

FALKIRK COUNCIL

Subject: ERECTION OF 30 NO. DWELLINGHOUSES AND ANCILLARY WORKS (AMENDMENT TO CONSENT P/07/0034/REM) COMPRISING REVISED SITE LAYOUT, AT GRANGEMOUTH BURGH DEPOT, WOOD STREET, GRANGEMOUTH, FK3 8LX FOR CARRONVALE HOMES LTD (P/08/0590/REM)

Meeting: PLANNING COMMITTEE

Date: 20 May 2009

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor Allyson Black
Councillor Angus MacDonald
Councillor Alistair McNeill
Councillor Robert Spears

Community Council: Grangemouth

Case Officer: John Milne (Senior Planning Officer) ext 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site is a vacant former Falkirk Council depot measuring some 1.0 hectare in area and is located fronting Wood Street, Grangemouth. The site has existing residential property to the south (Lime Street/Almond Street) a social club to the west, commercial premises to the east and commercial/industrial premises to the north.
- 1.2 The applicant seeks to change the internal road layout to accommodate additional vehicle parking and amend dropped kerb and footpath access arrangements, all to accord with Falkirk Councils Roads and Development Guidelines.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called in by Councillor Robert Spears

3. SITE HISTORY

- 3.1 05/1152/OUT – development of land for housing purposes – granted 1st December 2006.
- 3.2 P/07/0034/REM – Erection of 30 dwellinghouses and ancillary works (Reserved Matters) granted 20th February, 2008.

4. CONSULTATIONS

- 4.1 The Roads and Development Unit have no objections to the proposals.

5. COMMUNITY COUNCIL

- 5.1 Grangemouth Community Council has not made representations

6. PUBLIC REPRESENTATION

- 6.1 One letter of objection has been received, in the form of a facsimile from Grangemouth One Stop Shop, titled “Constituent complaint/enquiry”.
- 6.2 A petition accompanying the letter of objection fails to follow a recognised format in that names and telephone numbers, names and addresses and names with no address nor telephone numbers have been submitted, on a roll of blank labels – purporting some 45 contributors.
- 6.3 The objection centres around the proposed pedestrian link from the application site through Lime Street, with concern that dog walkers will allow additional dog fouling in the Lime Street area.

7. DETAILED APPRAISAL

When determining planning applications, the status of the Development Plan is emphasised in Section 25 of the Town and Country Planning (Scotland) Act 1997. This requires that:

“the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

- 7a.1 There are no policies of a strategic nature which are relevant to the proposed internal road alterations.

Grangemouth Local Plan (adopted 1985)

- 7a.2 Policy Grangemouth Two ‘Development within the Urban Limit’ states:

“That within the Urban Area, urban uses will generally be acceptable provided they accord with all other relevant District Council policies and standards of provision.”

- 7a.3 The application seeks to amend the internal road layout of the site – previously subject to planning permission – to accord with Falkirk Council's standards of roads provision.

7a.4 Policy Grangemouth Seven ‘Major Hazard Consultation Zones’ states:

“That within a major hazard consultation zone development will not normally be permitted unless the District Council is satisfied that future users or occupants will not significantly add to the number of people exposed to the existing risks in the area.”

7a.5 The alteration to road layout does not fall within a use which is likely to influence societal risk to major hazards in the area. No change to the number of residential units on the site is proposed, merely the vehicle and pedestrian access arrangements.

7a.6 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.1 Proposals and Opportunities H.GRA7 Wood Street:

H.GRA7 Wood Street 4

Site Area: 1.0 hectare

Capacity: 30

Developer: Carronvale Homes

Status: Opportunity

Comment: HSE issues will have to be taken into account in developing this site.

7b.2 The site is an allocated site within the Falkirk Council Local Plan Finalised Draft (Deposit Version) and no issues through reference to the Health and Safety Executive have arisen. The layout has been subject to amendment and is considered acceptable.

Issues Raised Through Comment

7b.3 The proposed footpath through to Lime Street is envisaged to contribute to a safe walking route for children to nearby schools. The footpath benefits from natural surveillance and is considered essential to integrate the new housing with the adjoining community. The associated issue of dog fouling is not a material planning consideration

7c Conclusion

7c.1 The site has previously been granted planning permission for the erection of 30 houses – P/07/0034/REM.

7c.2 A proposed pedestrian access route via Lime Street has previously been granted planning permission.

7c.3 The alteration to internal road layout is considered acceptable to Falkirk Council's Roads Development Unit.

7c.4 The legal status of the submitted petition may be subject to review.

