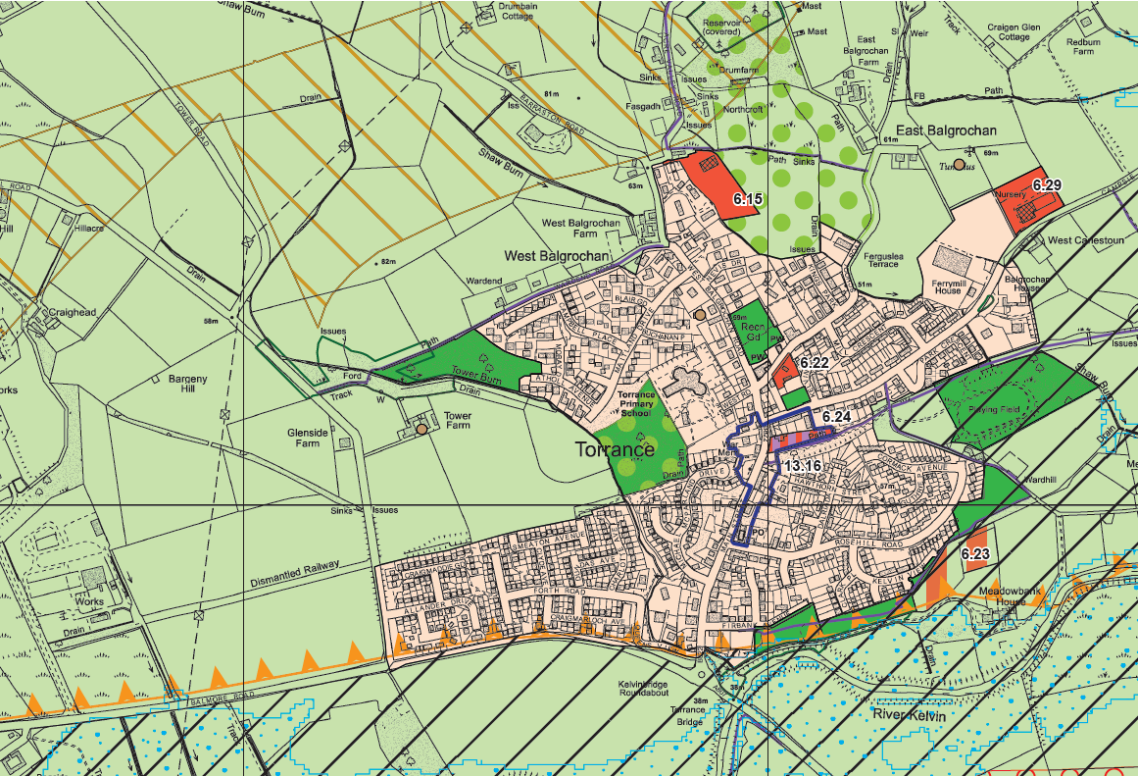


Photo 04 - View looking north to the site from the A807 Torrance Road



From: [Redacted – EIR Regulation 11(2) (personal information)] On Behalf Of
Minister for Local Government and Housing

Sent: 30 May 2017 10:08

To: [Redacted – EIR Regulation 11(2) (personal information)] Minister for Local
Government and Housing

Cc: Cabinet Secretary for Communities, Social Security and Equalities; Hogg KJ
(Kenneth); Chief Planner; [Redacted – EIR Regulation 11(2) (personal information)]
Solicitor to the Scottish Government and PS; Communications CSSE

Subject: RE: Submission to Minister with recommendation on reporter's report

Morning [Redacted – EIR Regulation 11(2) (personal information)]

Mr Stewart noted your submission and is content to agree with the reporter's
recommendation to refuse planning consent for this appeal as proposed, thanks.

[Redacted – EIR Regulation 11(2) (personal information)] Private Secretary to Kevin
Stewart, Minister for Local Government and Housing

[Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 25 May 2017 13:17

To: Minister for Local Government and Housing

Cc: Cabinet Secretary for Communities, Social Security and Equalities; Hogg KJ
(Kenneth); Chief Planner; [Redacted – EIR Regulation 11(2) (personal information)]
Solicitor to the Scottish Government and PS; Communications CSSE

Subject: Submission to Minister with recommendation on reporter's report

[Redacted – EIR Regulation 11(2) (personal information)]

Please see attached submission relating to a recalled appeal for a proposed housing
development in East Dunbartonshire.

