

P106. Erection of 2 Dwellinghouses at Inches House, Bellsdyke Road, Larbert FK5 4EL for Mr John Pollock - P/16/0476/FUL (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 26 October and 23 November 2016 (Paragraphs P64 and P95 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of two dwellinghouses at Inches House, Bellsdyke Road, Larbert. The consideration of the application was continued at the meeting on 26 October 2016 to allow an inspection of the site by Committee. At the convened meeting on site on 7 November 2016, the meeting stood adjourned due to there being no quorum. The subsequent site meeting took place on the morning of 5 December 2016.

Decision

The Committee agreed to grant full 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 the 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) Before works commence on site, a surface water drainage strategy shall be submitted and agreed in writing by the Planning Authority.**
- (3) Before occupation of the dwellings, visibility splays measuring 2.4m x 70m require to be provided in either direction from both accesses onto Bellsdyke Road. There shall be no obstruction above carriageway level within these splays.**
- (4) Before occupation of the dwellings, visibility splays measuring 2.4m x 30m require to be provided in either direction from the accesses within the site onto the private access road to Bellsdyke Road. There shall be no obstruction above carriageway level within these splays.**
- (5) Before works commence on-site, details of the materials to be used on the external surfaces of the buildings, and in the construction of any hard standings/walls /fences, shall be submitted to, and approved in writing by, the Planning Authority. The development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.**
- (6) Development shall not begin until details of the scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include (as appropriate):-**

- (i) existing and finished ground levels in relation to a fixed datum, preferably ordnance;
 - (ii) existing landscaping features and vegetation to be retained and, in the case of damage, restored;
 - (iii) location and design, including materials, of walls, fences and gates; and
 - (iv) soft and hard landscaping works.
- (7) The group of 11 small stems of Birch & Rowan (tree group 8519) shall be retained and thinned, with the best stems retained, and shall be agreed and approved in writing by the Planning Authority prior to works commencing on-site.
- (8) The temporary protective fencing around the retained trees (delineating the 'Construction Exclusion Zone') as shown on the tree survey (and to include the Birch /Rowans in group 8519) shall be positioned prior to any works commencing on site and shall remain in position until all construction works are complete. No level changes, trenching, material storage or machinery access must take place within the fenced off 'Construction Exclusion Zone'.
- (9) Before the dwellings are occupied, the car parking shown on the approved plan shall be completed.
- (10) 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 Planning Authority.

Reasons:-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure that adequate drainage is provided.
- (3,
- 4,5) To safeguard the interests of the users of the highway.

- (6) To safeguard the visual amenity of the area.**
- (7,8) To safeguard the environmental amenity of the area.**
- (9) To ensure that adequate car parking is provided.**
- (10) To ensure the development achieves the required CO2 emission reduction as a result of development.**

Informatives:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04, 05 and 06.**
- (2) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**
- (4) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday /Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.