

Comments for Planning Application P/16/0074/FUL

Application Summary

Application Number: P/16/0074/FUL

Address: Land To The South West Of Wester Bonhard Bo'ness

Proposal: Erection of 3 no. Dwellinghouses

Case Officer: Kevin Brown

Customer Details

Name: Dr Andrew Ashworth

Address: Bonhard House Bo'ness

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application is technically flawed in that the Application claims at section 8 the existing use as "grazing" while the Land Ownership Certificate dated 9 Feb 2016 certifies (2) that "None of the land to which the application relates constitutes or forms part of agricultural land". The proposal is inaccurate.

I have the following material concerns about the proposals.

1. The plan is contrary to the local plan that designates the area as one of special landscape value. This is particularly significant since the proposed houses are two storeys (though elevations and first floor plans are unavailable on the website at 11.46 on 19 Apr 2016).
2. Traffic and parking are particularly troublesome since it is proposed that 4 parking spaces in addition to two garage spaces will be built (an additional 18 vehicles regularly using an access road that is already beyond the efforts of the local Council to maintain upkeep). Two of the houses have a planned access on a blind bend that would become an additional hazard to traffic. The elevation of the site combined with the hard surfacing of the proposed access driveways would increase hazard by flooding, particularly during snow melt.
3. The current drive proposed as an access to the third (Easterly) house is via a tarmacadamed drive that I have solely maintained since moving into my property 12 years ago. Construction and residential access would increase my costs. The relative elevations of this house would cause water egress across and down my drive onto the public road, increasing hazard and maintenance cost while effectively reducing my access, especially during snow melt.
4. The gardens of these properties would abut my own (where currently there is a field), increasing noise nuisance. The proposed properties are two storey and so would overshadow and overlook my single story property.
5. Drainage is a particular problem at this site since the access road (Old Borrowstoun Road) is

prone to flooding , particularly at its lower end where a significant oil pipeline passes. Hazard to the oil pipeline caused by this development would have a significant impact on the Scottish Economy and so a full risk assessment should be considered. Flooding causing traffic hazard and increasing maintenance costs on Old Borrowstoun Road is already a problem that would be exacerbated by this proposal.

6. The water pressure to my property is barely adequate, being at the top of the hill. Additional drain on this resource would reduce pressure, potentially preventing adequate fire fighting in the area.

7. The proposal to grow trees alongside historic walls (the site has history to the 16th century) is one that would require further consideration.

8. The site is not on the sewerage system: details of proposed soak away are not available. The drainage problems on the site lead to the potential hazard of raw sewage overflowing to the public road.

9. The loss of agricultural land to a housing project is always of national concern and so ought to have the approval of Scottish Ministers.