

FALKIRK COUNCIL

Subject: ERECTION OF 12 FLATTED DWELLINGS AT LAND TO THE SOUTH OF 48 WOOD STREET, CHISHOLM PLACE, GRANGEMOUTH FOR FALKIRK COUNCIL - P/09/0536/FUL

Meeting: PLANNING COMMITTEE

Date: 24 March 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

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

Community Council: Grangemouth

Case Officer: David Paterson (Planning Officer) ext 4757

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 24 February 2010 (copy of previous report appended), when it was agreed to continue the application and to undertake a site visit. This visit took place on 8 March 2010.
2. The following issues were raised at the site meeting:-
 - The impact on the vehicular access to the property at 48 Wood Street.
 - The impact in terms of visitor/on-street parking.
 - The possibility of reducing the depth of the site by 2 metres which would have the effect of widening Chisholm Place at the site frontage following the completion of the development.
3. It is noted that the vehicular access to the property at 48 Wood Street is partially obstructed by a short section of raised kerb. There were concerns raised that, as a result of the proposed development, vehicular access to 48 Wood Street would be further compromised. The Planning Officer, however, noted that the proposed development has been amended to reconfigure the road layout at the point where Chisholm Place meets Wood Street. He demonstrated that the resultant development would improve vehicular access to 48 Wood Street by effectively widening the access and that there would no longer be any raised kerbing obstructing access.

4. It is noted that the proposed development would include the stopping up of a section of roadway, used at present for parallel parking, at the site's frontage to Chisholm Place. It is further noted that the current road form reflects the road layout requirement in respect of the flatted development which previously occupied the site. The section of road to be stopped up is not required for parking provision in respect of the proposed development.
5. It is noted that visitor parking required in respect of the proposed development would be provided within the application site. Visitor parking would be provided in accordance with the Council's standard of one space per 4 dwelling units.
6. The Roads Development Co-ordinator advised that the parking arrangement associated with the proposed development would have little impact in terms of visitor parking at Chisholm Place and Wood Street. It is noted that dwellinghouses at Wood Street have in-curtilage parking, as well as on-street visitor parking, which meet the Council's standards.
7. It was suggested that reducing the depth of the site by 2 metres, effectively widening Chisholm Place by 2 metres should the development be implemented, would increase the provision of on-street parking and improve the safety of road users at Chisholm Place.
8. It is noted that development of the site is constrained by the existence of an underground nitrogen pipeline which traverses the south western area of the application site. In order, therefore, to achieve the suggested width reduction of the site, the private garden depth of units 5-8, fronting onto Chisholm Place, would have to be reduced to 5.5 metres, and plots 1-4 to 7 metres. It is not considered that the resulting rear garden depths would be of an adequate standard for reasonable enjoyment of the development for the occupants, and would not constitute good planning practice.
9. In conclusion, it is not considered that the proposed development would compromise the vehicular access provision to 48 Wood Street, or have a significant impact on visitor parking in the area. The proposed reduction of the depth of the application site by 2 metres would result in an inadequate standard of garden provision in respect of plots 1-8 and would have no significant improvement in terms of the safety of road users at Chisholm Place.
10. It is considered that no material issues were raised at the Committee site meeting which would merit seeking significant amendments to the proposed development or revisit the recommendation.

11. RECOMMENDATION

11.1 It is therefore recommended that Committee granted planning permission subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**

- (2) Prior to the commencement of any work on site, a contaminated land assessment shall be approved in writing by the Planning Authority. The contaminated land assessment shall determine the nature and extent of any contamination of the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites. Where contamination (as defined by Part 11A of the Environmental Protection Act 1990) is identified, the assessment shall include a detailed remediation strategy, including timescales.
- (3) In circumstances where a contaminated land assessment approved in writing by the Planning Authority identifies contamination (as defined by Part 11A of the Environmental Protection Act 1990), and a detailed remediation strategy has subsequently been approved in writing by the Planning Authority, no part of the development shall be occupied until such time as a contamination remediation report as been approved in writing by the Planning Authority.
- (4) The screen planting, the details of which shall be submitted to and approved in writing by the Planning Authority, on the west side of the timber acoustic fence facing Beancross Road shall be planted prior to the occupation of any of the flats.
- (5) Prior to the commencement of works on-site, the tree protective fencing shown on Drawing GRA-6587-002 Revision B shall be erected and remain erected until the completion of the development. The tree protective fencing may only be removed with the written approval of the Planning Authority. During the period when the tree protective fencing is erected at the site, no materials or equipment of any kind shall be located for any purpose within the area bounded by the fencing.
- (6) All new trees to be planted shall be planted prior to the occupation of the first flat by the end of the first planting season following the occupation of the first flat. For the purpose of this condition the planting season shall be considered to end on 31 March.
- (7) The development shall be implemented in accordance with the approved drawings and any other submitted details which have been approved in writing by the Planning Authority.
- (8) Before any work commences on site, drainage details for the treatment of foul waste and surface water run-off shall be approved in writing by the Planning Authority.

