

P51. Change of Use From Private Garden Ground to Form Business with Six Self Catering Holiday Units at Upper Kinneil House, Kinneil House, Bo'ness Road, Polmont, Falkirk FK2 0QS for GMS (Recordings) Ltd - P/17/0348/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 13 September 2017 (Paragraph P43 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission to change the use of private garden ground within the walled garden of a category B listed building at Kinneil House, Polmont to form a business consisting of the siting of six self-catering holiday units at Upper Kinneil House, Kinneil House, Bo'ness Road, Polmont, Falkirk.

Decision

The Committee agreed to 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 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) Prior to the start of work on site, full details of the location of all proposed service trenches shall be submitted to and approved in writing by the Planning Authority. Thereafter, the service trenches shall be completed in accordance with these approved details and any trenches proposed within root protection zones of existing trees shall be dug by hand;**
- (3) Prior to the start of work on site, full details of additional landscaping proposals including a scheme of implementation and details of maintenance arrangements shall be submitted to and approved in writing by the Planning Authority. Thereafter, landscaping shall be carried out in accordance with these approved details;**
- (4) Prior to the start of work on site, details of all external lighting provision shall be submitted to and approved in writing by the Planning Authority. Thereafter, all lighting shall be carried out in accordance with these details; and**
- (5) Prior to the siting of each unit, full details of the size, design and finishing materials for each unit shall be submitted to and approved in writing by the Planning Authority. Thereafter, each unit shall be developed in accordance with these details unless otherwise agreed in writing with the Planning Authority.**

Reason(s):-

- (1) As these drawings and details constitute the approved development.**
- (2) To protect existing trees within the site and avoid root severance.**
- (3) To safeguard the landscape quality of the site and maximise privacy levels.**
- (4) To avoid light pollution and safeguard residential amenity levels.**
- (5) To safeguard visual amenity levels.**

Informative(s):-

- (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 and 09.**
- (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 - 19:00 Hours

Saturday 08:00 - 13:00 Hours

Sunday / Bank Holidays No noise audible at site boundary

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

- (5) Details of the financial and legal arrangement between business revenue generated from the proposal and the maintenance of the category B listed building on the site should be submitted to the Planning Authority.**