

## FALKIRK COUNCIL

MINUTE of SPECIAL MEETING of the ENVIRONMENT AND HERITAGE COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 9 APRIL 2008 at 2.00 p.m.

**PRESENT:** Councillors Buchanan, Carleschi, Coleman, J Constable, Lemetti, C MacDonald, McLuckie, McNally, Mahoney, Meiklejohn and Nicol.

**CONVENER:** Councillor Mahoney.

**APOLOGY:** Councillor C R Martin.

**ATTENDING:** Directors of Development Services and Acting Director of Law and Administration Services; Head of Economic Development; Acting Head of Planning and Transportation; Legal Services Manager; Accounting Manager; Planning and Environment Manager; Development Plan Co-ordinator; Waste Strategy Co-ordinator; Transport Planning Officer; Solicitor (P Gilmour); Committee Officer (A Rose) and Committee Assistant (A Fraser).

### **DECLARATIONS OF INTEREST:**

In terms of the Councillor's Code of Conduct, Councillor Mahoney declared a non-financial interest in Agenda item 1 due to his membership of the Management Committee of Friends of Kinneil and further declared that no member of the public acting reasonably would consider that he might be influenced by his interest. Councillor Mahoney therefore participated in the discussion and decision.

In terms of the Councillor's Code of Conduct, Councillor Buchanan declared a non-financial interest in Agenda item 1 due to his appointment by the Council to the Scottish Railway Preservation Society and further declared that no member of the public acting reasonably would consider that he might be influenced by his interest. Councillor Buchanan therefore participated in the discussion and decision. Councillor Buchanan also recorded contact with representatives of an objector to the Local Plan (Representation 0041/65) on a separate matter but noted that he did not consider that it gave rise to a declarable interest.

### **EH1. FALKIRK COUNCIL LOCAL PLAN - SUMMARY OF REPRESENTATIONS AND PROPOSED RESPONSES**

There was submitted (circulated) Report by the Director of Development Services dated 25 March 2008 advising of (a) Local Plan Representations and Responses; (b) Representations to Area Wide Policies; (c) Representations Specific to Settlements; (d) Proposed Pre-inquiry Modifications, and (e) Next Steps.

Councillor Mahoney, seconded by Councillor Nicol, moved that Committee:

- (a) notes the representations which have been made to the finalised draft Falkirk Council Local Plan, and accept those representations in Appendix 1 to the officers' report which had been submitted late;
- (b) recommends to Council the responses to each representation contained in Appendix 1 to the report be approved (the position with regard to representation 103/197 being reserved in the meantime), subject to the following changes:

**(1). Milnquarter Farm, Bonnybridge**

Motion

To partially accept Representation No 97/167 (Manor Forrest) and amend the Bonnybridge Urban Limit to include the land at Milnquarter Farm .

Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

Inclusion of the site within the Bonnybridge Urban Limit is considered a logical rounding off. However, the potential development of the site for housing is subject to a number of constraints and issues which would require resolution through the planning application process, and it would be inappropriate to specifically allocate the site at this stage.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

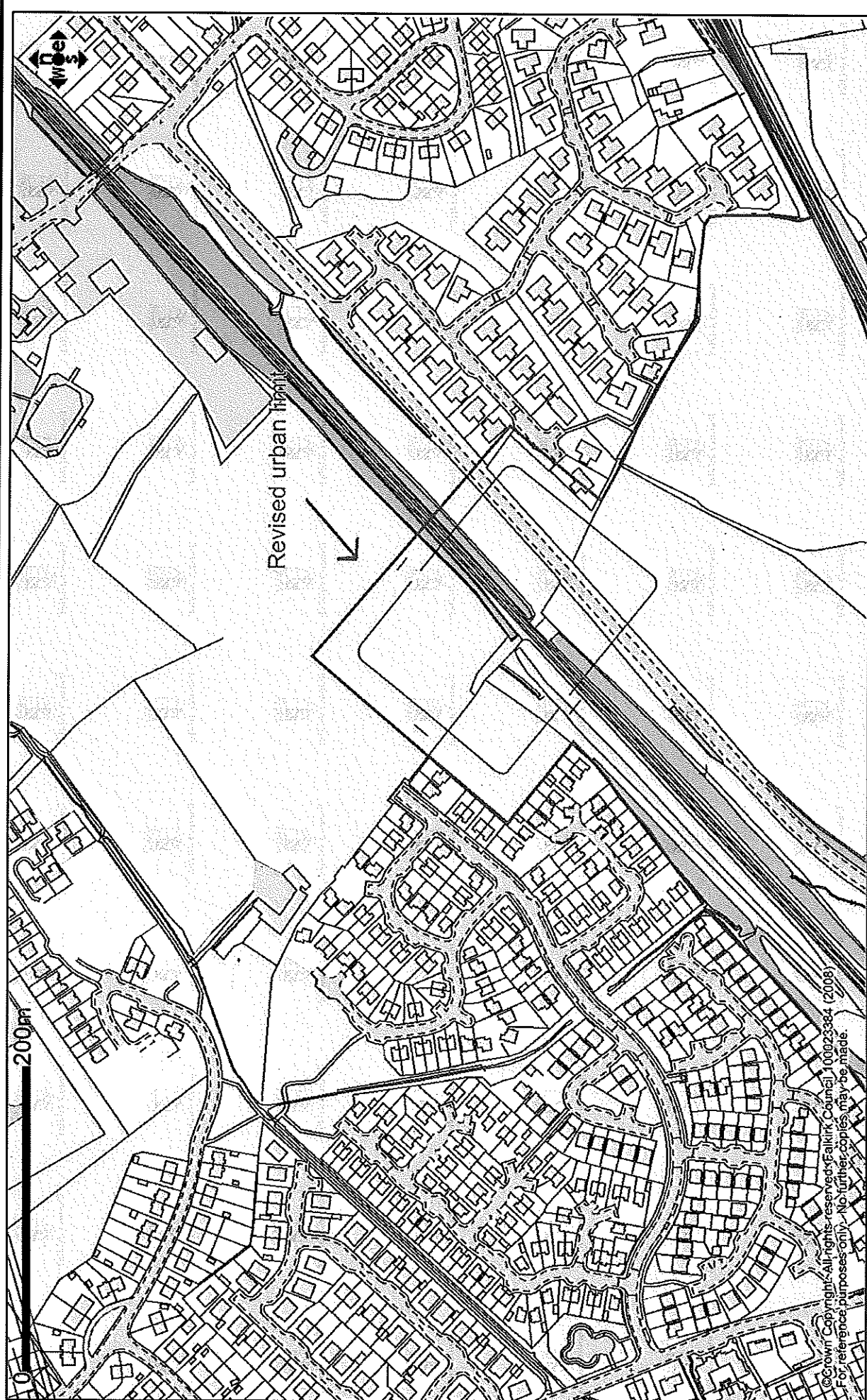
**Bonnybridge Urban Limit – Milnquarter Farm, Bonnybridge**

- Amend Bonnybridge Urban Limit as shown on accompanying map (number 1).

Reason: In response to an objection by Manor Forrest, this site is seen as a logical rounding off of the Bonnybridge Urban Limit in this location.

Changes to Environmental Report

Make consequential changes to Environmental Report.