Happy to provide any additional information or discuss any issues with Mr Stewart.

Kind regards

[Redacted – EIR Regulation 11(2) (personal information)] Planning Decisions
Manager | Planning & Architecture | Scottish Government | [Redacted – EIR
Regulation 11(2) (personal information)]



Planner's Assessment

RECALLED APPEAL (PPA-200-2035): RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS, SITE AT TOWER FARM, BACK O HILL ROAD, TORRANCE, EAST DUNBARTONSHIRE

1. I refer to the report recently received from DPEA recommending that Planning Permission in Principle (PPiP) be refused for the above development (Planning Authority Ref: TP/ED/15/0541).

Proposed Development and Site

2. PPiP is sought for around 140 units, of which 25% would be provided for affordable housing, on a 12 hectare undulating farmland site within the greenbelt to the north west of Torrance, a large village located with the Kelvin Valley, located to north of Glasgow and Bishopbriggs. No details of the proposed layout, house types or materials etc. were provided with the application.

Reason for Recall

3. This is one of the appeals for housing proposals over 100 units that were recalled by Ministers at the time to actively monitor the practical application of Scottish Planning Policy (SPP) particularly with regard to the presumption in favour of development which contributes to sustainable development.
4. East Dunbartonshire Council had initially refused PPiP as the site was not regeneration or re-use of brownfield land; unsuitable development in the green belt; not identified for development in the development plan; not an effective housing supply site; not supporting sustainable transport or sustainable development and raises issues for road safety, junction capacity, car parking, coal mining and flooding; would result in significant adverse impacts on the special landscape area; would be visible from the Antonine Wall and Forth and Clyde Canal and would have a negative effect on biodiversity.

Representations/Objections

5. 178 letters of objection were received, on a variety of grounds, including loss of greenbelt, loss of agricultural land, contrary to SPP and development plan, increased traffic and congestion, unsafe access, insufficient community facilities and public transport, lack of school capacity, detrimental impact on wildlife and biodiversity, drainage and flooding issues, visual impact and loss of village character. No other objections from statutory consultees subject to conditions being imposed.

The Development Plan Position

6. The development plan for the area now comprises the Glasgow and the Clyde Valley Strategic Development Plan (SDP) approved 2012, together with the East Dunbartonshire Local Development Plan (LDP) adopted 23rd February 2017. The

Proposed Glasgow and the Clyde Valley SDP was submitted to Scottish Ministers for examination on 20 March 2017.

7. The appeal site was considered by the Council during the LDP preparation and rejected as it was considered to be a site with high nature conservation interest; in an unsuitable location, remote from town centres and services; in an area of high green belt defensibility; a large development site that requires considerable infrastructure improvements; and that it would adversely impact on the landscape setting of the settlement. The LDP Reporter generally agreed and did not allocate the site for development. They accepted the Council's position that it would not be a sustainable location for a such a large housing development due to Torrance being a village with very limited local facilities. The development site is not allocated for housing in the development plan and is outwith the settlement boundary of Torrance.

Housing Land Supply Position and SPP Presumption

8. The LDP is up to date and the reporter considers there is no shortfall in the 5 year supply of effective housing land as required by SPP. The reporter considered the proposal against the sustainability principles that are set out in paragraph 29 of SPP and concluded that the proposal fails the following: supporting the six qualities of successful places, one of which is 'easy to move around and beyond', which includes reducing reliance of private cars; and protecting natural heritage. Overall the reporter considers that the proposal does not gain any support from SPP's presumption in favour of development that contributes to sustainable development.

Reporter's conclusion and any other material considerations

9. The Reporter concludes that the appeal site is not an appropriate location to accommodate planned growth due to the visual impact on local views and the landscape setting of Torrance. The development site would not conserve the landscape character or the special qualities of the local landscape area. The proposal does not relate well to green belt objectives and fails to meet sustainable development criteria set out in the SDP and LDP.

