

PLANNING AND TRANSPORTATION

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Our Ref : P/16/0215/FUL/BV/GA
 Please quote in all correspondence



Falkirk Council
Development Services

28 November 2016

Antonia Sobieraj
 Falkirk Council
 Committee Services Officer
 Municipal Buildings
 Falkirk
 FK1 5RS

Dear Antonia

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

Development **Erection of Dwellinghouse**
Location **Land To The South East Of Tappernail Farm Hillcrest Square Reddingmuirhead**
Application No. **P/16/0215/FUL**

Local Planning Review Committee

I refer to your letter dated 10 November 2016 advising that the Committee decided that it did not have enough information to determine this application, and further that the Committee noted that additional plans/ information had been provided by the applicant following the issue of the decision notice relating to the refusal of the decision notice. The Committee requested written submissions from the Director of Development Services in respect of matters (a) to (e) as detailed in the letter.

In response to those matters, I would comment as follows:-

- (a) The Planning and Environment Unit, Development Services, consider that the amended plans do not change the policy position regarding the wider site as identified in the Falkirk Local Development Plan (see the attached memorandum dated 28 November). The Planning and Environment Unit therefore do not consider that the amended plans change Reason 1 of the refusal notice.
- (b) The Roads Development Unit, Development Services, have advised that the location of the existing post and wire fence is shown incorrectly on the amended site plan. As a result, the fence and hedge as shown on the plan obscure the visibility splay and are unacceptable from a road safety point of view (see the attached memorandum dated 2 November 2016). The roads officer has shown the actual location of the post in wire fence in blue on the attached plan. The area between the line in blue and the road edge must be kept free of obstruction to achieve the required visibility. The amended plans therefore do not address visibility and sightline concerns.

Director: Rhona Geisler

Abbotsford House,
 Davids Loan, Falkirk FK2 7YZ
 LP 3 Falkirk-2.
 Telephone: 01324 504950

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- (c) The Planning and Environment Unit, Development Services, have advised on appropriate forms of boundary treatment within a countryside setting and suggested the provision of (1) native hedgerow planting along the full road frontage (B810) and wrapping into the entrance of Hillcrest Square and (2) the provision of a small group of native trees at the south-western and eastern corners of the site (see the attached memorandum dated 28 November). The hedgerow should take the form of two staggered rows of hedge planting (around one metre in depth which would grow to 2 metres in depth once established). The proposed planting as shown on the amended plan is therefore generally considered to be acceptable but would require (1) refinement to fully take into account the advice of the Planning and Environment Unit and (2) re-positioning to satisfy the visibility requirements. The exact specification of the planting could be the subject of a condition of any grant of planning permission.
- (d) The Planning and Environment Unit, Development Services, consider that it would be preferable, in design terms, for the dwellinghouse to be oriented more towards the main road. However, the provision of a high-quality landscaping scheme would partly mitigate this (see the attached memorandum dated 28 November).
- (e) If the Committee were minded to grant permission, financial contributions for education and open space would be applicable. Education Services have advised that, if the proposal is considered in the context of the larger 30 house allocation, there would be a measurable impact on school capacity and contributions would be required in respect of Braes High School and St Mungo's High School, and in respect of nursery provision (see the attached memorandum dated 4 November). The education contribution is calculated at £3350, in accordance with SG10 'Education and New Development'. The open space contribution is calculated at £1911, in accordance with SG13 'Open Space and New Development'. The Planning and Environment Unit, Development Services, have advised that the top local priority in the Open Space Strategy is the qualitative improvement of the open space at Main Street, Shieldhill. The contribution of £1911 could be used, in conjunction with any contributions from the wider Hillcrest site and other LDP sites, to improve this open space, as well as towards other priorities in the area.

I trust these comments are of assistance.

Regards



Brent Vivian
Senior Planning Officer

Development Services

Memo

From: Alexandra Lewis, Planning and Environment

To: Brent Vivian, Development Management

Date: 28/11/16

Enquiries: 4738

Fax: 4709

Our Ref:

Your Ref: P/16/0215/FUL

Subject: P/16/0215/FUL: Erection of Single Dwellinghouse at Land To The South East Of Tappernail Farm, Hillcrest Square, Reddingmuirhead

Brent,

Thank you for your consultation regarding the above application and a copy of the additional information submitted. In response to the relevant points raised in the letter from the Committee Services Officer to Rhona Geisler dated 10 November 2016, I can offer the following comments:

Response to points raised

- 1.0 Point (a) requests clarification as to whether the additional plans and information would have changed the reasons for refusal. Reason 1) is that the site is premature prior to a site-wide masterplan requiring environmental, landscape and habitat assessment. The amended plans do not change the policy position regarding the wider site as identified in the LDP.
- 1.1 Point (c) raised in the request for written submissions requests whether the proposed boundary treatments and planting respect the rural setting of the application site.
- 1.2 Provision of either appropriate native planting, or provision of a boundary feature such as a traditional stone wall is appropriate within a countryside setting in terms of an individual site. In terms of frontage treatment across the south-eastern boundary of the wider LDP site (H69), there are a number of ways by which an appropriate rural design frontage could be achieved. Development in the Countryside Supplementary Guidance SG01 provides further detail in paragraphs 5.42-5.45 on appropriate boundary treatments. Frontage treatments appropriate to countryside locations can include walls of an appropriate traditional material, or well-designed rural groupings of buildings together with landscaping to provide

filtered views into a site and some screening. This is a design approach which could apply to other parts of the wider site. The preferred approach would generally take account of any existing greenspace or vegetation which is capable of retention. It should be noted that these comments are made without prejudice to the current live application for the eastern part of the wider site P/16/0706/FUL.

