

Plate 3. View southeastwards on open ground: recommended area for camping pods



Plate 4. View southeastwards on open ground: recommended area for camping pods



Plate 5. View westwards from recommended area for camping pods woodland dominated by wood-Rush, wild garlic, and bluebells



Plate 6. View westwards from recommended area for camping pods woodland dominated by wood-Rush, wild garlic, and bluebells



Plate 7. View eastwards from the western end of the Application Site – existing access road



From:
To: [Sobieraj, Antonia](#)
Subject: Objection - Planning application P/15/0022/FUL
Date: 24 April 2016 12:57:54
Importance: High

Regarding the above planning application:

I would like to point out that I was on holiday for a period of time and can confirm that I am writing this within 14 days of having received your letter dated 12 April 2016.

I have read the further representations by the applicant Mr Edmund and I wish to make the following points;

1. I am of the same opinion, which I have already stated that this proposed development is a white elephant which is not wanted by the local residents and is not suitable or in keeping with the local countryside location.
2. If this ever reached full capacity or even 50% of that, there may as much as 100% increase in the vehicles using the Denovan Road. Adding this to the non residents who may visit the proposed cafe would increase traffic even further. The Denovan Road in its current state and size is not safe to accommodate such traffic increase. I do not see this point being addressed anywhere in the application. I have witnessed 2 unreported car accidents on the Denovan Road in the last year with the existing volume of traffic, substantially increasing this volume will require the Council to significantly upgrade the road.
3. I have grave concerns that due to the proposed elevated location of the chalets, that there will be numerous windows and decking areas of these chalets overlooking my property, especially my childrens bedroom windows and my garden, where my young children and their friends regularly play. I believe that if this proposal overlooked a school that it would not be considered due to public safety concerns. My property should be treated with the same respect.
4. I am horrified to read that the intended drainage is proposed to run into a burn which also runs through my entire property. As my property has previously flooded due to the same burn, it would be catastrophic to substantially increase the volume that it already struggles to deal with. Falkirk Councils flood team are already aware of this.
5. It is stated in the submitted paperwork that the existing 'lodge' on the land was built for storage by the Edmunds family when they owned Denovan House. This is totally untrue as it was only erected after the sale of Denovan House and though it may be sitting there under the guise of storage, it is clearly a prototype for this proposed carbuncle.
6. I am led to believe that the family who purchased Denovan House had no knowledge of these plans when they took on such a substantial listed building project. I have nothing but respect for a family who were prepared to take on such a substantial property with the desire to do the right thing and restore it to its former and distant glory. It would be an absolute disgrace to allow this proposal to go ahead right on the doorstep of such a historically important building. It would especially be a terrible blow to a family who have clearly spent a lot of time and money working on restoring their home.
7. It is absolutely contemptible the way that the Edmunds family have set about destroying the natural habitat of this small piece of land, cutting down perfectly healthy trees and

setting fires, burning branches, rubbish and even fully inflated vehicle tyres on it. For that action I am aware that Mr Edmunds received a stern warning from Falkirk Councils environmental health department. Shortly after these fires were started, there were several loud explosions right beside my home which terrified my children, followed by thick black acrid smoke which engulfed my garden and forced me to bring my children indoors, close all doors and windows, in the height of a beautiful summers day.

8. I have some sympathy for Mr Edmund as he has clearly spent a lot of money on his fixation with this project, however this is dwarfed by my sympathy for the poor family in Denovan House who have been living under the threat of this carbuncle on their doorstep.

9. It is time for Mr Edmund to end this nonsensical pipe dream once and for all, accept that his connection with Denovan House is in the past and move on with his life. It is even more important that Falkirk Council quash any hope of this to enable the family in Denovan House to continue with their substantial investment to protect their home for their future and the future of such a beautiful historical building.

10. I have been told that Mr Edmund has accused Falkirk Council of being racist towards him as he is from Northern Ireland. I am also from Northern Ireland and can confirm that I have had many dealings with Falkirk Council and I have always been treated with respect have not been treated any differently to anyone else.

I trust that this submission will be given full consideration.

Regards,

Mr Lawrence Fletcher
The Gardens
Denovan Road
Denny
FK6 6BJ.

West Denovan Church, Denny, FK6 6BJ

Antonia Sobieraj

Committee Services Officer

Falkirk Council

25 April 2016

Dear Ms Sobieraj

PLANNING APPLICATION P/15/0022/FUL – DEVELOPMENT OF LAND TO FORM
HOLIDAY PARK, SW DENOVAN HOUSE, DENNY

I refer to my earlier objection dated 30 March 2015. I have considered the material supplied by the developers and do not consider the material supplied demonstrates a fundamental difference to the proposal and I remain opposed to the development.

In terms of the material requested by the committee.