PAD Recommendation

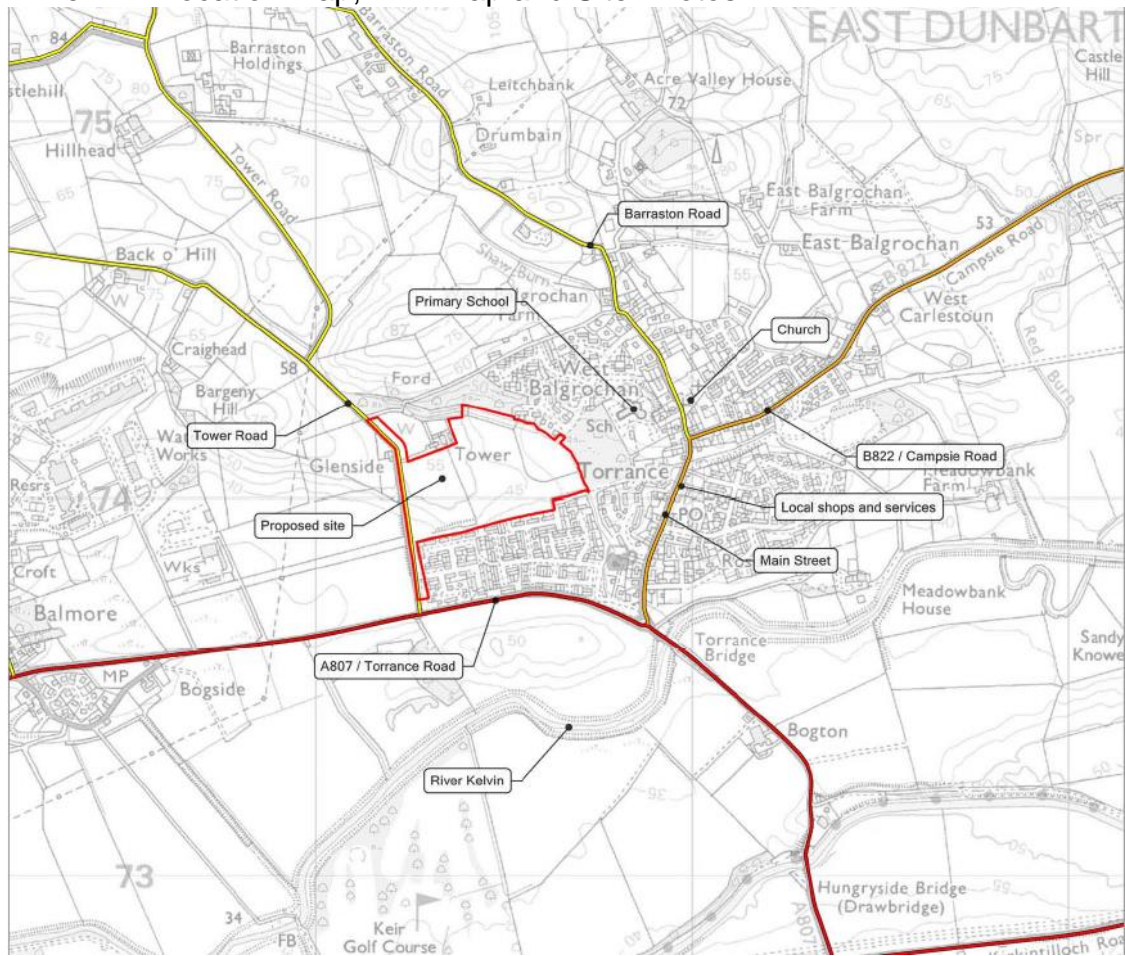
Taking all the reporters considerations into account, including the development plan position and material considerations, it is considered that there is no reason to depart from the reporters recommendation. It is recommended that Ministers agree with the reporters recommendation to refuse planning permission in principle.