- 1.3 Should the application be approved, native hedgerow planting is required along the full road frontage (B810) and wrapping into the entrance area of Hillcrest Square (i.e. native hedgerow species must be Hawthorn, Blackthorn, Hazel, Elder, Wild rose etc.). This will obviously need to take into account the required visibility splay for the Hillcrest Square junction as highlighted in (b). This will take the form of two staggered rows of hedge planting, which will be around a metre in depth. Once established, this will grow to around 2m in depth. This should not significantly impinge on the site area.
- 1.4 A small group of native trees (of small final size) is also required in the south western corner of the site and at the eastern corner (nearest the entrance) to enable some screening and enhancement of the setting.
- 1.5 Point (d) seeks clarification as to whether concerns are addressed through the submitted plan regarding orientation of the proposed house. The orientation of the building can play a role in enabling the site to be integrated into the surrounding area, although the key issue is consistency in terms of design rationale for the wider site, and matters such as infrastructure and greenspace provision and landscaping. It would be preferable for the orientation of the house to be oriented more towards the main road, in design terms, although the provision of a high-quality landscaping scheme will partly mitigate this.

Further information required

- 1.6 A fully specified planting plan will be required for approval, addressing the matters raised above, which shows the location of all planting, species proposed, numbers, proportions, planting density, nursery stock sizes at time of planting, and a statement giving methods of establishment and protection (ie fencing, staking) and giving proposed maintenance to aid rapid establishment in the initial years.

Development Services

Memo

To: Brent Vivian, Planning Officer
Planning and Transportation (Development Control)

From: Roddy Mackenzie, Roads Development

Date: 02 November 2016 **Enquiries:** 4908

Our Ref: RMK/ **Your Ref:** P/16/0215/FUL

Proposal : Erection of Dwellinghouse
Location : Land to SE of Tappernail Farm, Hillcrest Square,
Reddingmuirhead.
Application : P/16/0215/FUL

I refer to your consultation email and amended drawing received on 28 Oct 2016, in connection with the above application.

Just from looking at the Site plan (AG(0)102), I was concerned that the post and wire fence and visibility splay were not shown correctly. Having checked it on-site it is clear that the drawing is wrong.

As shown on the sketch I have attached, the fence & hedge at the junction is shown (in red) as 2.5m from the road edge and on site (in blue) it is 4.5m from the road edge. At the other end the fence and hedge are again shown 2.5m back from the road edge where on-site it is 3.8m. This means that the drawing shows the fence and hedge obscuring the visibility splay and so obviously totally unacceptable from a road safety point of view. The existing fence at the site delineates the proper visibility splay as required and so I would ask that the drawing is amended to reflect this.

Regards

RMK





Falkirk Council
Children's Services

MEMO

To: Brent Vivian
From: Richard Teed
Ext: 6621
Our Ref: Your Ref: P/16/0215/FUL
Date: 4th November 2016
Subject: **Detailed Permission for Erection of a dwellinghouse at Hillcrest Square, Reddingmuirhead**

This application falls within the catchments for Shieldhill Primary School, St Andrew's RC Primary School, Braes High School and St Mungo's RC High School.

Children's Services are not consulted on applications for individual dwellings and there would not, ordinarily, be a contribution required towards schools capacity.

However, if considered within the context of the larger 30 house allocation at this site, there will be a measurable impact on local school capacity and contributions will be required for the schools that anticipated to come under pressure from community growth (Braes High School and St Mungo's High School) and towards local nursery provision.

In these circumstances, Children's Services would request the following pro-rata contributions towards local education provision in accordance with the Supplementary Guidance "Education and New Housing development":

Braes High School	1 unit @ £2,100 per house	=	£2,100
St Mungo's High School	1 unit @ £900 per house	=	£900
Nursery Provision	1 unit @ £350 per house	=	£350
Total Contribution	1 unit @ £3,350 per house	=	£3,350

Director : Robert Naylor

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Email: director.childrenservices@falkirk.gov.uk



* Verify all dimensions prior to construction - Do not scale

Revision	Date	Details

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Project

MR PHILIP MACFARLANE
New 2 Storey Detached House
South East of Tappernall Farm
East of Hillcrest Square, Reddingmuirhead

Drawing

Site Plan

date 27/06/2016	scale(s) A3 1:200	drawn AM
project no. 2130	drawing no. AG(01)02	rev