Reason(s)

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2-3, 5-6) To safeguard the environmental amenity of the area.
- (4) To safeguard the visual amenity of the area.

- (7) To ensure the development is carried out to the satisfaction of the Planning Authority.
- (8) To ensure adequate drainage.

Informative(s)

- (1) The applicant should be aware that part of the existing roadway currently comprising a parking lay-by at Chisholm Place, at the frontage of the site to Chisholm Place, would require to be stopped up.
- (2) For the avoidance of doubt, the plans for which this decision refers bears our reference 01. 02C, 03A, 04, 05, 06A, 07, 08, 09, 10 and 11.

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Director of Development Services

Date: 17th March 2010

LIST OF BACKGROUND PAPERS

- 1. Falkirk Council Structure Plan
- 2. Grangemouth Local Plan
- 3. Falkirk Council Local Plan Finalised Draft (Deposit Version)
- 4. The Town and Country Planning (Notification of Application) (Scotland) Direction 2007
- 5. Supplementary Planning Guidance "Housing Layout and Design"
- 6. Letter of objection received from Mr Craig Dodds, 48 Wood Street, Grangemouth FK3 8LW on 24 August 2009
- 7. Letter of objection received from Mrs Catherine Crooks 24 Chisholm Place Grangemouth FK3 8PB on 10 August 2009.
- 8. Objection by e-mail from Mr Craig Dodds, 48 Wood Street, Grangemouth FK3 8LW on 12 October 2009.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson (Planning Officer).

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Councillor Alistair McNeill
Councillor Robert Spears

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1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site comprises an area of grassed open space measuring 0.3 hectares at the corner of Wood Street and Chisholm Place, Grangemouth. The application site was previously developed as flats.
- 1.2 There are existing public footways which run along the length of both the north and south sides of the site joining Beancross Road to Chisholm Place/Wood Street.
- 1.3 There are mature trees at the site which have a significant impact on the amenity of the environs of the application site.
- 1.4 An underground nitrogen pipeline crosses the site close to the western boundary.
- 1.5 It is proposed to erect 12 flats at the site comprising three blocks of four flats. Two blocks would have a frontage onto Chisholm Place and the third block would back onto the northern boundary, facing into the site.
- 1.6 The three blocks of flats are proposed to be two storey with pitched roofs.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been made by Falkirk Council and, under the Council's amended Scheme of Delegation, such applications require consideration by the Planning Committee.

3. SITE HISTORY

- 3.1 The application site has previously been developed as flats. It is also noted that there are no previous planning applications in respect of the application site.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has raised no objections.
- 4.2 The Transport Planning Unit has raised no objections. It is noted however that part of the existing roadway at Chisholm Place, at the frontage of the site to Chisholm Place, would require to be stopped up.
- 4.3 The Environmental Protection Unit has advised that the applicant should undertake a site investigation to establish if there is contamination (as defined in Part 11A of the Environmental Protection Act 1990) present on site. This survey should be carried out prior to commencement of any work on site.
- 4.4 Education Services has advised that there are no school capacity issues to be addressed.
- 4.5 The Health and Safety Executive in respect of Planning Advice for Developments near Hazardous Installation (PADHI) has raised no objections.

5. COMMUNITY COUNCIL

- 5.1 Grangemouth Community Council has made no comment on the application.

6. PUBLIC REPRESENTATION

- 6.1 Two letters of objection and an email have been received. The following concerns have been raised:
- Residents in the area are subjected to excessive traffic noise at present. The proposed development would result in more vehicles in the area adding to disturbance from traffic noise;
 - Trees at the site should be retained;
 - The footway at the southern boundary of the application site should be closed to protect privacy of adjacent residents;
 - The proposed development would reduce the availability of on street parking at Chisholm Place.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

7a.1 The proposed development does not raise any strategic issues.

