

**P130. DEMOLITION OF EXISTING FARM BUILDINGS AND FARMHOUSE, AND ERECTION OF 6 NO. DWELLINGHOUSES WITH ASSOCIATED WORKS AT NETHERTON, FALKIRK FK2 0BU FOR SPRINGFIELD PROPERTIES PLC - P/14/0716/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the demolition of existing farm buildings and farmhouse and the erection of six detached dwellinghouses with associated works on a site extending to 1.4 hectares at Netherton Farm, Candie, Falkirk.

**Decision**

**The Committee agreed to grant planning permission subject to the following conditions:-**

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2) Before development commences, site investigations shall be undertaken as identified in the approved Coal Mining Risk Assessment Report. In the event that site investigations confirm the need for remedial works to ensure the safety and stability of the development all necessary works shall be undertaken prior to the occupation of any approved dwellinghouse. The developer shall inform Falkirk Council as Planning Authority in writing in advance of any necessary site remediation works.**
- (3) Before development commences on site samples of all construction materials for all masonry, slate, aluminium rainwater goods, wet dash render, timber fenestration and timber cladding shall be submitted for the written approval of Falkirk Council as Planning Authority including amendment as required.**
- (4) Before development commences on site construction techniques for the re-use of all retained natural stone in the approved dwellinghouses shall be submitted for the written approval of Falkirk Council as Planning Authority including amendment as required.**
- (5) Prior to the occupation of any approved dwellinghouse, the site access arrangements approved in the "Site Access Arrangements" plan (drawing number 16) shall be implemented.**
- (6) Prior to the occupation of the last dwellinghouse all approved core path connection works (drawing number 30) and Candie Road passing places (drawing number 17) shall be implemented.**

**Reason(s):-**

- (1) As these drawings and details constitute the approved development.**
- (2) In the interest of public safety.**

- (3-4) In the interests of visual amenity.
- (5) In the interest of road safety.
- (6) In the interests of recreation use.

**Informative(s):-**

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online number(s) 01 - 16, 17A, 18A and 19.
- (3) The developer should contact Scottish Water and SEPA to seek water connection and approval of the proposed private drainage arrangements.