

ELECTED MEMBER BRIEFING NOTE

INTERNAL CIRCULATION ONLY

Briefing Note: Park of Kier, Dunblane	To: Community Councils of Dunblane and Bridge of Allan
From: Christina Cox, Planning and Building Standards Manager	Date: 29 th January 2019
Wards Affected: Ward 3 – Dunblane and Bridge of Allan	Services Areas Affected: Infrastructure

1 PURPOSE OF BRIEFING

- 1.1 This note has been prepared for the Community Councils of Dunblane and Bridge of Allan to provide a summary of the progress of negotiations on the legal agreement to be applied to the Park of Keir development.

2 BACKGROUND

- 2.1 Full Council of 15th March 2018 considered a motion regarding Park of Kier. Council agreed the following:
- 2.2 Council recognises the desire of the communities of Dunblane and Bridge of Allan to see a transparent process over the negotiation of conditions relating to the planning application for the development of Park of Keir. Council resolves:
 - 2.2.1 That the council confirms its desire that the negotiations on the conditions set by the minister are open and transparent; and
 - 2.2.2 That in the process an appropriate committee/panel of the Council is given the opportunity to scrutinise any agreement prior to it going to ministers.

3 UPDATE

- 3.1 Working with the limitations involved with s75 legal agreements, Planning Officers have provided brief updates on progress to Dunblane and Bridge of Allan Community Councils, as well as answering direct communications.
- 3.2 Negotiations have been ongoing between council officers and representatives for the Park of Keir development since the Scottish Government issued its Notice of Intention in August 2017. As a non-standard legal agreement there have been a number of issues that required further consideration including, but not limited to:
 - Period of time within which the council are required to use the developer contributions/repayment period;

- Ensuring that the entry price is affordable;
- Ensuring the extent of development of the sports facilities is in place prior to the occupation of the housing;
- Ensure that no housing units are occupied before the sports facilities are constructed and open to the public;
- Clarifying 'Education Contribution Purpose';
- Clarifying extent of site within which there is to be no further residential development.

3.3 It is considered that, subject to finalising some points of detail, the negotiations on legal agreement are almost concluded. The current time extension from the Scottish Government runs until 18th March 2019. Since this date includes the registration/recording of the legal agreement with the Land Registry, it is considered that a further time extension will be required before the matter is finalised.