[Redacted – EIR Regulation 11(2) (personal information)]

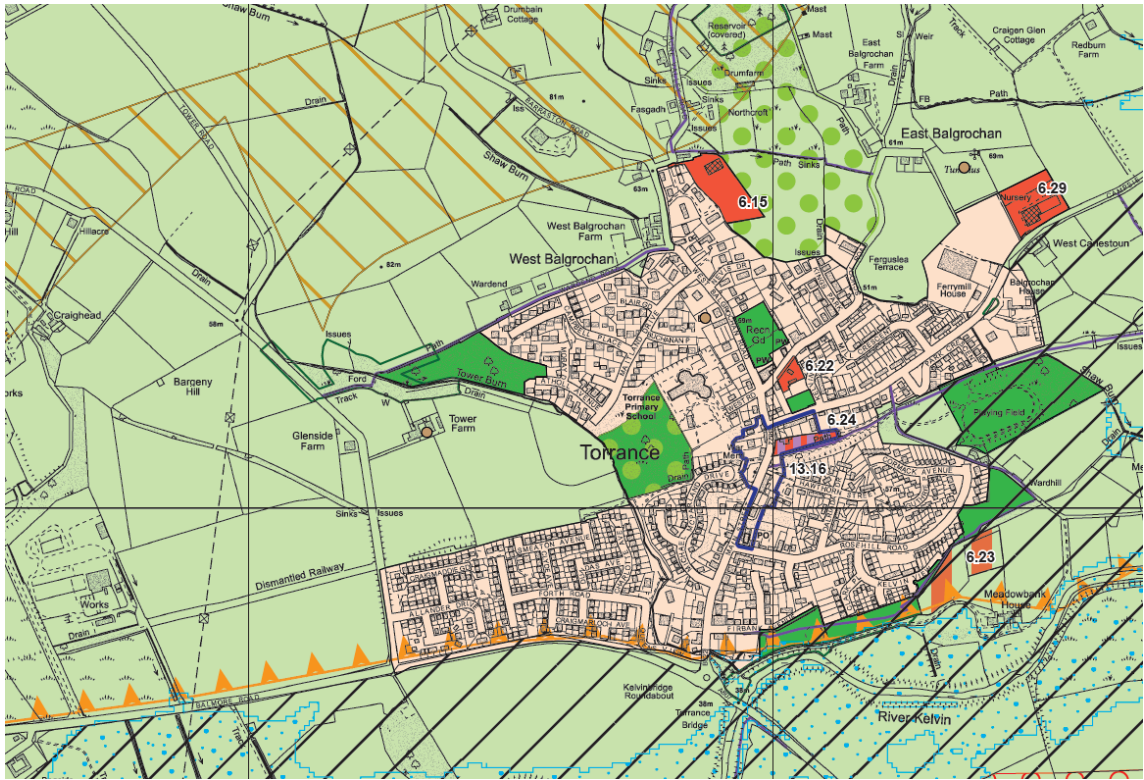
Senior Planner
PAD

10/5/2017

Annex 1 – Location Map, LDP Map and Site Photos



Tower Farm, Torrance Location Plan



LDP Proposals Map for Torrance

Site Photograph

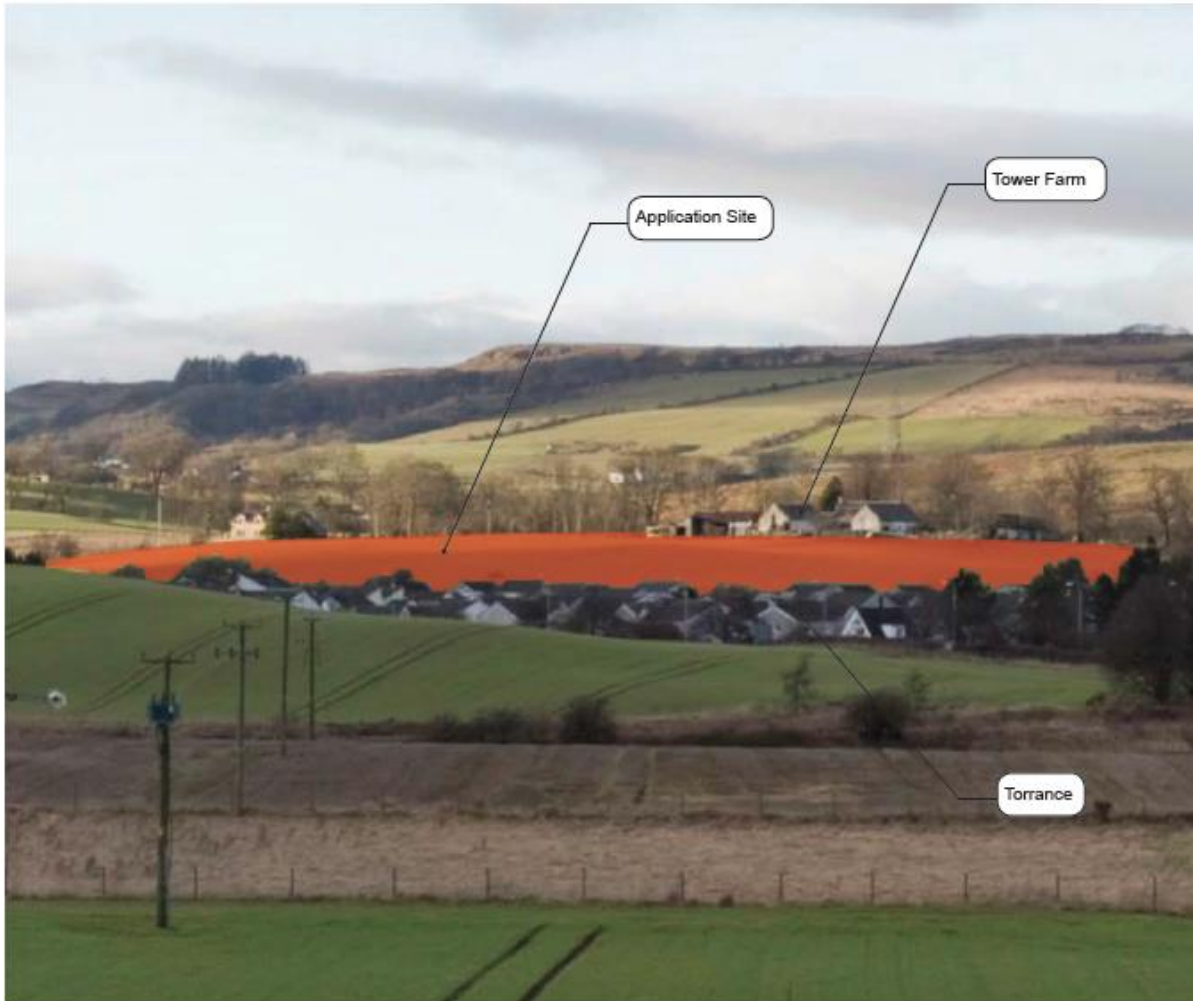


Photo 04 - View looking north to the site from the A807 Torrance Road

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 31 May 2017 13:47
To: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: RE: Site at Tower Farm, Back O;Hill Road, Torrance

Excellent! Thanks [Redacted – EIR Regulation 11(2) (personal information)]

[Redacted – EIR Regulation 11(2) (personal information)]

Sent from [Mail](#) for Windows 10

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 31 May 2017 13:26
To: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: FW: Site at Tower Farm, Back O;Hill Road, Torrance

Hi [Redacted – EIR Regulation 11(2) (personal information)]

The Tower Farm decision has now been issued by PAD (attached).

Thanks

[Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 31 May 2017 13:05

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: Site at Tower Farm, Back O;Hill Road, Torrance

For your records.

[Redacted – EIR Regulation 11(2) (personal information)] Planning & Architecture |
Scottish Government | [Redacted – EIR Regulation 11(2) (personal information)]

[SG_Quaternary_govscot_RGB 60mm]<<https://beta.gov.scot/policies/planning-architecture>>[Twitter_Logo_Blue signature
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sig]<<http://blogs.scotland.gov.uk/planningarchitecture>> [npf sig 60mm]
<<https://npfactionprogramme.com/>> [SAQP-for-signature]
<<https://blogs.gov.scot/planning-architecture/about-us/scottish-awards-for-quality-in-planning/>> [e_Devel_Scot_ signature 60mm] <<http://edevelopment.scot/>>

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 29 March 2017 14:36

To: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: PPA-200-2035 - Site at Tower Farm, Torrance

Dear all,

Please be advised that [Redacted – EIR Regulation 11(2) (personal information)] report containing his recommendation has today been passed to Scottish Ministers. Ministers will make their decision and advise you of the outcome in due course.

