

Reference No. P/20/0530/FUL



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

**Falkirk Council**

## **Refusal of Planning Permission**

**Agent**

Covell Matthews Architects Ltd.  
Hector Black  
6 Manor Place  
Edinburgh  
Midlothian  
EH4 6JX

**Applicant**

G&N Homes (FK-L) Limited  
Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

This Notice refers to your application registered on 13 November 2020 for permission in respect of the following development:-

Development	Erection of 22 Flatted Dwellings and 1 Dwellinghouse at
Location	Land To The West Of 14 King Street, Thornhill Road, Falkirk,

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 proposed development would not provide sufficient on-site parking to accord with Falkirk Council parking standards and would, accordingly, be likely to encourage on-street parking which would not be in the best interests of road safety. Accordingly, the proposed development does not accord with Falkirk Local Development Plan 2 policies IR09 "Parking", PE01 "Placemaking", HC02 "Windfall Housing" and HC04 "Housing Density and Site Capacity", and does not accord with supplementary guidance SG02 "Neighbourhood Design" or the "National Roads Development Guide".
2. The proposed development does not meet design requirements for flatted affordable housing developments in accordance with supplementary guidance SG06 "Affordable Housing". Furthermore it has not been demonstrated that the design of the units as proposed can be delivered by a registered social landlord as affordable housing under the terms of the Development Plan and associated guidance. Accordingly, the proposed development does not accord with Policy HC03 of the Falkirk Local Development Plan 2 "Affordable Housing" and does not accord with supplementary guidance SG06 "Affordable Housing".

Informatives:

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

22 July 2021



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pp Director of Development Services