# Milnquater Farm

Option 2



200m

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**(2). Reilly Road, Greenhill**

Motion

To partially accept Representation No 003/006 (Mr Devlin) and amend the Greenhill Village Limit to include land at Reilly Road.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

This site would represent a logical expansion of the Greenhill Village Limit to include a brownfield site. Consideration of the appropriateness of residential development would depend on detailed issues to be considered through the planning application process.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

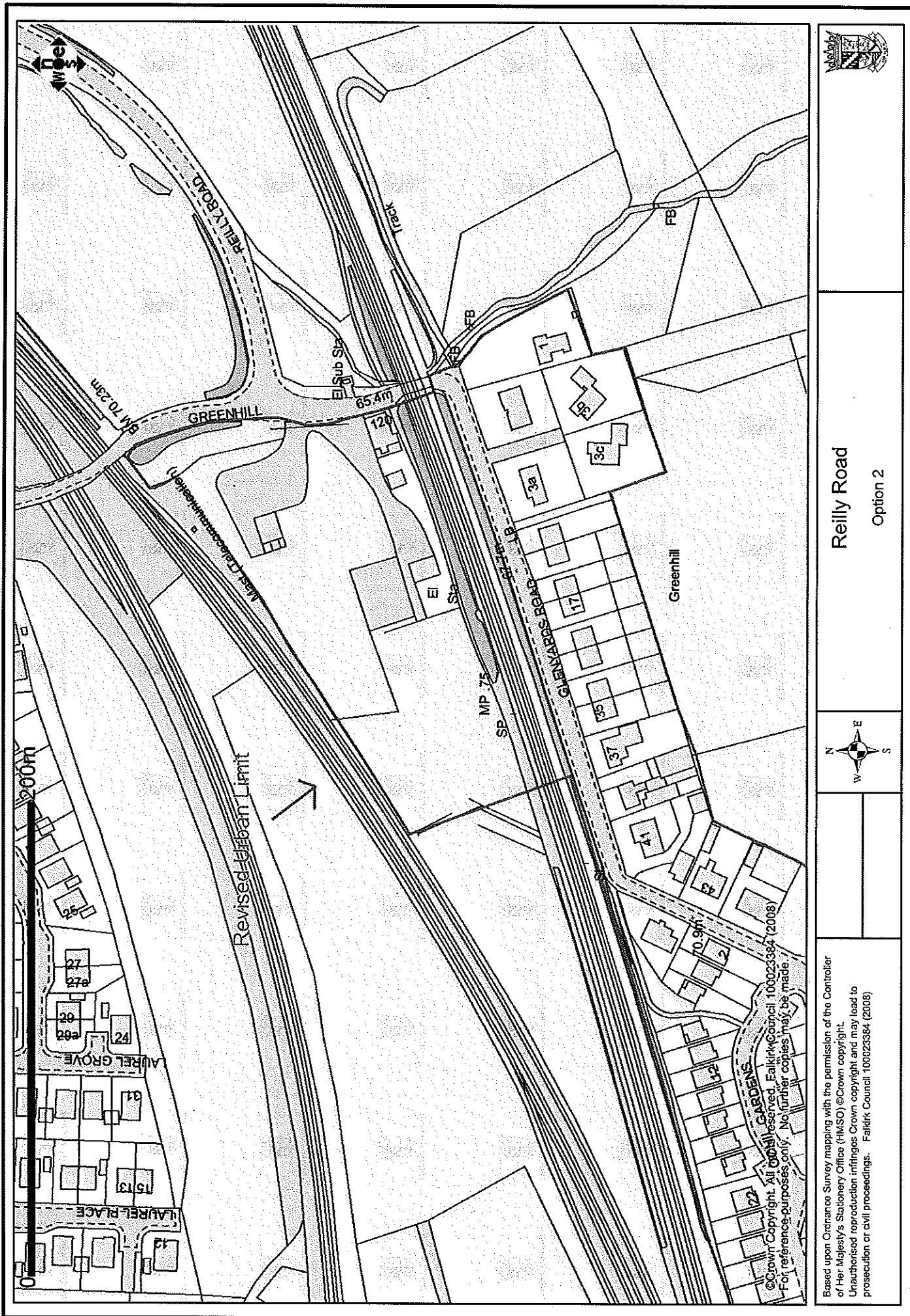
**Greenhill Village Limit – Reilly Road, Greenhill**

- Amend Greenhill Urban Limit as shown on accompanying map (number 2).

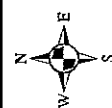
Reason: In response to an objection by Mr Devlin, this site is seen as a logical expansion of the Greenhill Urban Limit in this location.

Changes to Environmental Report

Make consequential changes to Environmental Report.



# Reilly Road Option 2



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### (3). Garngrew Road, Haggs

#### Motion

To partially accept Representation No 002/003 (A.S. Brown) and to amend the Urban Limit/SIRR boundary to allow for limited residential development along the road frontage.

#### Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

The limited development of this site along the frontage of Glenview Avenue is considered to be acceptable infill.

#### Changes to Proposed Pre-inquiry Modifications (Appendix 2)

#### Additional Modification

#### **Additional Housing Proposal – Garngrew Road, Haggs**

- Insert new housing proposal H.B&B\* on Proposals Map, as shown on accompanying map (number 3), and in text under 'New Allocation' as follows:

*H.B&B\*:* Garngrew Road

*Site Area:* 0.5 hectares

*Capacity:* 4-5 units

*Developer:* Private

*Status:* Opportunity - part of SIRR

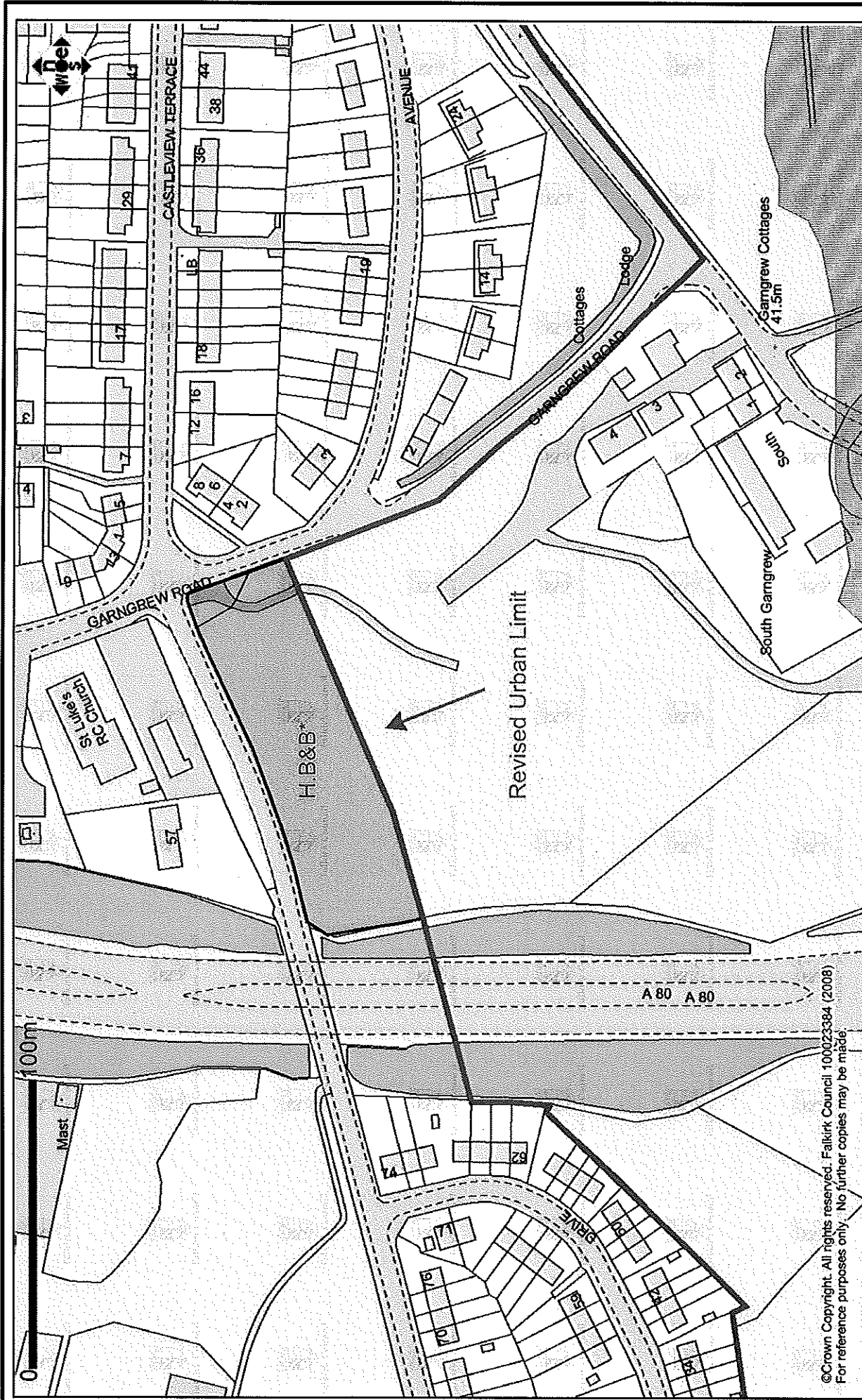
*Comments:* Housing development should create a strong frontage along Glenview Avenue. Potential noise impact from the adjacent motorway should be adequately mitigated to acceptable levels. This small site's development will not be subject to a development framework.'