- 1) The reduced scale of the proposal is not significant in reducing the serious environmental impact of this proposal. The applicant has demonstrated no significant economic benefits in order to override Falkirk's strict countryside policy. This proposal does not meet the council's policy for sustainable tourism development due to its reliance on car use, its intrusive and poorly designed buildings and its lack of business and economic case. It would be very disappointing if the review committee choose to ignore the council's own planning policies and officer recommendation which took into account considerable local concern, including from neighbours who will be overlooked and will have a commercial development in a previously rural area. The access and road development issues remain a particular concern on a 60mph road on a blind corner. The road through the site would essentially wipe out a considerable part of the bluebell wood and would be very intrusive.
- 2) The applicant's own survey highlights the high impact this development would have on the bluebell wood in which the applicant proposes to build the development and car park. The consultant suggests to avoid damage to the

bluebells to raise the already intrusive chalets even further off the ground and thus being more out of character.

- 3) This development would be at odds with protecting the designed landscape of Denovan Estate and the proposals are highly unsympathetic to the history of the estate, including removal of the original walls of the estate.
- 4) The siting of the development and especially the very intrusive café/toilet/reception would affect the views of Denovan House from Denovan Road and would significantly affect the setting of the listed building and para 4.3 in the applicants submission is incorrect as a site visit by the committee would demonstrate. The development is not modest for this site and would damage the listed building setting. The applicants have not fully described the café building and whether this would be open to the public, which is at odds with countryside policy.
- 5) As demonstrated by the chalet already built on the site the development would have been highly intrusive and at odds with the council's sustainable tourism policy of low key, developments integrated into the local environment. The car park is large and would destroy a large part of the bluebell wood and would be very intrusive from Denovan Road affecting the rural character of the area.
- 6) Tree report – the tree plan is unconvincing in terms of whether it would be implemented.
- 7) Landscape plan – given the nature of the design of the chalets – being raised – screening would have little effect at reducing the impact of the development.
- 8) Tree management – as many mature trees have been removed already there is a concern that appropriate tree protection measures will not be undertaken.
- 9) Root protection – as above
- 10) Tree protection – the developers have demonstrated little regard for current tree protection and have sought to strip the site of trees.
- 11) The drainage details are limited, there does not appear to be enough capacity to cope with up to 100 people on site at busy times. No reference is made to the proposals meeting SEPA guidance. There would therefore be a concern for pollution into the nearby burn and leading to the River Carron.
- 12) It does not seem feasible that the camping pods can be treated like tents – they will require hard standing and potentially electricity and lighting. Given the presumably heavy nature of the pods they could only be moved by hiab which would mean further damage to the woodland floor as a heavy vehicle would need access to move them.
- 13) The cabin was built without planning permission and the council should seek to take appropriate enforcement action. It is clearly not a shed as a site visit would demonstrate. The council should also seek removal of the shipping container also stored on the site, which also has no planning permission. The building shows the poor design quality intended for the site.

In conclusion, I do not consider this development would add to the sustainable development of Falkirk area. Well designed low impact tourism developments should be welcomed but this development is not that. It has considerable impacts in terms of environmental damage especially the bluebell wood, local residential amenity – noise and light pollution and overlooking, intrusive siting and design, effect on the listed building setting together with significant drainage and highway safety issues. The development is contrary to planning policy, as recognised by the council's own planning officers, therefore the review committee should refuse the application.

Yours sincerely

Roddy Macdonald

From:
To: [Sobieraj, Antonia](#)
Subject: NOTICE OF RECEIPT OF WRITTEN SUBMISSION on Planning Application P/15/0022/FUL
Date: 25 April 2016 15:59:59
Attachments: [R of S photographs .pdf](#)
Importance: High

Dear Antonia/Brent

I called your office and spoke with Julie who led me to the relevant section on line pertaining to this planning application as I couldn't access the link on your letter.

Re the last paragraph on the penultimate page that states I have 14 days to provide any further comments; I therefore would like to do so.

I have submitted a separate email pertaining to the existing log cabin that was built late 2014 and completed spring/summer of 2015 which is within the confines and clear view of a listed building. I look forward to hearing from you in this regard as I was never made aware of any planning application made on this. Dr Edmund built this after he sold Denovan House to me, therefore I would have expected an application for listed building consent and planning approval being granted prior to construction. If this indeed was applied for and approved prior to my purchase then please accept my apologies. Please however advise as nothing was mentioned on the surveyor's home report.

If I may, I'd like to make reference especially to the narrative in the applicants' Notice of Review dated 18th September and would comment as follows –

The dining room, drawing room and two upstairs bedroom windows of my property **directly** overlook the aforementioned cabin that has recently been constructed and furthermore overlooks the woodland area of the proposed camping development. Other rooms and bedrooms do not look directly over this area but you can still clearly view where this camping development will be sited. The applicants' comments are therefore inaccurate and I would welcome any member of the panel to visit my property so I could verify this. In the meantime however, I attach some photographs showing the view from my property which as you know is a category B listed building. I therefore contest in full this comment made by the applicants whereby they state that no view of the existing log cabin or proposed camp site is overlooked by Denovan House.

