

Baillieston, Broomhouse and Carmyle Community Growth Area – Community infrastructure for Carmyle (Ward 19) approved – Authority to Executive Director of Neighbourhoods, Regeneration and Sustainability.

2 Councillor McLean, City Convener for Neighbourhoods, Housing and Public Realm, presented a report regarding the proposed development of the Carmyle Community Growth site (Ward 19) as identified in the City Development Plan, advising

- (1) that the development of a site for approximately 300 houses was proposed for Carmyle as part of a wider Community Growth Area (CGA) incorporating Baillieston, Broomhouse and Carmyle, which was one of the 3 CGAs that had been identified in City Development Plan 2 to deliver family housing;
- (2) that CGA sites would be delivered within the context of a masterplan to ensure that the proposed new development integrated with existing adjacent communities and this would be ensured through the delivery of supporting community infrastructure to be secured via payment by the developers into a Community Growth Fund, confirmed by a Section 75 legal agreement and payable at an agreed amount for each unit completed;
- (3) that an application for planning permission in principle had been submitted for the Carmyle site and for the application to be progressed, the community infrastructure required approval to inform the Section 75 legal agreement, which would be tied to the site rather than a specific application or developer to ensure delivery should the site be sold at a future date before the completion of the development;
- (4) that following discussions with the local community and with the agreement of the community council the following community infrastructure was proposed:-
 - (a) provision of 2 new multi-use games area pitches, including floodlighting and changing facilities;
 - (b) expansion of the local community centre, with provision for 2 additional rooms for community use; and
 - (c) expansion of school capacity to include up to 3 new classrooms and 2 additional nursery classes; and
- (5) of the next steps.

After consideration, the committee

- (i) approved the community infrastructure for Carmyle, as detailed in the report; and
- (ii) authorised the Executive Director of Neighbourhoods, Regeneration and Sustainability to establish the mechanism for the delivery of the community

infrastructure for Carmyle via a Section 75 legal agreement to accompany the current planning application to secure the required developer contributions.