

Appendix 2 Table of Modifications Proposed to be Declined

Issue	Recommended Modification	Reason for not accepting Reporter’s Modification	NLC Proposed Final Adoption Position
<p>Issue 010 Strategic Town Centres - Purpose of Place</p> <p>Related Sites: McKinnon Mills, Kirkshaws Road, Coatbridge</p> <p>B&Q, Caldeen Road, Coatbridge</p>	<p>3. On page 46 of the proposed plan, after the section headed “Local Centres”, insert the following new section: Commercial Centres Three large urban centres with floorspace over 20,000 square metres.</p>	<p>The Council considers this is an unreasonable conclusion based on the evidence available to the reporter as per S19(10)(a)(i) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009.</p> <p>Issue 012 Recommendation 1 adds McKinnon Mills, Coatbridge, as a <u>fourth</u> Commercial Centre.</p> <p>Issue 012 Recommendation 2 adds B&Q, Coatbridge, as a <u>fifth</u> Commercial Centre.</p> <p>Neither of these additional Commercial Centres is over 20,000 square metres in size</p> <p>Issue 010 Recommendation 3 is rendered redundant and factually incorrect by Issue 012 Recommendations 1 and 2. Retaining this as “three” and “over 20,000 square metres” represents a self-misdirection on behalf of the Reporter in making a Recommendation that could not have been reasonably made from the evidence as laid out in the full Report of Examination.</p> <p>Notwithstanding the above, there is a policy gap in the Report regarding Commercial Centres. The Reporter’s Recommendation means that Commercial</p>	<p>On page 46 (or equivalent) of the Local Development Plan, after the section headed “Local Centres”, insert the following new section:</p> <p>“Commercial Centres 5 established large urban centres, with functions defined by Scottish Planning Policy Paragraph 63.”</p>

		<p>Centres would be the only Land Use Character Areas in the Plan without a Purpose of Place Policy governing their purpose and appropriate uses or an Amount of Development Policy defining the appropriate amount of development permissible before assessment of appropriateness or effect on the rest of the Network of Centres is required.</p> <p>It may be that, under the provisions of Scottish Planning Policy paragraph 63, the Reporters felt it unnecessary to specify the function of these Centres in Policy.</p> <p>Paragraph 63 of Scottish Planning Policy states:</p> <p><i>“63. Plans should identify as commercial centres those centres which have a more specific focus on retailing and/or leisure uses, such as shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres. Where necessary to protect the role of town centres, plans should specify the function of commercial centres, for example where retail activity may be restricted to the sale of bulky goods.”</i></p> <p>However, relying on National Policy (which will be subject to change as part of the NPF4 process) rather than address issues within the body of the Plan creates potential uncertainty. Had the Reporter alerted us to this proposed modification during the Examination process (by way of Further Information Request) , it is</p>	
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