

Reference No. P/11/0595/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
Issued under a Statutory Scheme of Delegation.**

Planning Permission

Applicant

Central Saddlery
Drumbroider Farm
Avonbridge
Falkirk
FK1 2HN

This Notice refers to your application registered on 23 September 2011 for permission in respect of the following development:-

Development Erection of Dwellinghouse, Storage Buildings, New Retail Store, Café and Associated Ancillary Buildings, Associated Parking and New Vehicular Access at

Location Drumbroider Farm, Falkirk, FK1 2HN

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online at <http://eplanning.falkirk.gov.uk/online/applicationDetails.do?action=showSummary&caseNo=P/11/0595/FUL>. 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

Grants Planning Permission

This decision is issued subject to the following condition(s):-

1. The development to which this permission relates must be begun within three years of the date of this permission.
2.
 - i. No development shall commence on site unless otherwise agreed with the planning authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority.
 - ii. Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.

- iii. Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and agreed in writing by the Planning Authority.
 - iv. If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.
3. To provide adequate screening within the Avon Valley Area of Great Landscape Value, the proposed dwelling and associated outbuildings shall be screened by appropriate native species planting to the southern and eastern sides of the plot. An appropriate plan detailing the exact specification of the planting must be provided, the species to be planted, proportions, sizes of nursery stock at planting, planting density / spacing, methods of protection (tree shelters & fencing) together with a statement on the proposed maintenance to aid rapid establishment (eg hand / chemical weed to a diameter of 1m² around each tree for first 2 years). The plan and associated information shall be submitted to, and approved in writing by, the Planning Authority.
4. Details of the materials to be used on the external surfaces of the buildings, and in the construction of any hard standings/walls/fences, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.
5. Development shall not begin until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):
- i. existing and finished ground levels in relation to a fixed datum, preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
6. The first 2 metres of the main farm unit access road and the dwelling access road, as well as the subsequent changes to the roadside drainage, shall be designed and constructed in accordance with Falkirk Council's "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area".
7. The main farm unit access road junction with the B825, shall have a visibility splay of 2.4m by 140m provided and maintained, within which there should be no obstruction to visibility over 1m in height above carriageway level.

8. The proposed dwelling access road junction with Candie Road Lower, shall have a visibility splay of 2.4m by 80m provided and maintained, within which there should be no obstruction to visibility over the verge level.
9. Any gates on the access road from the B825 to the main farm unit shall be located a minimum of 20 metres from the public road.
10. Before the main farm unit building is occupied, the associated public car parking shown on the Approved Plans shall be completed.
11. Development shall be carried out in accordance with the requirements of the Scottish Environmental Protection Agency in relation to the treatment and discharge of drainage water, and so that there is no adverse impact on the Drumbroider Moss Wildlife Site. Evidence of such compliance shall be submitted to the Planning Authority on demand.
12. Occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in agriculture at Drumbroider Farm, or to a widow or widower of such a person and to any dependants.

Reason(s):-

1. The development to which this permission relates must be begun within five years of the date of this permission.
2. To ensure the ground is suitable for the proposed development.
- 3-5. To safeguard the visual amenity of the area.
- 6-9. To safeguard the interests of the users of the highway.
10. To ensure that adequate car parking is provided.
11. To safeguard the environmental amenity of the area.
12. To ensure control over the agricultural occupancy of the dwelling in association with Drumbroider Farm.

The Council's decision is based on the following reason(s):-

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

This application is not subject to a planning obligation in terms of Section 75 of the Town and Country Planning (Scotland) Act 1997.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01D, 02A, 03B, 04D, 05C, 06B, 07C, 08B, 09D, 10, 11A, 12B, 13B, 15B, 16 and 17.
2. The Roads Manager within Corporate and Commercial Services should be contacted to obtain a Minor Roadworks Consent before forming a vehicular access onto the public road or undertaking any work on, or under, the public road.
3. Separate consent may be required from Scottish Water for certain aspects of this development.