- Amend Haggs Urban Limit as shown on accompanying map.
- Amend SIRR boundary to follow the revised Urban Limit
- Paragraph 6.3 (page 101), delete 3<sup>rd</sup> sentence and replace with :  
*Therefore three further sites are allocated at Haggs and between Haggs and Longcroft to provide an additional level of flexibility and to permit a logical rounding of urban settlement limits.'*
- Make consequential changes to housing figures in Table 4.1 and paragraph 6.2.

Reason: In response to an objection by AS Brown, this site is seen as an acceptable infill.

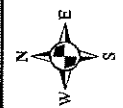
#### Changes to Environmental Report

Make consequential changes to Environmental Report.



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Gangrew Road

Option 1



(4). **California Park, California**

Motion

To reject Representation No. 102/179 (Ogilvie Homes), to delete H.CAL4 as a new housing allocation, and to retain H.CAL5 as a preferred site for housing growth in the village.

Changes to Council Responses (Appendix 1)

Representation No. 102/197

Amend Response to: Objection not accepted

Amend Reason to:

This site is proposed for removal from the Local Plan, since its development would have a detrimental effect on the residential amenity of residents of California Park by virtue of increased traffic movements on a sub standard road network.

Rep No. 006/012

Amend Reason to:

Church Road does not meet current standards for a residential access road, and further development beyond that which is already allocated would have a detrimental effect on residential amenity and road safety. Additional development in California would also cause concerns about capacity in the local primary school.

Rep No. 013/035

Amend Reason to:

Support welcomed.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete modifications 16.1 & 16.2

Additional Modification

**Proposal H.CAL4 Church Road 2, California**

- Delete Proposal H.CAL4.
- Amend California Village Limit as shown on accompanying map (number 4).
- Paragraph 5.1 (page 229), Delete paragraph and replace with: *'Current commitments comprise the large site at Church Road, which is under construction, and a smaller site at Cockmalane. A further small site to the east of Church Road has been allocated for future growth'*
- Make consequential changes to housing figures in paragraph 6.2 of Rural Area general Chapter (page 202) and Table 4.1.

Reason: In response to representations by Ogilvie Homes, Mr Young, Mr Robertson and Hamilton & Kinneil Estates the approach to the expansion of California has been reassessed in order to avoid detrimental effects on residential amenity and road safety in California Park.



Additional Modification

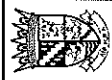
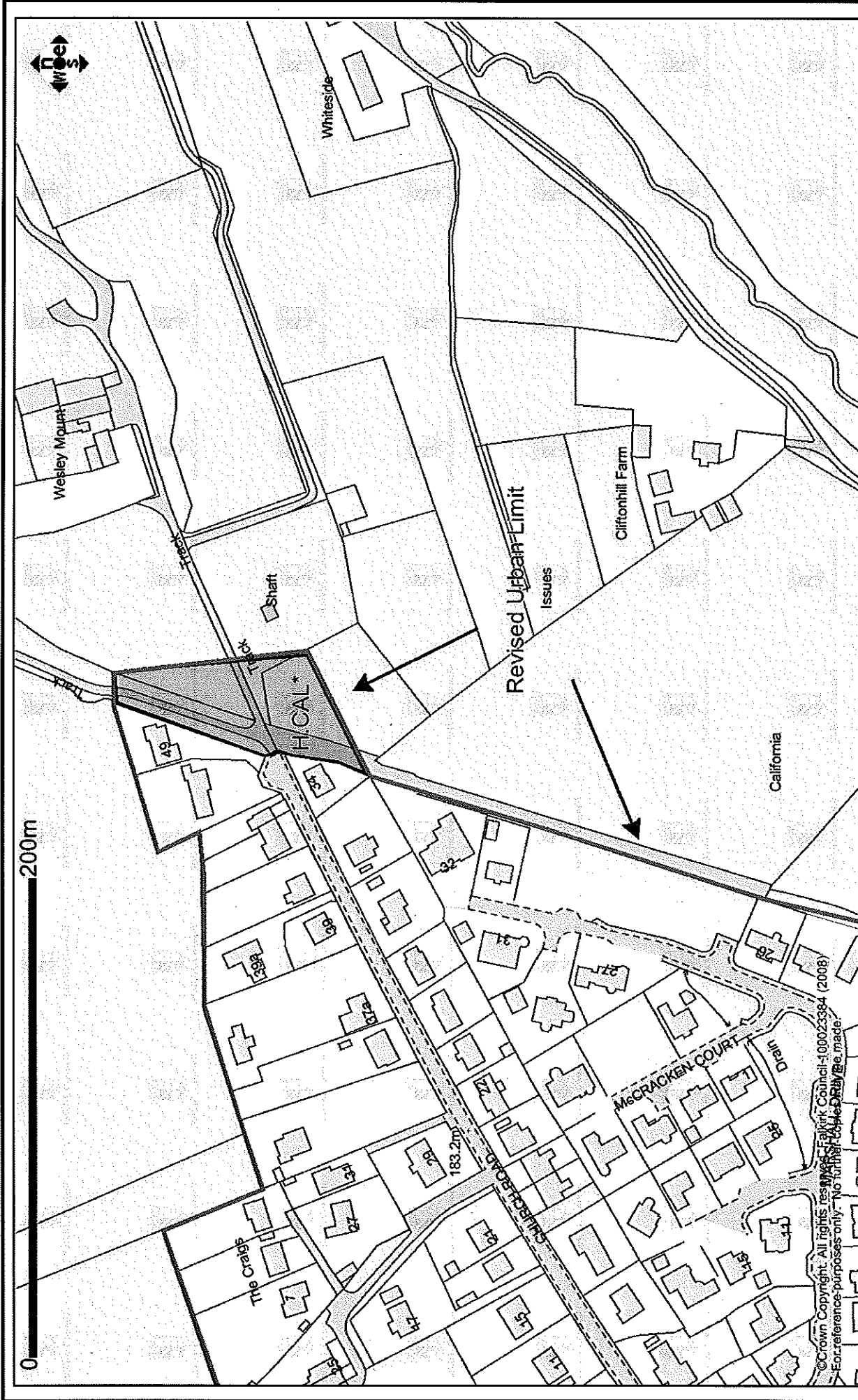
**Proposal H.CAL5 Church Road 3. California**

- Amend housing proposal H.CAL5 on Proposals Map, as shown on accompanying map, as follows:  
*H.CAL5 Church Road 3*  
*Site Area: 0.3 hectares*  
*Capacity: 4 units*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: When complete should provide a defensible boundary to preclude further expansion. Retention and upgrading of path along the western boundary to adoptable standard will be required, as will a well integrated link to the community woodland to the east. Access to Wesleymount Farm will need to be retained.'*
- Amend California Village Limit as shown on accompanying map.

Reason: In response to representations by Mr Robertson and Hamilton & Kinneil Estates the approach to the expansion of California has been reassessed in order to avoid detrimental effects on residential amenity and road safety in Church Road.

Changes to Environmental Report

Make consequential changes to Environmental Report.



California

Option 2



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**(5). Stein's Brickworks, Allandale**

Motion

To partially accept Representation No. 210/484 (Allandale Properties Ltd) and amend the Allandale Village Limit to include land at Stein's Brickworks

Changes to Council Responses (Appendix 1)

Amend Response to: Objection partially accepted

Amend Reason to:

The potential for redeveloping this brownfield site is accepted. However, the potential development of the site for housing is subject to number of constraints and issues which would require resolution through the planning application process, and it would be inappropriate to specifically allocate the site at this stage.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