There will be a significant increase in traffic on a road that is clearly not designed for it. 100 people potentially on site?! This could incur in excess of an additional 50 cars on a national speed limit road creating a significant hazard for walkers and cyclists also, especially when there is no street lighting. Other environmental considerations relate to the noise nuisance along with other associated disturbances.

I am concerned over the proposed entrance area on the drawing as once more this is a major safety hazard for all. Again, a relatively high speed road with inherent blind spots on line of sight for access and egress.

On the drawings it makes reference to spaces available for 16 cars and yet it states the site could accommodate up to 100 people. Where are the other cars going to be parked? If this is next to

the camping pods/cabins then there will have to be significant landscaping infrastructure. If not, then where? Denovan Road? In front of the converted church? What are the drainage and water table assessments on this ground if vegetation is cleared and replaced with concrete/tarmacadam?

Having lived at Denovan House now for close on 2 years, I can confirm that the issue of quarry traffic is of no concern. The applicants' have made out that this is an issue but I can confirm it most certainly isn't. This traffic does not pass through Denovan Road from one end to the other; it merely accesses at the closest point and returns back the way it came. This is also only during the working day so there is absolutely no issue of this traffic whatsoever.

I note yet another major H&S issue in that the pods will use Calor gas with a potential of up to 100 people on site. With the greatest of respect, the types of individuals this will attract in what is currently a quiet peaceful area frightens me. Undoubtedly, it will involve young adults, likely intoxicated during evenings and weekends. Then there are the security issues surrounding the nearby houses, especially Denovan House which will be impossible to prevent unauthorised access onto. Issues of anti social behaviour, vandalism etc?? The list goes on...

If this application goes ahead what are the panel's thoughts on surrounding property values? I think it would be fair to say that values would decrease, especially Denovan House.

It seems difficult to identify what the attractions are to this area for this type of development. There are limited walks, especially on this high speed, dangerous road. No cycle tracks (aside from this road) and no play parks or anything within a reasonable and safe walking distance. I note the ecological argument but there are so many points contrary to this. Negatives far outweighing any positives.

Referring back to the potential number of people on site at any one time; what are the sewage waste plans? There are no mains sewers in proximity so this effluent would have to be discharged to a septic tank? What consideration has been made to this? Location storage, access/egress for discharge etc. I don't see anything on the drawings pertaining to this?

I note another positive spin the applicant has put on this being residence for disabled individuals. Really? I cannot see this being a viable argument on what is clearly very uneven ground. Even if a road and pavement infrastructure was introduced, the ground is on a significant gradient – this is shown on the sectional drawing with very little in the way of levelling out. A wheel chair could not be safely manoeuvred up or down this gradient.

I hope my points will be taken into serious consideration and whilst I am not against change and positive re-developments; this proposal is unviable, unsafe and has a negative impact on all aspects for the people and the existing environment.

My offer remains in that I welcome any member of the panel access into my house proving that this listed building will look onto the proposed camping area with current clear sight of the recently constructed cabin and woodland.

Kind regards

Clarke Faichnie
Denovan House
Denovan Road
Denny
FK6 6BJ



View of recently built log cabin from Denovan House – side window of drawing room.



View of woodland and log cabin from drawing room window – front bay window. Note clear View of proposed camping site from Listed building



View of woodland/camp site from dining room. View of existing log cabin from upstairs bedroom



View of Denovan House from proposed camp Site development. In complete view from Dining room, drawing room and 2 nr 1st floor Bedrooms.



View of existing log cabin from road. Note also pile foundation posts signifying the permanent nature of this construction. Recently felled tree and partially demolished wall which signifies some progress of works.

From:
To: [Sobieraj, Antonia](#)
Subject: Planning application P/15/0022/FUL Chalets, camping pods etc at land to the south west of Denovan House
Date: 25 April 2016 17:49:52
Attachments: [Bluebells at Denovan House.docx](#)

Dear Ms Sobieraj,

Thank you for your letter of 12th April, 2016 regarding this application.

I have had a chance to look at the further information supplied and feel it has not addressed fully the matters the Council raised.

In particular, I am still most concerned about the harm this development will cause to flora and fauna in an area in which all attractive pockets of land must be preserved. I note that the photographs of the site show the site in its winter guise. I attach photographs taken today (Monday 25th April, 2016) which show that the site is a carpet of Bluebells and other wild flowers. It is still a bit early for the Bluebells to be fully in bloom but they show clearly that, in a couple of weeks, the site will be a sea of blue flowers.

Yours sincerely,

Letitia Graham
Denovan Mains Farm
Denny

