

Reference No. P/21/0046/FUL



**Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.**

Falkirk Council

Refusal of Planning Permission

Agent

Roy Mitchell Design Limited
FAO Roy Mitchell
Beechcroft
Carronvale Road
Larbert
FK5 3LG

Applicant

Mr Jim Scobie
c/o Roy Mitchell Design Limited
Beechcroft
Carronvale Road
Larbert
FK5 3LG

This Notice refers to your application registered on 3 February 2021 for permission in respect of the following development:-

Development	Erection of 9 Dwellinghouses with Associated Garages and Engineering Infrastructure at
Location	Site To The West Of Castlewood, Glen Road, Torwood

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://edevelopment.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):-

1. The application is contrary to Policy PE01 'Placemaking' of Falkirk Local Development Plan 2 as the proposed development does not fully embrace all six qualities of successful placemaking. In particular, the proposal would impact on the distinctive woodland setting of the village, a satisfactory landscape/ streetscape fit has not been demonstrated, and the proposal fails to take into account the existing network of informal paths in the area.
2. The application is contrary to Policy PE13 'Green and Blue Network' of Falkirk Local Development Plan 2 as the effect of the proposed development is loss of a woodland area, permanent landscape change from countryside to residential, potential biodiversity issues, and reduction in outdoor access opportunities at an important location within the green network.
3. The application is contrary to Policies PE14 'Countryside' and HC05 'Housing in the Countryside' of Falkirk Local Development Plan 2 as the proposed development does not satisfy any of the circumstances to support new housing development in the countryside. The proposal therefore represents unjustified development in the countryside.

4. The application is contrary to Policy PE16 'Protection of Open Space' of Falkirk Local Development Plan 2 as the proposed development would have an adverse effect on the character and appearance of a designated open space area, potentially affects an area of significant ecological value, and threatens connectivity to the wider green network.
5. The application is contrary to Policy PE18 'Landscape' of Falkirk Local Development Plan 2 as it has not been demonstrated, through submission of a landscape and visual impact assessment, that the proposed development would achieve a satisfactory landscape fit. In particular, the building platform is on rising ground above Torwood village, and the development would impact on the woodland setting of the village.
6. The application is contrary to Policy PE19 'Biodiversity and Geodiversity' of Falkirk Local Development Plan 2 as it has not been demonstrated, through submission of a habitat and protected species survey, that the proposed development would protect and enhance habitats and species of importance.
7. The application is contrary to Policy PE20 'Trees, Woodland and Hedgerows' of Falkirk Local Development Plan 2 as it has not been demonstrated, with reference to the Scottish Government's policy on Control of Woodland Removal, what the significant additional public benefits would be from removal of the woodland resource. Furthermore, the existing felling permission does not cover the entirety of the application site. As such, it has not been demonstrated that the development would avoid the removal of safe and healthy trees, or non-commercial woodland, where such removal would be detrimental to landscape, local amenity, nature conservation or recreation interests.
8. The application is contrary to Policy IR06 'Active Travel' of Falkirk Local Development Plan 2 as the proposed development fails to safeguard, improve and extend the network of active travel routes. In particular, the proposal fails to accommodate existing informal routes within the site, which may be long established and which link to the wider network.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11 and 12.



25 June 2021

pp Director of Development Services