

Reference No. P/10/0335/FUL



Falkirk Council

Please note: this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments.

Town and Country Planning (Scotland) Acts as Amended

Refusal of Planning Permission

Applicant

John McGlyn
118 Main Street
Plains
Airdrie
ML6 7JQ

This Notice refers to your application registered on 22 June 2010 for permission in respect of the following development:-

Development	Erection of Dwellinghouse at
Location	Land To The East Of Avonhill Lodge, Falkirk

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to appeal against the decision.

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The application does not accord with Policy ENV. 1 of the approved Falkirk Council Structure Plan, Policy Rural 1 and Rural 13 of the adopted Rural Local Plan and Policy SC3 and EQ23 of the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) as it has not been demonstrated that a countryside location is essential for the proposed dwellinghouse and the proposed dwellinghouse is not considered to represent an appropriate infill opportunity. The proposed development therefore represents unjustified development in the countryside.
2. The proposal would result in vehicular access onto a rural road at a position with high vehicle speeds, leading to an increase in vehicular and pedestrian traffic, all to the detriment of road safety.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 05.

9 August 2010



Director of Development Services

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