Grangemouth Local Plan

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 proposed development is compatible with the surrounding area in terms of use, design and character. The consultation process has raised no material considerations which would not accord with Council policies and standards of provision.

7a.4 The proposed development accords with Policy Grangemouth Two.

7a.5 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 Material considerations are the Falkirk Council Local Plan Finalised Draft (Deposit Version), Supplementary Planning Guidance (SPG) Housing Layout and Design, The Town and Country Planning (Notification of Application)(Scotland) Direction 2009 and letters/email of objection.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.2 Policy SC1 - ‘Housing Land Provision’ states:

- “(1) Through the Local Plan, the Council will aim to meet the housing land requirements of the Falkirk Council Structure Plan for at least the period up to 2015, as detailed in Table 4.1. Sites contributing towards the requirement are detailed under the relevant Settlement Statements.*
- (2) Within the areas identified as Special Initiatives for Residential-Led Regeneration (SIRRs) on the Proposals Map, housing development in addition to the base requirement will be supported subject to:*
 - the preparation of a satisfactory masterplan or development framework for the area; and*
 - demonstration that the necessary social and physical infrastructure requirements for the area will be met through a co-ordinated approach to developer contributions.”*

- 7b.3 The Falkirk Council Local Plan identifies the site as housing opportunity H.GRA4 and notes it as a redevelopment opportunity on the site of Council Flats, with an approximately capacity of 7 units.
- 7b.4 Although the application proposes 12 flats, this is not considered a significant variance from the capacity suggested in the emerging Local Plan, which is stated as approximate in any case.
- 7b.5 There are no material considerations arising from the consultation process to suggest that the number and tenure of the flats proposed is not suitable for the site.
- 7b.6 The use of the site for the erection of flats accords with the principle of H GRA 4. The proposed development would fit well into the streetscape in terms of design and character.
- 7b.7 The proposed development would not prejudice the operations or maintenance of the underground nitrogen pipeline which crosses the site.
- 7b.8 The proposed development would retain sufficient trees at the site to protect the amenity of the area. It is proposed that the loss of a mature tree adjacent to Chisholm Place would be compensated by suitable replacement planting.
- 7b.9 The proposed development accords with housing opportunity H GRA 4 as identified in the draft plan.
- 7b.10 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version).

SPG Housing Layout and Design

- 7b.11 The SPG promotes the principles of "frontage" and "harmonious fit".
- 7b.12 It is noted that two of the three blocks of flats would front onto Chisholm Place, maintaining a continuity of the Chisholm Place streetscape.
- 7b.13 It is considered that, in terms of building line, height, scale and character, the proposed development would achieve a harmonious fit, being located between 3 storey flats to west side of Chisholm Place and 2 storey dwellinghouses at Wood Street. It is also noted that the new housing development at the east side of Chisholm Place is two storey in design.
- 7b.14 The proposed development accords with the SPG.

Letters/Email of Objection

- 7b.15 It is not considered that there would be a significant and unacceptable addition to the level of traffic or traffic noise in the area as a result of the proposed development.
- 7b.16 It is noted that the Roads Development Unit and the Environmental Protection Unit have raised no objections. It is further noted that the Environmental Protection Unit has advised that the proposed window specification would be sufficient to protect the proposed flats from the impact of traffic noise.

- 7b.17 The proposed development would retain sufficient trees at the site to protect the amenity of the area. It is noted that the loss of a mature tree adjacent to Chisholm Place would be compensated by appropriate replacement planting.
- 7b.18 No concerns have been raised by the Roads Development Unit in terms of the impact of the proposal on parking in the area.
- 7b.19 It is considered that the retention of both existing footways at the north and south boundaries of the application site are acceptable in terms of pedestrian movement flow and provision. It is noted that Central Scotland Police have raised no concerns in this regard.

The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

- 7b.20 It is noted that the proposed development accords with the Development Plan. There is no requirement therefore to notify the application to Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.

7c Conclusion

- 7c.1 The proposed development accords with the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version).
- 7c.2 The proposed development would achieve a harmonious fit in the street scene in terms of building line, height, scale and character.