Regards,

[Redacted – EIR Regulation 11(2) (personal information)]

The Scottish Government
Planning and Environmental Appeals Division (DPEA)
Unit 4, The Courtyard

Callendar Business Park
Callendar Road
FALKIRK
FK1 1XR

[Redacted – EIR Regulation 11(2) (personal information)]

Web: www.dpea.scotland.gov.uk

Follow us on Twitter for Appeal and Decision Updates

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 12 April 2017 10:54

To: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: RE: Tower Road, Torrance Appeal

Dear Ms [Redacted – EIR Regulation 11(2) (personal information)]

Thank you for your e-mail on Monday. As you will be aware, the report was sent to Scottish Ministers on 29 March 2017 along with all the evidence submitted.

Ministers generally aim to issue a decision within 2 months of receipt however this is largely dependent on the complexities of each individual case and is only an indicative timescale. Relevant Parties will be notified of the decision when available. I hope this helps

[Redacted – EIR Regulation 11(2) (personal information)]

Specialised Case Officer
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Callendar Road
FALKIRK
FK1 1XR

[Redacted – EIR Regulation 11(2) (personal information)]

W: www.dpea.scotland.gov.uk

www.twitter.com/dpeascotland

-----Original Message-----

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 10 April 2017 21:55

To: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: Tower Road, Torrance Appeal

Hi [Redacted – EIR Regulation 11(2) (personal information)]

Wondering if we have any indication on when we are likely to have a decision on Tower Road, Torrance appeal? I know the report has now gone to the ministers.

I currently reside on Maitland Drive and we are looking to extend only if Appeal is rejected so keen to have a decision.

[Redacted – EIR Regulation 11(2) (personal information)]
Sent from my iPhone

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 29 March 2017 14:02
To: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: RE: PPA-200-2035 - Report

Thanks [Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 29 March 2017 13:43
To: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: RE: PPA-200-2035 - Report

Hi [Redacted – EIR Regulation 11(2) (personal information)]
– the only change needed is preamble (p9).

Thanks.

[Redacted – EIR Regulation 11(2) (personal information)]
Sent from [Mail](#) for Windows 10

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 29 March 2017 13:25
To: [Redacted – EIR Regulation 11(2) (personal information)]
Cc: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: RE: PPA-200-2035 - Report

Hi [Redacted – EIR Regulation 11(2) (personal information)]

The attached version should be password free.

Sorry

[Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]
Sent: 29 March 2017 12:09
To: [Redacted – EIR Regulation 11(2) (personal information)]
Cc: [Redacted – EIR Regulation 11(2) (personal information)]
Subject: PPA-200-2035 - Report
Importance: High

Hi [Redacted – EIR Regulation 11(2) (personal information)]

[Redacted – EIR Regulation 11(2) (personal information)] has drafted your report ready for submitting to Ministers however, we've noticed the contents pages are missing. I've attempted to fill them in, could you check it over and let us know if it is ok or if there are any changes?

Kind regards

[Redacted – EIR Regulation 11(2) (personal information)]

Casework Section Leader
The Scottish Government
Planning and Environmental Appeals Division
4 The Courtyard
Callendar Business Park
Falkirk
FK1 1XR

[Redacted – EIR Regulation 11(2) (personal information)]

Website: www.dpea.scotland.gov.uk



Follow us on Twitter for Appeal and Decision Updates



[attachment – Report – Publically available]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 29 March 2017 14:05

To: [Redacted – EIR Regulation 11(2) (personal information)]

Cc: [Redacted – EIR Regulation 11(2) (personal information)]

Subject: FW: PPA-200-2035 - Tower Farm Report

Hi [Redacted – EIR Regulation 11(2) (personal information)]

I've added in the second date and [Redacted – EIR Regulation 11(2) (personal information)] has checked the contents page and requested only one change so this is good to go now.

Thanks

[Redacted – EIR Regulation 11(2) (personal information)]

From: [Redacted – EIR Regulation 11(2) (personal information)]

Sent: 29 March 2017 10:39

To: [[Redacted – EIR Regulation 11(2) (personal information)]

Subject: PPA-200-2035 - Tower Farm Report

Hi guys,

Grateful if you could check my e-mail to PAD advising that the report for PPA-200-2035 is available on eRDM, before I send. I'd also be grateful if you could check the version of the report on eRDM (I hardly use eRDM so not sure I've saved it correctly!).

Thanks,

[Redacted – EIR Regulation 11(2) (personal information)]

[Attachment – E-mail already released at pages 1 & 2 above]