



Agenda Item 8

**ERECTION OF SIX DWELLINGHOUSES
AND ASSOCIATED INFRASTRUCTURE
AT KINNEIL BOWLING CLUB, ANGUS
ROAD, BO'NESS, EH51 0BH FOR
SEARANGER PROPERTY LTD -
P/16/0632/FUL**

FALKIRK COUNCIL

Subject: **ERECTION OF SIX DWELLINGHOUSES AND ASSOCIATED INFRASTRUCTURE AT KINNEIL BOWLING CLUB, ANGUS ROAD, BO'NESS, EH51 0BH FOR SEARANGER PROPERTY LTD - P/16/0632/FUL**

Meeting: **PLANNING COMMITTEE**

Date: **23 February 2017**

Author: **DIRECTOR OF DEVELOPMENT SERVICES**

Local Members: **Ward - Bo'ness and Blackness**

Councillor Adrian Mahoney

Councillor Ann Ritchie

Councillor Sandy Turner

Community Council: **Bo'ness**

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application relates to the redevelopment of the north green at Kinneil Bowling Club. The application proposes the erection of 6-single storey dwellinghouses. In the form of 2 terrace blocks, with central parking courtyard and communal open space.
- 1.2 Vehicular access would be taken via Angus Road, an existing adopted road.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application is referred to the Planning Committee as the proposal is recommended for approval, contrary to the terms of the Falkirk Local Development Plan.

3. SITE HISTORY

- 3.1 F/96/0245 - Extension to Pavilion and Erection of Changing Room/Tool Shed (Detailed) - granted on 17 May 1996.
- 3.2 F/98/0078 - Erection of Locker Room, Tool Shed and Extensions to Existing Social Club (Detailed) - granted on 29 May 1998.
- 3.3 F/2000/0510 - Display of Illuminated Advertisements - granted on 14 August 2000.
- 3.4 P/07/0217/FUL - Erection of Free Standing Shelter - granted on 26 April 2007.

3.5 P/16/0159/FUL - Erection of 7 Dwellinghouses - withdrawn on 13 May 2016.

4. CONSULTATIONS

- 4.1 The Council's Children's Services (Education) have not objected to the proposed development and advise that there would be no contributions required in respect of education provision.
- 4.2 The Health and Safety Executive (HSE) do not object to the proposed development. The development layout is such that only a small part of one of the terrace blocks is located within the outer pipeline consultation zone. This produces a "do not advise against" result when assessed using the HSE's WebApp to assess the risk.
- 4.3 BP Exploration Operating Company Ltd do not object to the proposed development.
- 4.4 SportScotland do not object to the proposed development and advise that the loss of one green would help to secure the future viability and security of the bowling club through reinvestment into the club. The reduction to one green would still allow scope for increased membership, so the opportunity to play bowls would not be lost.
- 4.5 The Council's Roads Development Unit have no objection, but raise concerns in relation to parking on Angus Road and request the submission of a drainage strategy.
- 4.6 The Council's Environmental Protection Unit request a condition in relation to ground contamination.
- 4.7 Scottish Water did not respond to consultation.

5. COMMUNITY COUNCIL

- 5.1 The Bo'ness Community Council made no representations in respect of the application.

6. PUBLIC REPRESENTATION

- 6.1 Five objections have been received in respect of this application. The concerns raised in the objections can be summarised as follows:-
- The privacy and daylight of surrounding residential properties would be unacceptably affected by development;
 - Construction noise would affect surrounding properties and be harmful to residents;
 - The proposed houses would be too close to adjacent properties;
 - Construction traffic could not negotiate Livingstone Drive or Angus Road as a result of the road width and on-street parking. This could cause a safety hazard to residents and damage property;
 - Access to the development would block existing vehicular access;
 - The traffic increase on Angus Road would be unacceptable in terms of privacy and residential amenity;
 - The proposed development would exacerbate existing parking problems in the area; and

- The proposed development would not respect the character of the area and an area of green land would be lost to the detriment of visual amenity.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly

7a The Development Plan

7a.1 The Falkirk Local Development Plan was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the following policy or policies:

7a.2 Policy HSG01 - Housing Growth states:

1. *The Council will aim to achieve an average housing growth of 675 dwellings per year across the Council area over the Plan period, and will ensure that a five year effective land supply is maintained;*
2. *The Council will monitor and update the effective housing land supply figures annually to make sure that a minimum five year supply is maintained at all times. If this Housing Land Audit process identifies a shortfall in the effective land supply, the Council will consider supporting sustainable development proposals that are effective, in the following order of preference:*
 - Urban Capacity sites
 - Additional brownfield sites
 - Sustainable greenfield sites

In doing so, account will be taken of other local development plan policies and of any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.

3. *The overall scale of housing allocations in each settlement area to meet the target level of growth, including flexibility, will be as shown in Figure 3.1.*
4. *The specific sites where new housing will be promoted are listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.*
5. *The locations for most significant growth are identified as Strategic Growth Areas (SGAs). Within these areas, the preparation of development frameworks, masterplans and briefs, as appropriate, and the co-ordination of social and physical infrastructure provision, will be a particular priority. Site requirements are set out in Appendix 2.*

7a.3 The application site, although not being an identified housing opportunity site is supported by policy HSG01, as it would contribute to housing growth in the Council area.

7a.4 Policy HSG02 - Affordable Housing states:

New housing developments of 20 units and over will be required to provide a proportion of the units as affordable or special needs housing as set out in Figure 5.1. The approach to provision should comply with Supplementary Guidance SG12 "Affordable Housing".

Figure 5.1 Affordable Housing Requirements in Settlement Areas

Proportion of total site units required to be affordable

Larbert/Stenhousemuir, Polmont Area, Rural North and Rural South - 25%

Bo'ness, Bonnybridge/Banknock, Denny, Falkirk and Grangemouth - 15%

7a.5 The application relates to less than 20 units. Therefore, affordable housing is not required as part of this application, in accordance with policy HSG02.

7a.6 Policy HSG03 - Windfall Housing states:

Housing development within the Urban and Village Limits, in addition to proposals identified within the LDP, will be supported where:

- 1. The site is brownfield, or is open space whose loss can be justified in terms of Policy INF03;*
- 2. The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;*
- 3. The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;*
- 4. Existing physical infrastructure, such as roads and drainage, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy INF02;*
- 5. The site is not at significant risk of flooding in the terms of Policy RW06;*
- 6. In the case of small gap sites and sub-divided plots, Policy HSG05 is satisfied;and*
- 7. It complies with other LDP policies.*

7a.7 The application site is open space whose loss can be justified, the proposed residential use is compatible with neighbouring uses and a satisfactory level of residential amenity would be achieved. The site enjoys good accessibility by public transport and access to community facilities. The existing physical infrastructure can accommodate the development and the site is not at a significant risk of flooding. The application accords with other LDP policies and policy HSG03.

7a.8 Policy HSG04 - Housing Design states:

The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.

7a.9 Although of modest design, it is considered that the layout, design and density of the proposed housing conforms with Supplementary Guidance, including Designing Streets, and is in accordance with policy HSG04.

7a.10 Policy INF02 - Developer Contributions to Community Infrastructure states:

Developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- 1. Specific requirements identified against proposals in the LDP or in development briefs;*
- 2. In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;*
- 3. In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;*
- 4. In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
- 5. Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.*

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.

7a.11 Policy INF03 - Protection of Open Space states:

The Council will protect all urban open space, including parks, playing fields and other areas of urban greenspace, which is considered to have landscape, amenity, recreational or ecological value. Accordingly:

1. *Development involving the loss of urban open space will only be permitted where:*
 - *There is no adverse effect on the character or appearance of the area, particularly through the loss of amenity space planned as an integral part of a development;*
 - *There will be no significant adverse effect on the overall recreational amenity of the local area, taking account of the Council's open space standards (defined within the Open Space Strategy) and its release for development will be compensated for by qualitative improvements to other parts of the green network in the local area;*
 - *The area is not of significant ecological value (this can include areas that are not specifically designated for ecological features, but which are important in supporting the qualifying features of Natura 2000 sites); and*
 - *Connectivity within, and functionality of, the wider green network is not threatened and public access routes in or adjacent to the open space will be safeguarded.*
2. *Where development would also involve the loss of playing fields or sports pitches, it must additionally be demonstrated that:*
 - *The proposed development is ancillary to the principal use of the site as a playing field; or*
 - *The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training; or*
 - *The playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area; or*
 - *The Council's pitch strategy has shown that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.*

7a.12 The application site involves the loss of a sports pitch (bowling green). The proposed development is not ancillary to the principal use of the site, however it is considered that the loss of one of the two greens would not affect the functionality of the existing bowling club, noting the comments from SportScotland. The proposed development would not be replaced by a new sports pitch or involve the upgrading of existing facilities, contrary to policy INF03.

7a.13 Policy INF04 - Open Space and New Residential Development states:

Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on 'Open Space and New Development', based on the following principles:

- 1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.*
- 2. Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.*
- 3. Arrangements must be made for the appropriate management and maintenance of new open space.*

7a.14 As a result of proposed development, a deficiency in open space provision has been identified. The application would also result in the loss of recreational open space (one bowling green). As such a contribution of £75,329.52 (open space contribution of £11,466 and compensation for the loss of the bowling club of £63,863.52) is required for off-site improvements and provision.

7a.15 The applicant has submitted supporting information which seeks to demonstrate that the proposed development is not viable as a result of required contributions. The District Valuer Service were consulted in relation to the viability of the proposed development and they conclude that the site could be viable, if developed with a higher density mainstream housing development (this will be discussed in detail later in this report). The application is contrary to policies INF02 and INF04.

7a.16 Policy D03 - Urban Design states:

New development should create attractive and safe places for people to live, work and visit. Accordingly:

- 1. Development proposals should conform with any relevant development framework, brief or masterplan covering the site. Residential proposals should conform with Supplementary Guidance SG02 'Neighbourhood Design';*
- 2. The siting, density and design of new development should create a coherent structure of streets, public spaces and buildings which respects and complements the site's context, and creates a sense of identity within the development;*
- 3. Street layout and design should generally conform with the Scottish Government's policy document 'Designing Streets';*

4. *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality architectural or landscape treatment;*
5. *Development proposals should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, and contributes, where appropriate, to the wider green network;*
6. *Development proposals should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces; and*
7. *Major development proposals should make provision for public art in the design of buildings and the public realm.*

7a.17 It is considered that the proposed development, although modestly designed, would create an attractive and safe place for people to live, work and visit. The siting, density and design of the proposed development would respect the site's context and create a sense of identity. The street layout and design generally accords with 'Designing Streets'. Streets and public spaces would have buildings fronting them and landscaping and green infrastructure is included. It is noted that the development is designed to include good levels of natural surveillance, in accordance with policy D03.

7a.18 Policy D04 - Low and Zero Carbon Development states:

1. *All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance will be contained in Supplementary Guidance SG15 'Low and Zero Carbon Development'. Exclusions from the requirements of this policy are:*
 - *Proposals for change of use or conversion of buildings;*
 - *Alterations and extensions to buildings;*
 - *Stand-alone buildings that are ancillary and have an area less than 50 square metres;*
 - *Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*
 - *Temporary buildings with consent for 2 years or less; and*
 - *Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.*
2. *The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;*
3. *Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.*

- 7a.19 The applicant has not submitted an Energy Statement or low and zero carbon proposal for the proposed development. The application does not offend policy D04 or SG15 'Low and Zero Carbon Development', subject to a planning condition securing the provision of on-site low and zero carbon-generating technology.