8. RECOMMENDATION

- 8.1 It is recommended that the Committee grant planning permission, subject to the following conditions:**
- (1) The development to which this permission relates must be begun within three years of the date of this permission.**
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Director of Development Services

Date: 16 February 2010

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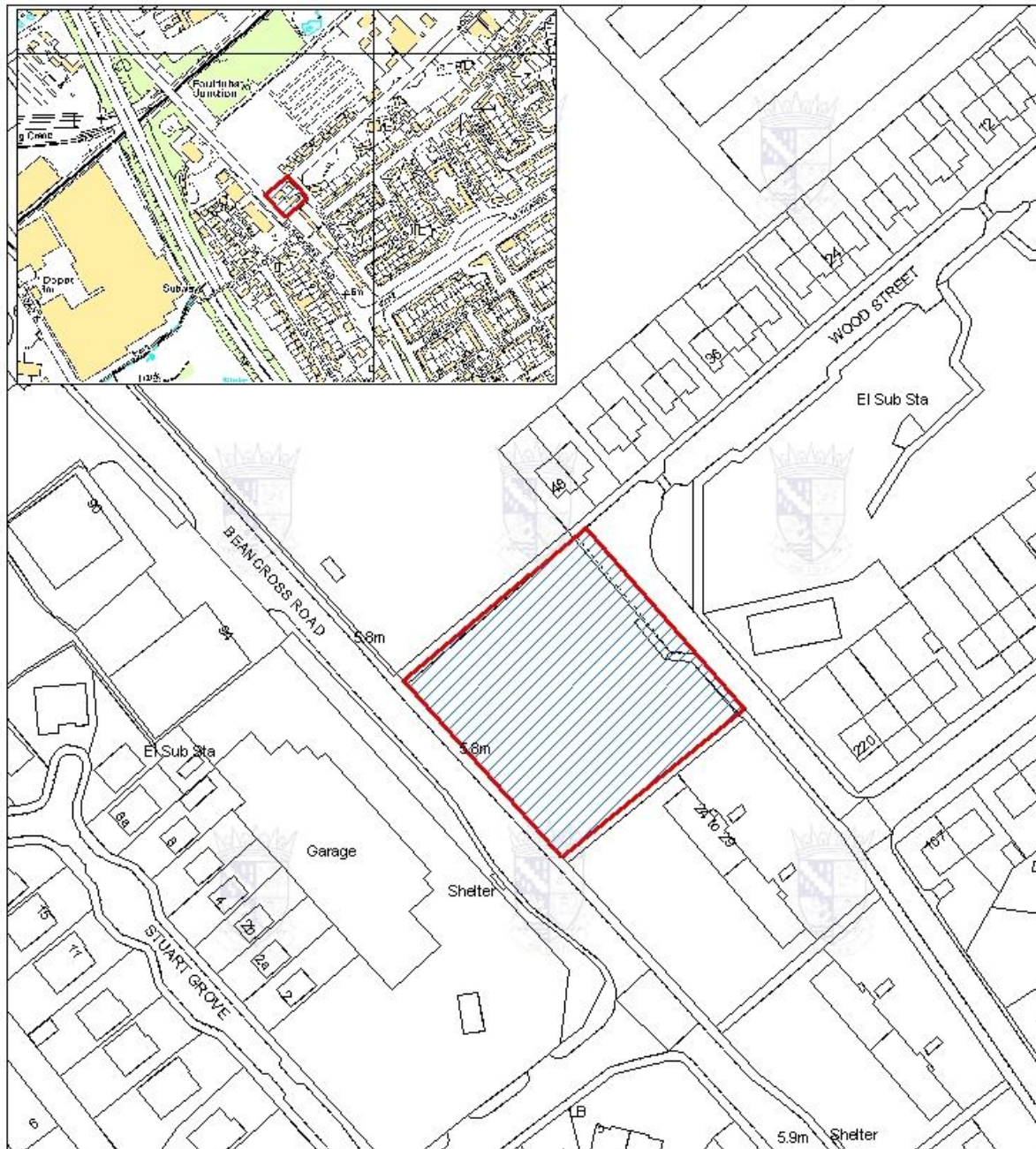
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson (Planning Officer).

Regulatory Committee

Planning Application Location Plan

P/09/0536/FUL

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



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