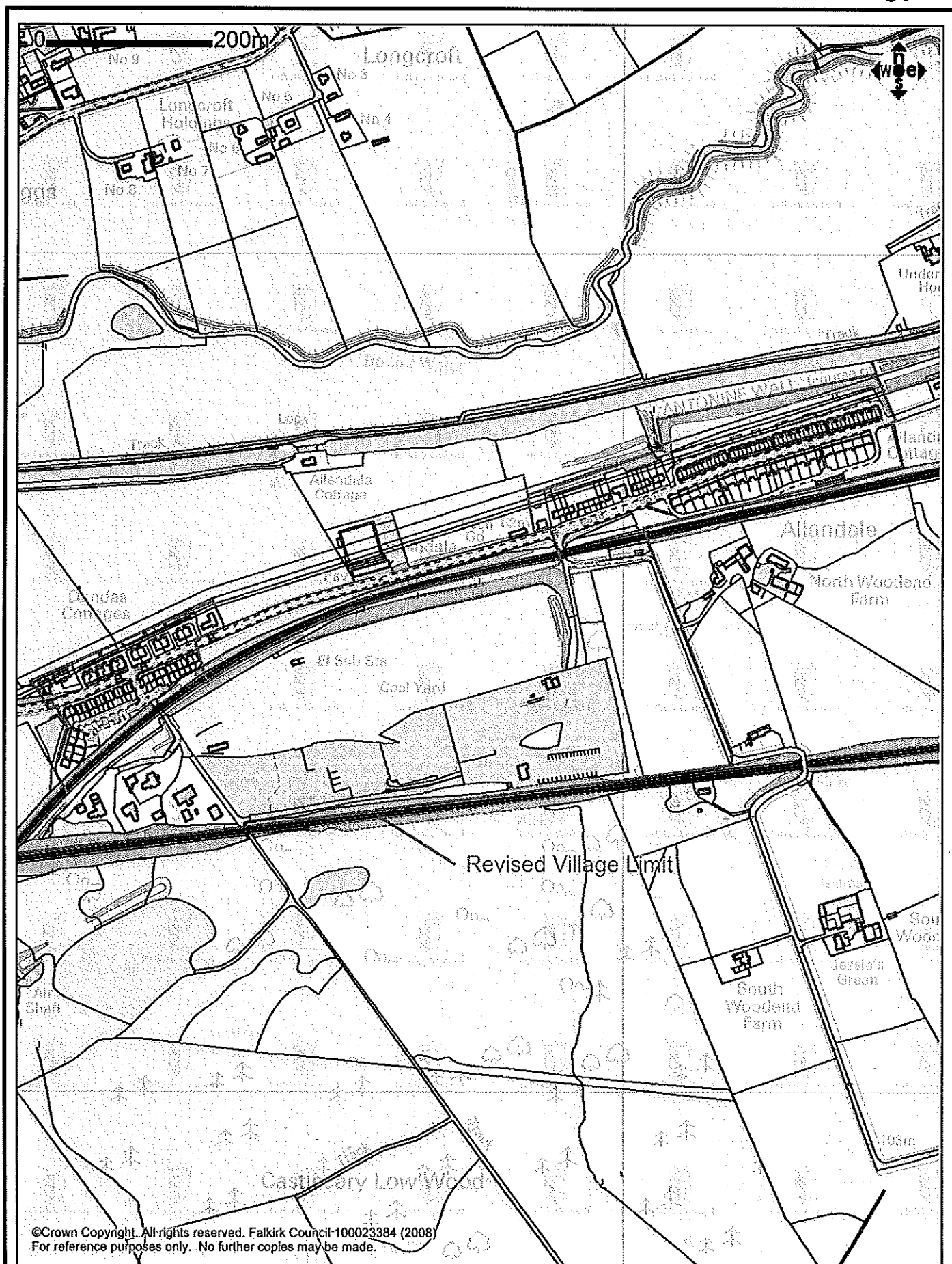
**Allandale Village Limit – Stein's Brickworks Site**

- Delete Opportunity ED.ALL1.
- Amend Allandale Village Limit as shown on the accompanying map (number 5).
- Paragraph 6.3 (page 218). Delete paragraph.

Reason: In response to an objection by Allandale Properties Limited, this brownfield site is considered appropriate for inclusion within the Village Limit.

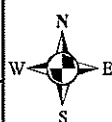
Changes to Environmental Report

Make consequential changes to Environmental Report.



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### Location Map

Stein's Brickworks, Allandale



**(6). Letham**

Motion

To accept Representation No 167/320 (Mr Sutherland) and allocate a housing opportunity at Letham.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

In order to support regeneration and investment in the community it is appropriate to allocate an additional housing opportunity in Letham.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

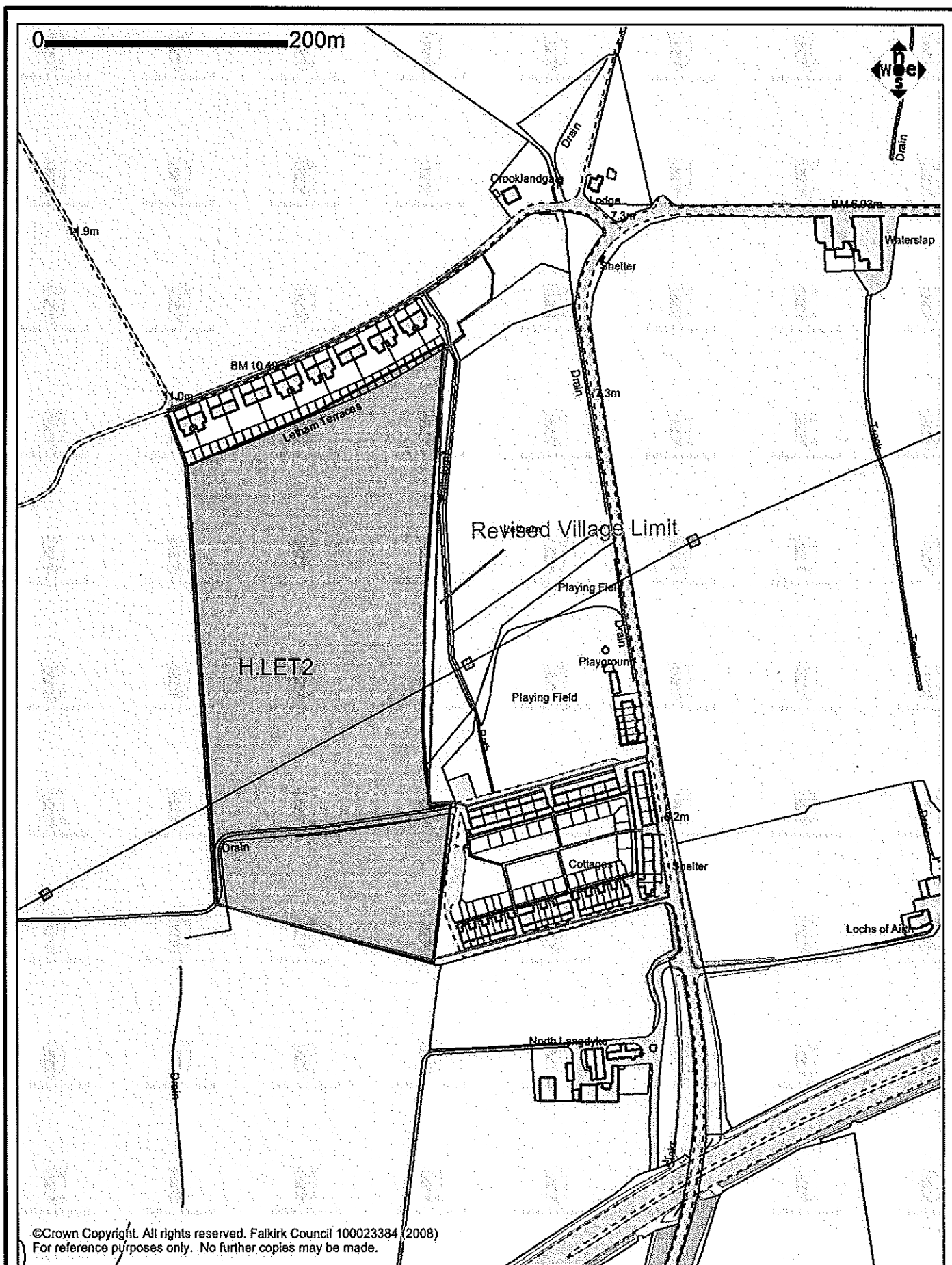
Additional Modification

**Additional Housing Proposal – Letham West**

- Insert new housing proposal H.LET2 on Proposals Map, as shown on accompanying map (number 6), and in text under 'New Allocations' as follows:  
*H.LET2: Letham West/East*  
*Site Area: 8 hectares*  
*Capacity: To be determined*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: Opportunity for sensitive expansion of Letham village*  
*Careful design and landscape treatment will be required given the Conservation Area status of the existing village and its setting within the carse landscape. Planning brief will be required to establish capacity and design requirements*
- Make consequential changes to paragraphs 3.1 and 5.1 of Letham village statement (page 237) and to housing figures in Table 4.1 and paragraphs 6.2 and 6.4 of the Rural Area General Chapter (page 202).

Changes to Environmental Report

Make consequential changes to Environmental Report.



