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**From:** [REDACTED]  
**Sent:** 20 July 2018 13:56  
**To:** Minister for Local Government, Housing and Planning  
**Cc:** Cabinet Secretary for Communities and Local Government; DG Constitution and External Affairs; Campbell J (Jeanette); [REDACTED]  
McNairney J (John); [REDACTED]  
Cackette PH (Paul); Communications CSSE  
**Subject:** Briefing: Land south of Campsie Road, Strathblane

Minister for Local Government, Housing and Planning

Copy to

Cabinet Secretary for Communities and Local Government  
DG Constitution and External Affairs  
Jeanette Campbell, Special Advisor  
[REDACTED] Interim Chief Reporter  
[REDACTED], Assistant Chief Reporter  
[REDACTED] Assistant Chief Reporter  
[REDACTED], Head of Performance and Administration  
John McNairney, Chief Planner  
[REDACTED], Assistant Chief Planner  
[REDACTED], Assistant Chief Planner  
Paul Cackette, Solicitor to the Scottish Government  
Communications CSSE

### **Briefing on forthcoming Planning Appeal**

#### **Proposal: Residential development and cemetery with associated engineering works and landscaping**

**Site address: Land south of Campsie Road, Strathblane**

#### **Outcome: Appeal Dismissed (planning permission in principle refused)**

A reporter from the Planning and Environmental Appeals Division has made a decision which will be issued on Wednesday 25 July 2018 refusing planning permission in principle for the above proposal.

This note is part of the agreement reached about prior notification of potentially contentious appeal decisions and I would remind recipients that until the notice is issued on 25 July the information contained within the notice and in this e-mail remain confidential.

The appeal was submitted to Scottish Ministers on behalf of Gladman Developments Ltd against the decision by Stirling Council to refuse planning permission in principle.

The reporter appointed to determine this appeal did so on the basis of written submissions made by all parties and a visit to the appeal site.

Having regard to the provisions of the development plan, the reporter considered that the key issue raised is whether there is a shortfall in the five years' effective housing land supply which

might justify approval of the proposed housing development, despite the appeal site's location within the green belt and the spatial strategy of the local development plan.

The reporter did not consider the conclusions of the reporter who recently examined that proposed local development plan are of direct relevance to the determination of this planning application. That reporter's task in assessing how much housing land should be allocated for housing development in the next Stirling local development plan to cover the period to 2027 was different from that which is before this reporter. The task in this appeal is to decide whether there is currently (or at least at the base date of the 2017 audit) a shortfall in the effective housing land supply for the next five years which might justify granting planning permission. From the evidence before her, the reporter is not in a position to contradict the council's conclusion that its 2017 annual housing land audit confirms that the commitment to maintaining a five years' effective housing land supply is currently being met.

The adopted local development plan allocates the north-western part of the site for a cemetery extension, while retaining it within the green belt. The principal role of the designated green belt around Strathblane is to avoid development in the countryside which would threaten Strathblane's separation from Milngavie to the south. Development of the appeal site would not do so, as it is located on the eastern side of the village. However, a secondary purpose of the green belt is to protect the more immediate setting of Strathblane itself. In this respect, the development for up to 70 houses of this 11 hectare greenfield site would constitute a large and prominent extension of the built up area in the open countryside which currently contains the village. The reporter therefore considers that this would be contrary to the purpose of the green belt in this location.

In addition, the reporter does not consider that the proposed development can be said to be a modest amount of new development in the context of a village the size of Strathblane. The reporter therefore concludes that would not be consistent with the Spatial Strategy of the adopted local development plan. Consequently, it would conflict with the local development plan's Overarching Policy. The reporter also notes that local development plan policy states that outwith allocated sites, the Core Area will be the preferred location for new build development. In the Rural Villages Area development will be more constrained. While the appellant suggests that up to 23 of the proposed houses could be affordable houses, there is no specific evidence that the proposed development would provide further significant economic and social support, other than the future use of land on the eastern side of the appeal site as a cemetery.

There were local representations to this case with a total of 101 letters of representation.

Yours sincerely

[REDACTED]

[REDACTED]

Section Manager

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