Supplementary Guidance forming part of Falkirk Local Development Plan

- 7a.20 The proposed development accords with the general principles set out in SG02 'Neighbourhood Design'.
- 7a.21 SG13 'Open Space and New Development' sets out the framework used to calculate developers' contributions, towards active and passive open space requirements and the loss of open space and clarifies in which instances off-site contributions are considered acceptable in lieu of on-site provision. The applicant has submitted supporting information that the financial contribution would unacceptably affect the viability of the proposed development. This will be discussed in detail later in this report.
- 7a.22 Accordingly, the proposal is contrary to the Falkirk Council Local Development Plan, namely policies INF02, INF03 and INF04.

7b Material Considerations

- 7b.1 The material considerations to be assessed in respect of this application are the representations received, the consultation responses, development viability and the consideration of the site in relation to coal mining legacy.

Representations Received

- 7b.2 The objections to the application are summarised in Section 6 of this report. With respect to those objections, the following comments are considered to be relevant:
- 7b.3 It is considered that the privacy and daylight of surrounding residential properties would not be unacceptably affected by the proposed development as a result of the distance between affected properties and the proposed dwellinghouses being single storey.
- 7b.4 The proposed houses are considered a reasonable distance from existing properties, in accordance with the settlement pattern of the area.
- 7b.5 Access for construction traffic would be via adopted public roads. Any potential damage to private property is not a material planning consideration.
- 7b.6 It is considered that 6 dwellinghouses would not significantly increase the traffic generation in the local area. Similarly the proposed development would have an adequate level of parking within the site, to serve the proposed development.
- 7b.7 It is noted that there is an existing vehicular access onto Angus Road for a neighbouring property. It is not considered that the proposed development would block access.

- 7b.8 The proposed development relates to modest, single-storey terrace housing. The proposed character and architectural detailing would sit comfortably with the existing established residential area.
- 7b.9 Any complaints in relation to construction noise would be investigated under Statutory Noise Nuisance Legislation and action taken by the Environmental Protection Unit where necessary.

Consultation Responses

- 7b.10 The Roads Development Unit have raised concerns in relation to access to the application site via Angus Road. The Unit request that the applicant liaise with the bowling club to change their on-street parking on Angus Road. Angus Road is adopted and the proposed development would reduce the Bowling Club's on-street parking demand. It is considered reasonable that the development be accessed via Angus Road, an existing adopted road.
- 7b.11 The drainage strategy requested by the Roads Development Unit is considered acceptable by condition.

Development Viability

- 7b.12 As a result of proposed development, a deficiency in open space (active and passive) provision has been identified. The application would also result in the loss of recreational open space (one bowling green) and a contribution of £75,329.52 has been requested. The applicant claims that the contribution would make the development unviable and has submitted two feasibility studies to support their claim.
- 7b.13 The feasibility studies were referred to the District Valuer Service (DVS) who made the following conclusions:
- The proposed development does not represent what the average developer in the market would build and the site lends itself to two-storey dwellinghouses or flats - rather than that proposed.
 - If developer contributions were paid by the developer the stated level of return required by the landowner could not be achieved (£70,000 down from £100,000). It is noted that the requirement to pay contributions appears to have not been factored into the sale value of the land by the landowner.
 - Development costs per unit could be reduced by the developer by increasing the number of units on site and / or pursuing a mainstream development.
 - The DVS recommend that the development progress on an 'open book basis', whereby costs and revenues are reviewed by both parties during the course of the development, to ascertain the level of developer contributions that can be paid.
- 7b.14 The DVS hinges their assessment on the viability of the site on the basis of the developer considering a revised scheme for more houses/flats and larger than that proposed. The following material considerations are of relevance:

- Sportscotland were consulted on the proposed development and they advise that whilst it is their interest to protect sports facilities they do not object to the planning application in this instance. They note that the development involves the loss of one bowling green and that although the club also operates as a venue for community and charitable events, club membership and demand has dropped over the past 8 years. The upkeep of 2 greens is no longer viable for the club and the current membership (50 bowlers) does not warrant 2 greens.
- Bowls Scotland were consulted by Sportscotland and advised that there would still be adequate capacity for growth in bowler numbers with one green. Sportscotland conclude that the loss of one green could help to secure the future viability and security of the club. There is no functional requirement for 2 greens and they do not object. On this basis, SportScotland consider that the principle of development of the green is acceptable.
- The applicant is a small self funded developer who specifically develops small sites with a housing type specifically targeted at the elderly and infirm and those wanting to downsize. As such the developer does not intend to consider mainstream development or other proposals for the site.
- Falkirk Council's Housing Manager advises that there would be demand for the proposed type of housing within the Bo'ness area on the basis that neither the Council nor Registered Social Landlords provide bungalows. The Moving Assistance Project and Local Housing Strategy consultation identify a lack of properties suitable for downsizing. This was due to a lack of bungalows and affordability issues.

7b.15 In conclusion the DVS advise that the site could be viable, with the required level of commuted payment payable, if the site were redesigned with a higher density, mainstream proposal of 2-storey dwellinhouses or flats. The developer specifically designed houses for the elderly and infirm and as such the proposed development as presented represents his optimum proposal for the site.

7b.16 It is noted that both Sportscotland and Bowls Scotland do not object to the proposed development and advise that the sale of the green (and its redevelopment) will help to secure the viability of the remaining bowling club and green as a community and recreational resource. Further, the Council's Housing Manager advises that there would be demand for this type of housing within the Bo'ness area on the basis that neither the Council nor Registered Social Landlords provide bungalows.

7b.17 It is considered that the type of housing proposed does make the development unviable if commuted payments for open space provision and the loss of the bowling green are pursued by the Council. In this instance it is considered that the benefits of developing the site, outweigh the need for the commuted payments, specifically relating to the investment into the bowling club and the provision of a housing type that would be in demand.

Consideration of the Site in Relation to Coal Mining Legacy

- 7b.18 The application site falls within or is partially within the Development Low Risk Area as defined by the Coal Authority. However, as coal mining activity was undertaken at depth, no recorded surface hazards currently exist which could pose a risk to new development. Unrecorded coal mining related hazards could still exist. It is not necessary to consult the Coal Authority on any planning applications which fall within the Development Low Risk Area.
- 7b.19 Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

7c Conclusion

- 7c.1 The proposed development is assessed as being contrary to the Falkirk Local Development Plan, but material considerations have been found to outweigh the terms of the Falkirk Local Development Plan and the application is recommended for approval.
- 7c.2 The representations received are assessed and addressed in the main body of this report and comments received via consultation are considered appropriate to be dealt with by planning conditions.

8. RECOMMENDATION

- 8.1 **It is therefore recommended that Committee 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 this 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.
 - 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. No development shall commence on site until a drainage strategy has been submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed in accordance with the approved details, unless otherwise agreed in writing.
 - 4. No development shall commence on site until full details of the colour and specification of all proposed external finishes have been submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be completed in accordance with the approved details.
 - 5. No development shall commence on site until a detailed specification for all landscaping, including boundary enclosures and the maintenance thereof have been submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be completed in accordance with the approved details.
 - 6. The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:
 - i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and
 - ii) a Statement of Conformity which confirms that 10%, of the required CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):-

- 1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2. To ensure the ground is suitable for the proposed development.

3. To ensure adequate drainage can be achieved.
- 4-5. To safeguard the visual amenity of the area.
6. To ensure the development achieves the required CO₂ emission reduction as a result of development.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02B, 03 - 06 and Supporting Documents.

.....
pp Director of Development Services

Date: 14 February 2017

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan.
2. Objection received from Mrs Linda Lyness, 23, Angus Road, Boness, EH51 0BH on 1 November 2016.
3. Objection received from Mr Alexander Busby, 20 Lyon CRT, Bo'ness, EH51 0HR on 17 October 2016.
4. Objection received from Mrs Marie Farmer, 21 Lyon Court, Bo'ness, EH51 0HR on 27 October 2016.
5. Objection received from Robert and Catherine Grant, 12 Lyon Court, Bo'ness, EH51 0HR on 8 November 2016.
6. Objection received from Robert and Catherine Grant, 12 Lyon Court, Bo'ness, EH51 0HR on 26 October 2016.