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Location Map

Letham



**(7). Denny Eastern Access Road**

Motion

To reject Representation No 195/389 (Gladedale) and retain the alignment of the DEAR as shown in the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Changes to Council Responses (Appendix 1)

Amend Response to: Objection not accepted

Amend Reason to:

The case for changing the route line has not been made and there is no justification for enclosing a larger area of land which will open up yet further land for development at Mydub. The existing road line reflects the desirable long term position of the Green Belt boundary.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete Modification 9.8.

(8). Mydub, Denny

Motion

To reject Representation Nos 195/387, 195/388, 195/390, and 195/404 (Gladedale) and to remove any allocation of land at Mydub Farm, either immediate or long-term.

Changes to Council Responses (Appendix 1)

Amend Responses to: Objection not accepted

Amend Reasons (for 195/387, 195/388, 195/390) to:

Allocation of housing land at Mydub is no longer considered necessary to contribute towards Structure Plan housing requirements, as sites with sufficient capacity have been identified elsewhere. H.DEN12 will therefore be removed from the Local Plan and should be reassessed within the context of the future Local Development Plan.

Amend Reason for 195/404 to:

The realignment of the DEAR proposed by the objector is not accepted, and therefore the Green Belt boundary should likewise remain unchanged. It is not proposed to allocate housing land at Mydub, and so the Urban Limit should also remain unchanged.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete Modification 9.2

Amend Modification 9.5

**Opportunity H.DEN12 Mydub, Denny**

- Delete Opportunity H.DEN12.
- Paragraph 4.1. Delete 4<sup>th</sup> bullet point.
- Paragraphs 6.3, 6.4 and 6.5 (page 114). Delete and replace with:  
*Existing commitments and windfall sites are expected to fulfil the majority of Structure Plan requirements up to 2020, and there is no need to allocate any further greenfield sites in the town.'*
- Make consequential changes to housing figures in Table 4.1, and paragraph 6.2 of Denny settlement statement.

Reason: Allocation of housing land at this location is unjustified in the context of having sufficient alternative sites to meet the housing requirement for Denny.

Changes to Environmental Report

Make consequential changes to Environmental Report.



**(9). Nethermains/Castlerankine Road, Denny**

Motion

To accept Representation No. 190/380 (Henry Boot Developments) and to allocate a site at Nethermains Road/Castlerankine Road, Denny as an additional housing proposal.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

The site represents a natural infill site of modest scale. The existing play area can be replaced within the proposed housing development.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

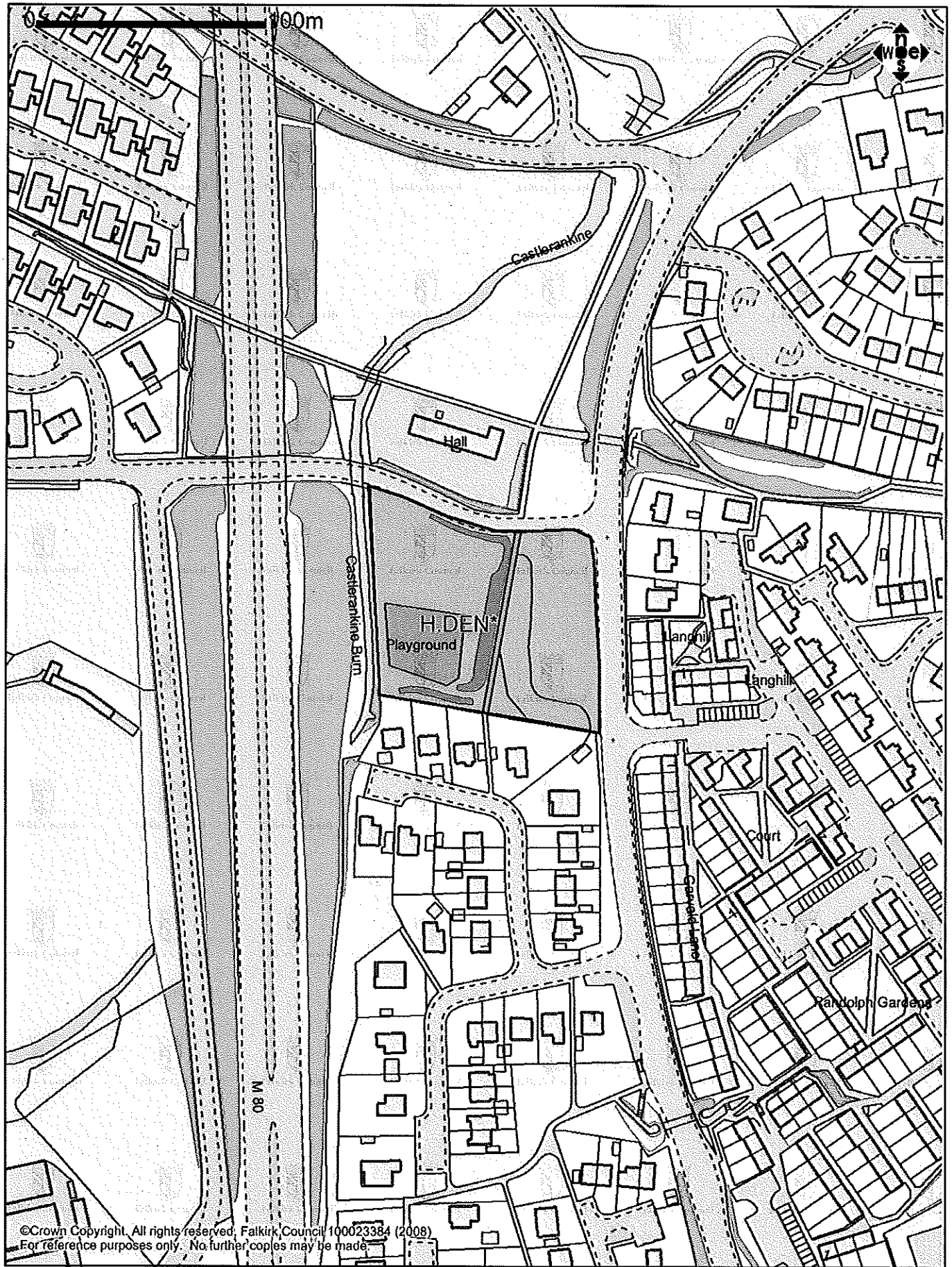
**Additional Housing Proposal – Nethermains Road/Castlerankine Road, Denny**

- Insert new housing proposal H.DEN\* on Proposals Map, as shown on accompanying map (number 7), and in text under 'New Allocations' as follows:  
*H.DEN\*: Nethermains Road/ Castlerankine Road*  
*Site Area: 0.75 hectares*  
*Capacity: 25*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: This site forms a modest infill development which is required to part fund the Denny Town Centre redevelopment scheme. Existing play area to be replaced within new development. Contribution to DEAR will also be required.'*
- Make consequential changes to housing figures in Table 4.1 and paragraph 6.2.

Reason: In response to an objection by Henry Boot Developments, this site is seen as an appropriate additional housing opportunity, providing additional flexibility in the supply.

Changes to Environmental Report

Make consequential changes to Environmental Report.



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### Location Map

Nethermain Road, Denny



**(10). Duke Street, Denny**

Motion

To accept Representation No. 190/379 (Henry Boot Developments) and to allocate a site at Duke Street (West), Denny as an additional housing proposal.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

The site represents a natural infill site of modest scale. The existing open space serves no active function for the neighbourhood.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

