

Councillor Hughes declared a non-financial interest in the following item as he had acted in a ward representative role on this and previous applications for the same substantive development and stated that he considered that this required him to recuse himself from consideration of the item having regard to the objective test in the Code of Conduct.

Councillor Hughes left the meeting prior to consideration of the item.

**P102. Erection of 2 Dwellinghouses at Land to the North East of Standburn Villa, Falkirk for Ms D Green – P/18/0541/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of 2 dwellinghouses at land to the north east of Standburn Villa, Falkirk.

**Decision**

**The Committee refused planning permission for the following reasons:-**

- 1. By virtue of a lack of detail in respect of boundary treatments, landscape planting and a wider masterplan for the H73 site, the proposal fails to achieve the proposed design and layout quality set out within the H73 site schedule and supplementary guidance 'Standburn Housing Allocation - H.STA1' to the potential detriment of urban design, residential, visual and landscape amenity and placemaking. The proposal fails to accord with the terms of policy HSG04 - Housing Design, D01 - Placemaking and GN04 -Trees, Woodland and Hedgerows of the Falkirk Local Development Plan.**
- 2. The proposal fails to demonstrate how affordable housing requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy HSG02 - Affordable Housing of the Falkirk Local Development Plan.**
- 3. The proposal fails to demonstrate how developer contribution requirements relating to Education infrastructure requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy INF05 - Education and New Housing Development and INF02 - Developer Contributions of the Falkirk Local Development Plan.**
- 4. The proposal fails to demonstrate how developer contribution requirements relating to Open Space provision requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result**

**of this proposal. The application is therefore contrary to the terms of policy INF04 - Open Space and New Residential Development and INF02 - Developer Contributions of the Falkirk Local Development Plan.**

- 5. The proposal fails to demonstrate how developer contribution requirements relating to Core Path upgrade requirements in the surrounding area would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy INF07 - Walking and Cycling and INF02 - Developer Contributions of the Falkirk Local Development Plan.**
- 6. The proposal fails to demonstrate that the wider allocated housing site (H73) could be suitably drained following completion of the current application proposal with the potential for surface water flooding to increase as a result of development. The proposal is therefore contrary to the terms of policy INF12 - Water and Drainage Infrastructure of the Falkirk Local Development Plan.**

**Informative(s):-**

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01-06 inclusive.**

Councillor Hughes re-joined the meeting following consideration of the previous item.