

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: PLANNING PERMISSION N/04/00823/OUT : PROPOSED RESIDENTIAL DEVELOPMENT AT GARTFERRY ROAD, MOODIESBURN. OPEN SPACE AND PLAY AREAS	
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 2 <sup>nd</sup> March 2005	Ref: N/04/00823/OUT	

## 1. Purpose of Report

- 1.1 The purpose of this report is to advise the P & E Committee on the current position with respect to one of the conditions imposed on planning permission N/04/00823/OUT.

## 2. Background

- 2.1 Outline planning permission for residential development on a 14 hectare site at Gartferry Road, Moodiesburn (see attached location plan) was granted in September 2004. The planning application was accompanied by a Development Brief, which was a specific requirement of the Council since the site was identified for residential purposes in terms of the Interim Housing Land Supply (IHLS) exercise rather than through the Local Plan process.
- 2.2 The permission was issued subject to a number of conditions, one of which required the submission of proposals in respect of the provision of equipped play areas and other public open space. The consent also required the housing layout proposals to take account of the approved Development Brief, which identified a location for an equipped play area adjacent to an existing kick-about pitch as part of a proposed neighbourhood recreation area at the south west corner of the site close to Heathfield Avenue.
- 2.3 The lead developers, the Walker Group (Scotland) Ltd., have submitted open space / play-area proposals as required by the outline consent. Walker have deleted the equipped play area from the proposed neighbourhood recreation area, and have illustrated the provision of a combined toddlers / junior play area within the 'village green', which lies at the centre of the development. Note that the overall site will accommodate 250+ houses and that the other house-builders will be Persimmon Homes and Bett Homes.
- 2.4 In lieu of not providing an equipped play area within the neighbourhood recreation area, the Walker Group have offered to contribute funds towards the cost of providing a multi-court play facility at Glenmanor Primary School in Moodiesburn, which lies about 1100 metres to the west of the Gartferry Road site on the other side of the community. A similar multi-court facility already exists at St. Michael's Primary School on Blackwoods Crescent, Moodiesburn.
- 2.5 The Walker Group have offered the Council a sum of £50,000 which will be matched by an equivalent contribution from Devro Limited, who currently own the proposed housing site. The combined £100,000 would be available to the Council's Community Services Department to allow the construction of the multi-court at Glenmanor Primary School. Any surplus funds could be used for other recreation – based activities in Moodiesburn.

### **3. Considerations**

- 3.1 In principle, the proposal offered by the Walker Group and Devro is acceptable to myself and the Director of Community Services. While the Glenmanor School site is not immediately adjacent to the proposed Gartferry housing development, it is within the community of Moodiesburn and the existing multi-court play facility at St. Michael's Primary School appears to be popular with local youngsters. The proposal is also supported by the local Member.
- 3.2 While not complying with the approved Development Brief for the housing site, the alternative play area proposals submitted by the Walker Group in terms of the outline planning consent are considered worthy of approval.

### **4. Recommendation**

- 4.1 It is recommended that the Planning & Environment Committee :-
1. Agrees to the deletion of an equipped play area from the proposed neighbourhood recreation area within the proposed residential development at Gartferry Road, Moodiesburn, covered by outline planning permission N/04/00823/OUT
  2. Agrees to accept the contribution of £100,000 from the Walker Group and Devro Limited in respect of the provision of a multi-court play facility at Glenmanor Primary School, Moodiesburn, subject to terms and conditions to be agreed with the Council's Director of Community Services.
  3. Refers the matter to the Community Services Committee for their consideration as appropriate.



**David M. Porch**  
**DIRECTOR OF PLANNING AND ENVIRONMENT**  
10<sup>th</sup> February 2005

Local Government Access to Information Act: for further information about this report: please contact Mr. McInnes on 01236 616475

Background papers:

Planning Consent N/04/00823/OUT  
Letter from the Walker Group (Scotland) Ltd. dated 4<sup>th</sup> February 2005.

Produced by  
 Planning and Environment Department  
 2 Tylis Road  
 Felling House  
 CUMBERNAULD  
 097 1 JW  
 Tel: 01236 610210 Fax: 01236 610232  
 OS Licence 10022396 2004

N/D4/A0623/OUT  
 Walker Group/Belt Homes/Peersim Homes  
 Site to the West of Dero  
 Gartery Road Moddersburn  
 Residential Development  
 Site Area: 14.20 Hectares

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