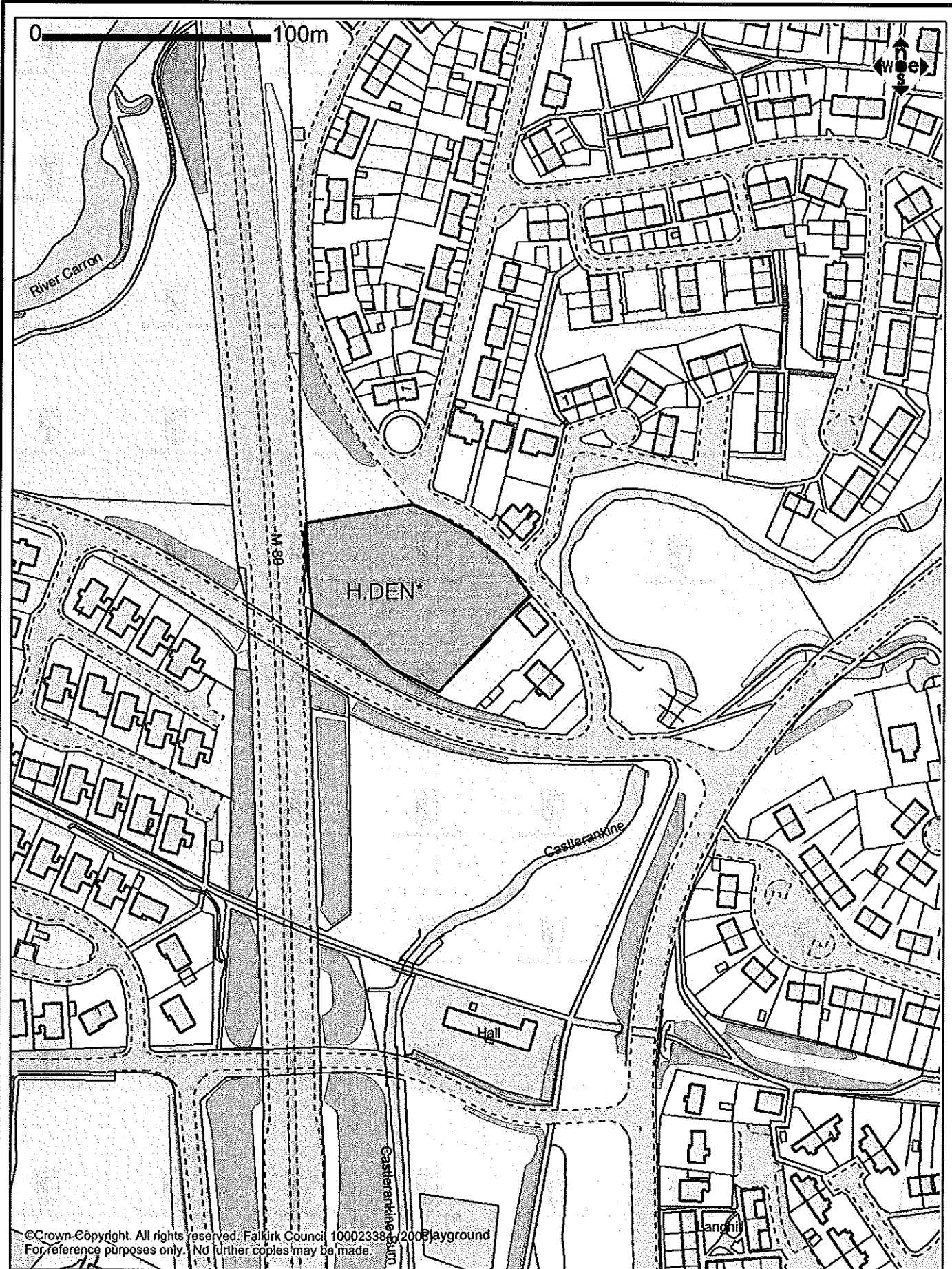
**Additional Housing Proposal – Duke Street (West), Denny**

- Insert new housing proposal H.DEN\* on Proposals Map, as shown on accompanying map (number 8), and in text under 'New Allocations' as follows:  
*H.DEN\*: Duke Street (West)*  
*Site Area: 0.5 hectares*  
*Capacity: 15*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: This site forms a modest infill development which is required to part fund the Denny Town Centre redevelopment scheme. Contributions to DEAR will also be required.'*
- Make consequential changes to housing figures in Table 4.1 and paragraph 6.2.

Reason: In response to an objection by Henry Boot Developments, this site is seen as an appropriate additional housing opportunity, providing additional flexibility in the supply.

Changes to Environmental Report

Make consequential changes to Environmental Report.



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Location Map  
  
Duke Street, Denny



**(11). Airth Castle, Airth**

Motion

To accept representations Nos 134/236 (Cllr C Martin) and 96/166 (Country Homes) and allocate the site between Airth Castle access road and the BMX industrial site as an additional housing proposal.

Changes to Council Responses (Appendix 1)

Amend Responses to: Objection accepted

Amend Reasons to:

In order to maintain the momentum of regeneration in Airth this site is considered suitable as an additional housing opportunity. The setting of the A-listed Airth Castle should be taken into account in defining the developable area of the site and in the design.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

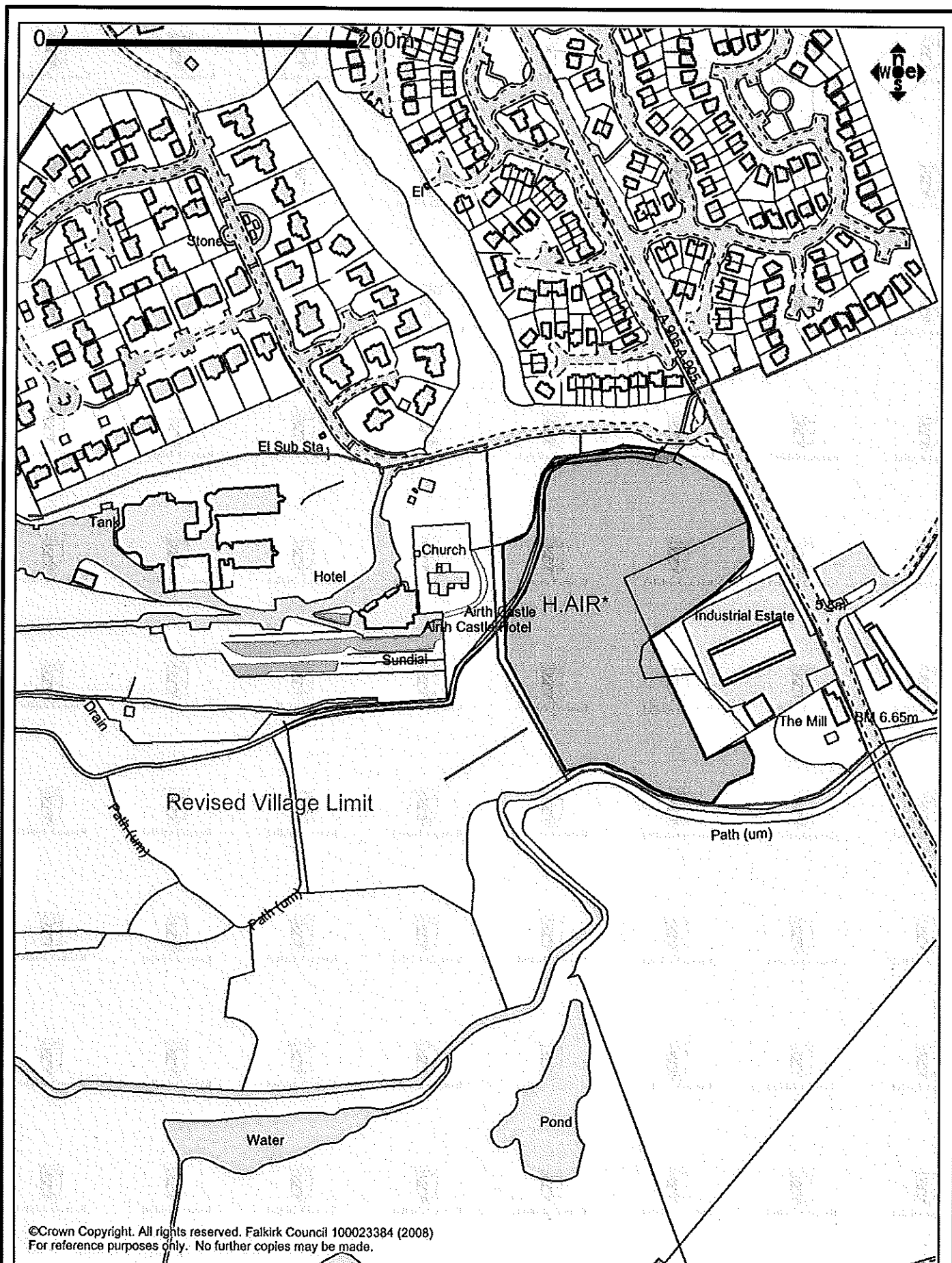
**Additional Housing Proposal – Airth Castle South, Airth**

- Insert new housing proposal H.AIR\* on Proposals Map, as shown on accompanying map (number 9), and in text under 'New Allocations' as follows:  
*H.AIR\*: Airth Castle South*  
*Site Area: 2 hectares*  
*Capacity: 50*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: This site forms a rounding off of the southern boundary of the village. Careful consideration required to minimise impact of development on setting of Category A-listed Airth Castle*
- Amend Airth Village Limit as shown on accompanying map.
- Make consequential changes to paragraph 5.2 of Airth village statement (page 211) and to housing figures in Table 4.1 and paragraph 6.2 of the Rural Area General Chapter (page 202).

