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Dear Sir/Madam

GLASGOW CITY COUNCIL PLANNING LOCAL REVIEW COMMITTEE

APPELLANT: **Mr Alan Donaldson**
PLANNING REFERENCE: **19/02063/PPP**
REVIEW REFERENCE: **19/00080/LOCAL**
REVIEW ADDRESS: **Site to the south of Crawford Street/Rosevale Street/Beith Street,
Glasgow**
REVIEW PROPOSAL: **Erection of residential development (48 units)**

I refer to the above noted application for planning permission which was the subject of Review by Glasgow City Council, Planning Local Review Committee.

There have been a number of contradictory letters, emails and text messages issued in relation to this application and I am writing to clarify its status and set out the sequence of events that led to these letters being issued.

Application 19/02063/PPP for the erection of a residential development (48 units) at site to the south of Crawford Street/Rosevale Street/Beith Street was appealed to the Local Review Committee on 7 October 2019 (ref. 19/00080/LOCAL) as a decision had not been issued within the timescales set out in regulations. This meant that the application was deemed refused due to non-determination. As part of the review process, the 163 people who objected to the application were given the opportunity to make further comments to the review and this generated 4 responses.

The submission of the appeal overlapped with a decision being taken to refuse the application, and a decision notice to that effect was issued on 16 October 2019. At this point the applicant was given the option to submit a new appeal against the refusal, but they decided to go ahead with the appeal for non-determination, therefore the decision notice was withdrawn and the application remained deemed refused for non-determination.

The appeal was decided at the Local Review Committee meeting of 10 December 2019, where it was approved subject to conditions and on the conclusion of a legal agreement relating to the loss of open space, fastlink contributions and ensuring that the development would be car free. The legal agreement required to be concluded before the Local Review Committee decision notice could be issued.

Following discussions between the Council's legal department and the applicant's solicitor, it was decided that the legal agreement should be attached to the subsequent Matters Specified in Conditions application, rather than to this in principle application. This meant that the Local Review Committee decision notice could be issued, and this was done on 13 May 2021, with notification sent to the 4 people who had made representations to the review, in line with the review regulations, on 27 May.

Unfortunately, there was some confusion about the decision notice to be issued and letters, emails and text messages stating that the application was deemed refused were issued on 29 June 2021 to the 163 people who had objected to the application, which included the 4 people who had made comments to the review and had been notified that the application had been approved on 13 May.

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In practice, this means that the proposal was approved in principle subject to conditions and a legal agreement on 13 May 2021. In order to allow development to proceed, a Matters Specified in Conditions application, setting out the details of the application e.g. the height and layout of the building, materials, landscaping etc requires to be submitted and approved. When the Matters Specified in Conditions application is submitted a new neighbour notification will be undertaken and members of the public will have the opportunity to make representations regarding the detailed proposal. Any approval would also be conditional on the legal agreement being concluded.

I hope this clarifies matters in relation to this application and review, if you have any further questions please contact me at the email address provided below.

Yours faithfully

Sam Taylor
Local Review Committee Adviser

Please address correspondence to Sam Taylor
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