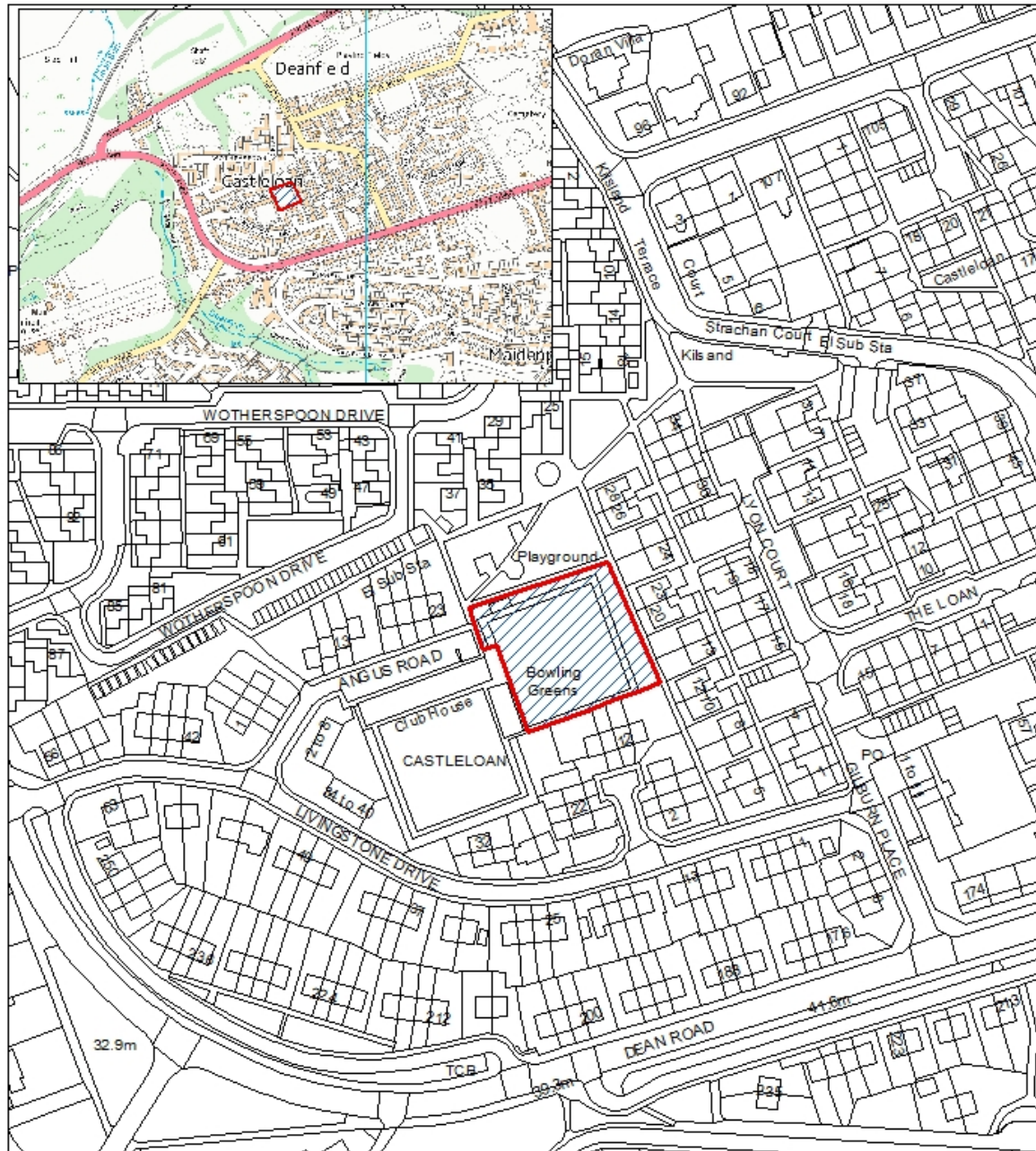
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/16/0632/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2017. All rights reserved.
Ordnance Survey Licence number 100023384