Reason: In response to objections by Councillor C Martin and Country Homes, this site is seen as an appropriate housing opportunity, providing additional flexibility in the supply.

Changes to Environmental Report

Make consequential changes to Environmental Report.



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## Location Map

Airth Castle, Airth



**(12). Glasgow Road, Camelon**

Motion

To accept Representation No 156/298 (Tesco Stores Limited) and to allow a foodstore as part of the development mix, with no stated restriction on floorspace.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection Accepted

Amend Reason to:

It is accepted that the inclusion of a retail element can be justified in terms of facilitating the regeneration of the former Wrangler site, and replacing the employment which has been lost in the area.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Amend Modification 10.6 as to read as follows:

**Opportunity ED.FAL12 Glasgow Road 1 (page 142)**

- Amend Opportunity ED.FAL12 as follows:  
*Opportunity: Business/Industrial Development (Classes 4, 5 and 6)/Food Retailing*  
*Site Area: 3.6 hectares*  
*Agency: Private*  
*Comments: Extensive vacant site formerly occupied by Wrangler works suitable for redevelopment for foodstore and business/industry.*

Reason: In response to an objection by Tesco Stores Limited, it is considered that a foodstore could be beneficial to the regeneration of the site and the wider 'Western Gateway', and replace employment which has been lost in the area.

### **(13). Traffic Congestion, Camelon**

#### Motion

To partially accept Representation Nos 116/208, 138/246, 183/352, and 211/485 (Various Residents) by deleting reference to the B902 Grahams Road having more serious traffic congestion issues than the A803 Camelon/Glasgow Road.

#### Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

It is accepted that traffic congestion and its consequences is of equal concern on the A803 as on the B902. In terms of measures on the Glasgow Road, provision is made for an additional bus lane which, taken with the existing bus lanes and the park and ride site, would increase the attractiveness of bus travel on this route. Improvements will also be made to the A9/A803 roundabout.

#### Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

**Road network - Falkirk (page 144)**

- Paragraph 8.1. Delete last sentence.

Reason: In response to an objection by the various residents, this amendment is to acknowledge that traffic congestion problems of similar magnitude exist on both the A803 Glasgow/Camelon Road and the B902 Grahams Road.



**(14). Bo'ness Road Closure, Grangemouth**

Motion

To accept Representation Nos 89/147 and 203/417 (Colin McGregor and Grangemouth Community Council) and delete the closure of Bo'ness Road, Grangemouth as an opportunity.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection Accepted

Amend Reason to:

It is acknowledged that it is unlikely that this proposal will be actively pursued in the foreseeable future, and that it should be removed from the Local Plan in the meantime.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

**Opportunity TR.GRA2 Bo'ness Road (page 162)**

- Delete Opportunity TR.GRA2 from text and Proposals Map.
- Paragraph 8.2. Delete paragraph.
- Paragraph 8.3. In the 1<sup>st</sup> sentence delete the words 'two schemes' and replace with 'scheme'.
- Table 6.2 (page 69). Delete TR.GRA2 from list of Road Improvement Proposals and Opportunities

Reason: In response to an objection by the Mr Colin McGregor and Grangemouth Community Council, this amendment reflects the fact that there are presently no plans to pursue this project.

Changes to Environmental Report

Make consequential changes to Environmental Report.

## **(15). Slamannan Road, Limerigg**

### Motion

To partially accept Representation No 104/184 (Messrs Bell (Limerigg) Ltd) and to allocate the brownfield element of the site at Slamannan Road as an additional housing proposal.

### Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

There is no justification for the release of such a large additional site in the village, in terms of meeting the housing land shortfall in the Rural South area. However, it is considered that the brownfield part of the site would be appropriate for housing development

### Changes to Proposed Pre-inquiry Modifications (Appendix 2)

#### Additional Modification

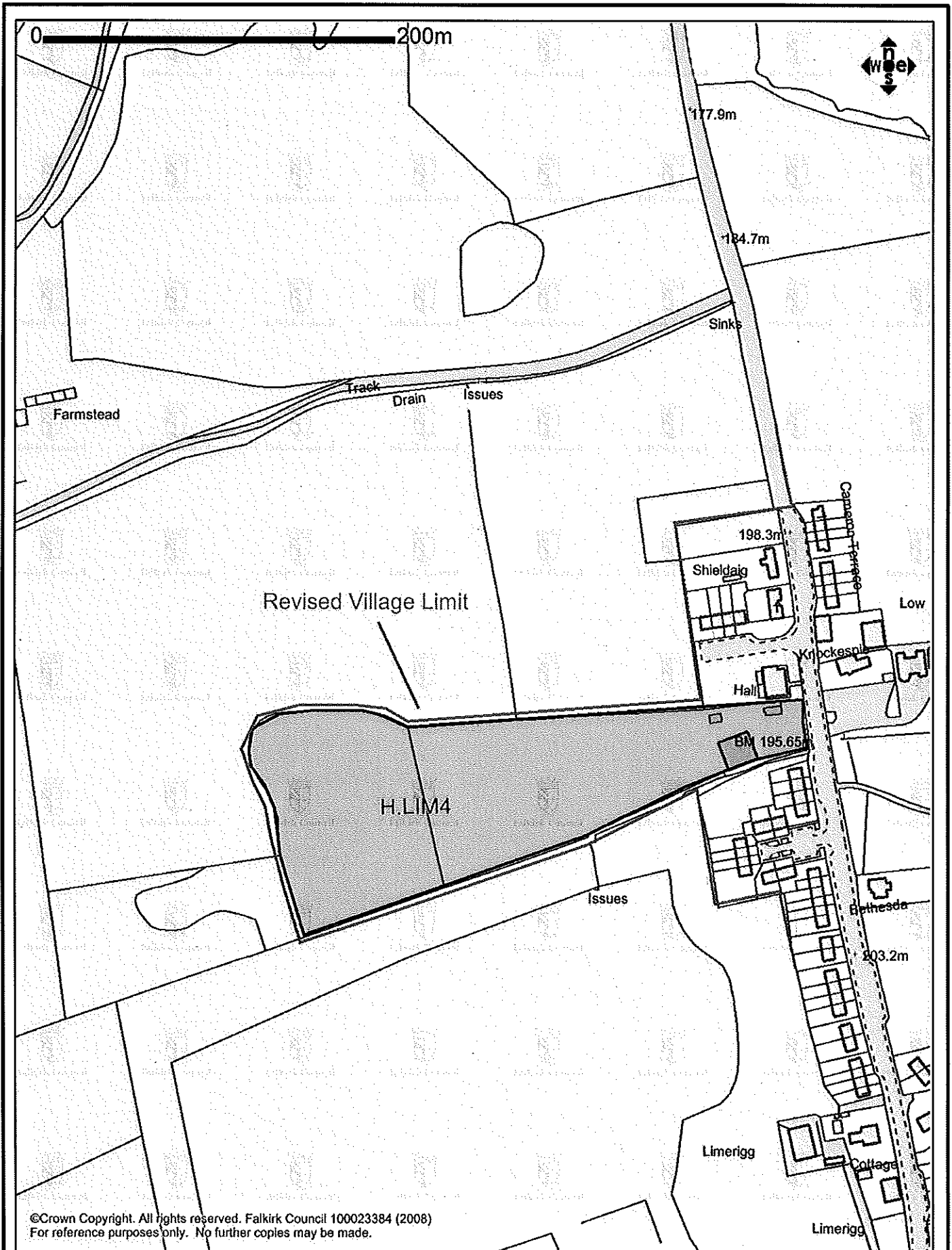
#### **Additional Housing Proposal – Slamannan Road, Limerigg**

- Insert new housing proposal H.LIM4 on Proposals Map, as shown on accompanying map (number 10), and in text under 'New Allocations' as follows:  
*H.LIM4: Slamannan Road 3*  
*Site Area: 2.2 hectares*  
*Capacity: Approx 50*  
*Developer: Private*  
*Status: New Allocation*  
*Comments: Development brief required for site.*
- Amend Limerigg Village Limit as shown on accompanying map.
- Paragraph 5.2 (page 242). Insert after 1<sup>st</sup> sentence:  
*'A further brownfield site on the west side of Slamannan Road provides a further opportunity for growth'.*
- Make consequential changes to housing land figures in Table 4.1 and paragraph 6.2 (page 202).

