

P32. DEMOLITION OF EXISTING FARM BUILDINGS AND FARMHOUSE AND ERECTION OF 8 NO. DWELLINGHOUSES WITH ASSOCIATED WORKS AT NETHERTON, FALKIRK FK2 0BU FOR SPRINGFIELD PROPERTIES PLC – P/13/0706/FUL – CONTINUATION

With reference to Minute of Meeting of the Planning Committee held on 26 June 2014 (Paragraph P24 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the Director of Development Services on an application for full planning permission for the demolition of five derelict farm buildings and a vacant farmhouse and the erection of 8 detached dwellinghouses with associated works on a site extending to 1.4 hectares lying within a larger agricultural holding of approximately 30 hectares at Netherton Farm, Falkirk.

Decision

The Committee agreed to refuse planning permission on the basis that:

- (a) the development is contrary to the Structure Plan Policy ENV.1 ‘Countryside and Protected Areas’ in that it has not been demonstrated that it is essential for it to be located in the countryside nor that it is an appropriate form of agricultural diversification;**
- (b) the development is contrary to Local Plan Policy SC3 ‘Housing In The Countryside’ in that it is not considered essential to the pursuance of agriculture, no demonstration of operational need has been made and it is not considered that the proposed development is a rehabilitation of existing buildings on the site;**
- (c) the development is contrary to Local Plan Policy EQ19 ‘Countryside’ in that it has not been demonstrated that a countryside location is required, that it constitutes appropriate infill development or that it utilises suitable existing buildings; and**
- (d) the development would have an adverse impact on road safety in that the development is proposed in the countryside on a rural road of restricted width lacking footway and lighting provision.**