

**P78. Erection of Dwellinghouse Outbuilding and Temporary Siting of Residential Caravan (Renewal of Planning Permission P/14/0499/FUL) on Land to the North West of Atlanta, Slamannan, Falkirk for Mr Duncan Bennie - P/17/0640/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of one dwellinghouse with associated outbuilding and ancillary accommodation and the temporary siting (partially retrospective) of a residential caravan currently on site on land to the north west of Atlanta, Slamannan.

**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) (i) No development shall commence on site until a contaminated land assessment has been submitted to and approved in writing by the Planning Authority. 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.**
  - (ii) Where contamination (as defined by Part (iiA) of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination should be submitted to and approved in writing by the Planning Authority.**
  - (iii) Prior to the commencement of development on site, the remediation works must be carried out in accordance with the strategy approved at (ii). 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 approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority.**
- (3) No development shall commence on site until a full specification for all exterior materials and finishes, including details of the proposed rooflights, exterior windows and doors shall be submitted to and approved in writing by the Planning Authority.**

**Thereafter development shall proceed in accordance with the approved details.**

- (4) 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 CO<sub>2</sub> 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.**

- (5) No development shall commence on site until a specification for the reuse of all retained natural stone in the approved development is submitted to and approved in writing by the Local Authority. Thereafter development shall proceed in accordance with the approved details.**
- (6) A residential caravan shall be sited in accordance with the approved plan (the online reference No. 01) for a period not exceeding three years from the date of the permission unless otherwise agreed in writing with the Planning Authority. Thereafter all temporary residential accommodation shall be permanently removed from the site.**
- (7) For the avoidance of doubt, the domestic outbuilding hereby approved shall be for domestic purposes only, ancillary to the main use of the dwellinghouse.**

**Reasons:-**

- (1) As these drawings and details constitute the approved development.**
- (2) To ensure the ground is suitable for the proposed development.**
- (3) To safeguard the visual amenity of the countryside.**
- (4) To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.**
- (5) To ensure that stone from the former farm steading is retained and used in the development.**

- (6) As the Caravan is not a suitable permanent form of development.**
- (7) To ensure that the property is used for domestic purposes only.**

**Informatives:-**

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this 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.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference numbers 01, 02, 03 and Supporting Documents.**
- (3) The application site is in the vicinity of a High Pressure Gas Transition Pipeline. The Scotland Gas Network Code of Practice document SSW22 must be circulated and signed a minimum of 7 days prior to the commencement of any works. You are advised to contact Angus Robertson, Scotland Gas Networks on Tel: 0141 418 4158 for advice.**