Reason: In response to an objection by Messrs Bell(Limerigg) Ltd, this brownfield site is considered to represent an appropriate extension to Limerigg village

### Changes to Environmental Report

Make consequential changes to Environmental Report.



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### Location Map

Slamannan Road, Limerigg



**(16). Avondale – amendment of site boundary**

Motion

To accept Representation No. 185/361 (Avondale Environmental Ltd) and amend the site boundary of the Avondale landfill facility to reflect the planning consent

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

It is considered more appropriate to show the boundary of the site as delineated by the planning consent, granted on appeal, rather than show the operational boundary of the site.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

**Amendment of site boundary, Avondale landfill facility (TR.RUR6)**

- Insert new boundary on Proposals Map, as shown on accompanying map (number 11).

Reason: In response to an objection by Avondale Environmental Ltd, it is considered appropriate to amend the site boundary of the Avondale landfill facility.

Changes to Environmental Report

Make consequential changes to Environmental Report.



**(17.) Station Road, Polmont**

Motion

To reject Representation Nos 34/55 (Mr Simpson) and 88/145 (Bellway Homes) and to maintain the allocation of the housing site at Station Road, Polmont (H.POL20).

Changes to Council Responses (Appendix 1)

Amend Responses to: Objection not accepted

Amend Reason to:

The site forms an appropriate infill site within the Urban Limit, and would not have strategic implications given its limited scale. Furthermore, the site has limited value as open space provision as it is heavily wooded. Allocation of the site is therefore be appropriate providing flood risk issues are addressed.

Make consequential changes to the response to Representation No 31/50 (George Wimpey West).

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete Modification 13.2

**(18). Broad Street, Denny**

Motion

To reject Representation No 191/382 (Hallam Land Management) which seeks to allocate additional residential land at Broad Street, Denny and retain the provisions for the site as set out in the Finalised Draft Plan

Changes to Council Responses (Appendix 1)

Amend Response to: Objection not accepted

Amend Reason to:

Further allocations of housing land at this location are unjustified in the light of the housing requirement for Denny.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete Modification 9.4

**(19). Castle View, Airth**

Motion

To accept Representation No 134/240 and reduce the capacity of the Castle View site (H.AIR7) from 140 to 115 to compensate for the additional capacity proposed at other sites in Airth

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

In the light of the introduction of additional opportunity sites in Airth the capacity of Castle View should be reduced to contain overall housing numbers for Rural North within Structure Plan requirements.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Amend Modification 15.2

**Opportunity H.AIR7 Castle View, Airth**

- Amend text of H.AIR7 as follows:  
H.AIR7: *Castle View*  
Site Area: *7.2 hectares*  
Capacity: *115*  
Developer: *Private*  
Status: *New Allocation*  
Comments: *The site provides an additional opportunity to maintain development momentum in the village. Appropriate developer contributions to community infrastructure, particularly education provision, and village enhancement will be required, as will a proportion of affordable housing in accordance with Policy SC4.*
- Make consequential changes to paragraph 5.2 and 5.3 of Airth village statement (page 211) and to housing figures in Table 4.1 and paragraph 6.2 of the Rural Area General Chapter (page 202).

Reason: In response to an objection by Councillor C Martin, the scale of development of this site has been adjusted to reflect the introduction of additional sites in Airth.

Changes to Environmental Report

Make consequential changes to Environmental Report.



## **(20). Longcroft**

### Motion

To partially accept Representation Nos. 60/083 (J Duncan) & 149/269 (TPS Planning) and allocate land at Longcroft as an additional long term housing site.

### Changes to Council Responses (Appendix 1)

Amend Response to: Objection partially accepted.

Amend Reason to:

It is accepted that the site represents natural, long term infill between the A803 and the M80. These should be allocated for long-term development, provided there is adequate infrastructure provision.

### Changes to Proposed Pre-inquiry Modifications (Appendix 2)

#### Additional Modification

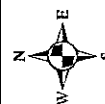
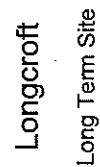
#### **Additional Long Term Development Opportunity – Longcroft**

- Insert housing opportunity H.B&B\* on Proposals Map, as shown on accompanying map (number 12), and in text under 'Long Term Development Opportunity' as follows:  
*H.B&B\*: Longcroft*  
*Site Area: 26 hectares*  
*Capacity: 650*  
*Developer: Private*  
*Status: Long Term Development Opportunity*  
*Comments: Post 2015 development opportunity. A development brief and masterplan will be required to ensure all design, environmental and infrastructural issues are comprehensively dealt with.'*
- Paragraph 4.1 (page 98). Insert additional bullet point as follows:  
*'Identifying a long term development opportunity at Longcroft for the period beyond 2014'.*
- Paragraph 6.4 (page 101). Delete and replace with:  
*'The Local Plan indicates a site at Longcroft as a long term housing opportunity.'*
- Make consequential changes to Table 4.1.

Reason: In response to objections by J Duncan & TPS Planning, the site is considered to represent natural, long term infill between the A803 and the M80 provided there is adequate infrastructure provision.

### Changes to Environmental Report

Make consequential changes to Environmental Report.



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**(21). Gilston, Polmont**

Motion

To partially accept Representation 69/112 (Polmont Community Council) and indicate that the Gilston economic development site ED.POL1 should be subject to review through the development plan.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection Partially Accepted

Amend Reason to:

The Gilston economic development opportunity has been allocated for development for a number of years but, in spite of successive applications, and the granting of an outline consent, development has yet to commence, raising questions as to the viability of the site. The proposal is identified in the Falkirk Council Structure Plan, and so cannot be removed from the Local Plan.

However, it is considered appropriate to indicate that a review of the site's allocation should be undertaken through the preparation of the development plan. Such a review would be undertaken within the context of the wider potential of the A801 corridor.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Additional Modification

**Opportunity ED.POL1 Gilston, Polmont**

- Paragraphs 7.2 - 7.3 (page 194). Delete and replace with:  
*'The Gilston site has been subject to various applications, and received an outline planning permission in 2001. However, no development has yet taken place, and there are issues as to the overall viability of the site. Although the opportunity is retained in the Local Plan, it is considered that a review of the allocation should be carried out, within the context of wider potential of the A801 corridor, as part of the future Development Plan.'*

Reason: In response to an objection by Polmont Community Council, it is considered appropriate to indicate that a review of the Gilston opportunity should be undertaken in the context of the future local development plan.

- (c) recommends to Council that the proposed pre-inquiry modifications contained in Appendix 2 to the report be approved, subject to the changes to that Appendix already noted, and thereafter advertised to allow the opportunity for further representations; and
- (d) recommends to Council that, should objections remain unresolved and be considered at the Local Plan Inquiry, the responses and proposed pre-inquiry modifications form the basis of the Council's position at the Inquiry.

The Convener agreed to a request by Councillor Constable and called a recess for 15 minutes.

Following the recess, attendance was as per the sederunt with the exception of Councillor Carleschi.

By way of an Amendment, Councillor J Constable, seconded by Councillor Coleman, moved that consideration of this matter be continued to a future meeting of the Committee to be held prior to the meeting of Falkirk Council on 30<sup>th</sup> April 2008.

The Convener agreed to a request by Councillor C MacDonald and called a recess for 5 minutes.

Following the recess and prior to the vote being taken, Councillor Coleman gave notice of a further amendment.

On a division, the Motion defeated the Amendment by 6 votes to 4 and accordingly became the substantive motion.

By way of a further amendment, Councillor Coleman, seconded by Councillor Meiklejohn, moved that:-

- (1) the Council agrees with the views of the Friends of Kinneil (representation no. 286) that the development of a Heritage Theme Park Strategy be included in the Falkirk Council Local Plan;
- (2) the need for Traffic Calming measures at Carriden Brae (representation no. 259) be recognised as a priority in the Falkirk Council Local Plan;
- (3) the Council agrees that on the grounds of the established safety issues there is no justification for any additional housing at the Longcroft/Dennyloanhead site (representations nos. 0103 & 0149); and
- (4) the proposal RCFAL3 (representation 057) should be extended to the north east of the site up to the railway line.

The Convener agreed to a request by Councillor Buchanan and called a 20 minute recess.

Following the recess, on a division the substantive Motion defeated the Amendment by 6 votes to 4 and accordingly **AGREED** in terms of the Motion.