8. RECOMMENDATION

8.1 It is recommended that detailed planning permission be granted subject to the following conditions:-

- (1) The development to which this permission relates must be begun within five years from the date of this permission.**
- (2) Samples of materials (roof tiles, facing brick and roughcast) to be used in the development shall be submitted for the consideration of the planning authority and no work shall begin until written approval of the planning authority has been given.**
- (3) Before development begins a scheme for the maintenance of open space, including any play areas, within the development shall be submitted to and approved in writing by the planning authority.**
- (4) The applicant shall undertake a noise survey to determine the effect the existing industrial activity will have on the new development. The survey shall be conducted in terms of BS 4142 and shall be submitted to and approved in writing by the planning authority prior to any work on site.**
- (5) For the avoidance of doubt, the existing site shall not be land raised and finished floor levels shall not exceed 5.3 metres aod.**
- (6) No work shall be initiated on site until an acceptable sustainable urban drainage system is approved in writing by the planning authority.**
- (7) A schedule of flood resistant materials to be incorporated within the development shall be submitted to and approved in writing by the planning authority prior to any works on site.**

Reason:

- (1) To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.**
- (2-3) To safeguard the visual amenity of the area.**
- (4-7) To safeguard the environmental amenity of the area.**

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Director of Development Services

Date: 13 May 2009

LIST OF BACKGROUND PAPERS

1. Letter of representation received from Mr David Ketchen 71 Lime Street Grangemouth FK3 8LZ on 12 September 2008
2. Falkirk Council Structure Plan
3. Grangemouth Local Plan
4. Falkirk Council Local Plan Finalised Draft (Deposit Version).

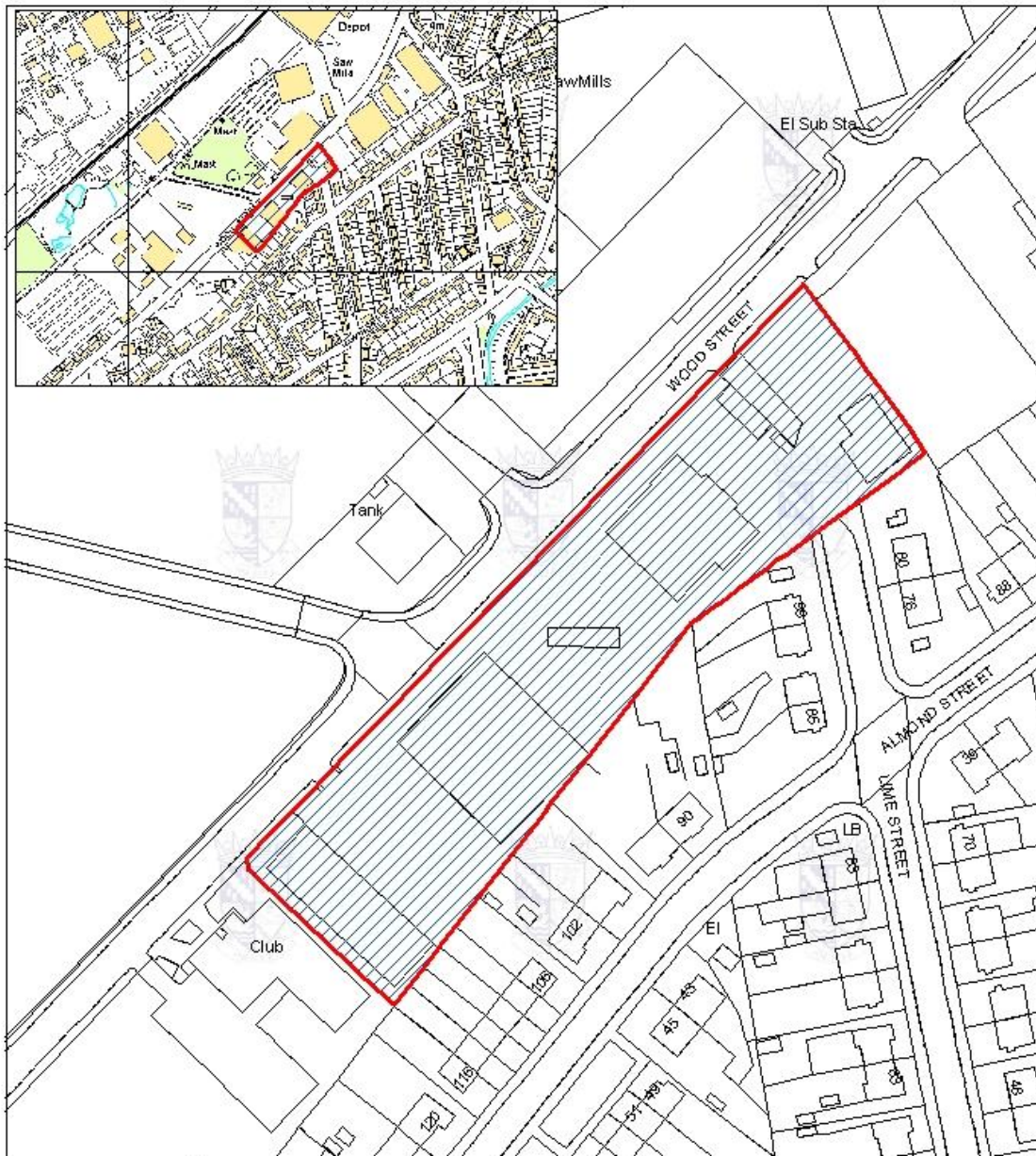
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne (Senior Planning Officer).

Planning Committee

Planning Application Location Plan

P/08/0590/REM

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Falkirk Council

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