

P39. Development of Land for Residential Purposes with Associated Infrastructure at North Bank Farm, Bo'ness EH51 9RR for Mr Henderson P/20/0219/PPP

The committee considered a report by the Director of Development Services on an application for the development of land for residential purposes with associated infrastructure at North Bank Farm, Bo'ness, EH51 9RR for Mr Henderson.

Councillor McLuckie seconded by Councillor Kerr moved that the committee consider that the following material considerations are of such weight as to indicate that the development plan should not be afforded priority:-

- (1) The committee is satisfied in relation to boundary treatment and that an enforceable mechanism can be achieved for provision of road infrastructure and road access in accordance with the National Road Development Guide and Designing Streets;
- (2) The committee is satisfied that the location for development of this nature is acceptable in terms of landscape effects and visual impact; and
- (3) The development would enhance the visual amenity of the area in terms of replacement development of the existing buildings.

Accordingly, the committee is minded to grant planning permission in principle subject to the satisfactory conclusion of a Section 75 planning obligation making provision for:-

- (1) An education contribution towards Grange Primary School;
- (2) Open Space provision; and
- (3) Affordable housing provision.

And thereafter, on the conclusion of the Section 75 planning obligation to the satisfaction of the Director of Development Services, to grant planning permission in principle subject to conditions determined by the Director of Development Services including a condition to the effect that no development shall commence until an enforceable mechanism has been put in place to secure the carrying out of road works to provide road infrastructure and road access in accordance with the National Road Development Guide and Designing Streets.

As an amendment, Councillor Munro seconded by Councillor Bouse moved that the committee agrees to refuse the application for planning permission in principle in accordance with the recommendation of officers set out in the report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 12 members present with voting as undernoted:-

For the motion (4) – Provost Buchanan and Councillors Bissett, Kerr and McLuckie.

For the amendment (8) –Councillors Alexander, Blackwood, Bouse, Coombes, Hughes, McCue, Munro and Murtagh.

Decision

The committee refused Planning Permission in Principle for the following reasons: -

- 1. The principle of residential development is not supported as the proposed development does not relate to housing required for the pursuance of an appropriate rural activity, the restoration or replacement of an existing house, the conversion of non-domestic farm buildings, appropriate infill development, historic building/structure enabling development or a gypsy/traveller site, and therefore is contrary to policies PE14'Countryside', PE15 'Green Belt', HC01 'Housing Land' and HC05 'Housing in the Country' of the Falkirk Local Development Plan 2 and Supplementary Guidance SG01 'Development in the Country';**
- 2. The development would not respect the landscape character or settlement pattern of the countryside area or respond sympathetically to the sites surroundings. The development would contribute towards unsustainable growth in car-based commuting and the suburbanisation of the countryside, contrary to policies PE18 'Landscape' and PE01 'Placemaking' of the Falkirk Local Development Plan 2;**
- 3. The applicant has not demonstrated that a suitable access can be achieved to serve the residential development which would accord with the National Roads Development Guide (SCOTS, 2014) and would therefore would not be in the best interests of road safety;**
- 4. The drawings submitted are inaccurate. The application site boundary shown on the indicative site plan is larger and differs from the location plan, which is the application site boundary for the purposes of this application. The inaccuracies between the two plans raise concerns that the proposal on the indicative site plan is not achievable, particularly in relation to the access road arrangements and therefore raises further concern in respect of road safety.**

Informatives

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