

**FALKIRK COUNCIL**

**Subject:** ALTERATION AND EXTENSION TO HOTEL TO PROVIDE APPROXIMATELY 200 ADDITIONAL BEDROOMS, ERECTION OF SPA AND LEISURE FACILITIES, FORMATION OF NEW ACCESS JUNCTION, CAR PARKING FACILITIES, ASSOCIATED ROADS AND INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME, HARD AND SOFT LANDSCAPING AND WOODLAND PLANTING AT GLENBERVIE HOUSE, LARBERT, FK5 4SJ FOR GLENBERVIE HOUSE HOTEL LTD - P/08/1012/OUT

**Meeting:** PLANNING COMMITTEE

**Date:** 24 March 2010

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Councillor Billy Buchanan  
Councillor Tom Coleman  
Councillor Linda Gow

**Community Council:** Larbert, Stenhousemuir and Torwood

**Case Officer:** Donald Campbell (Development Management Co-ordinator), Ext 4707

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 This is a major application for outline planning permission (now planning permission in principle (PPP)) on a site in the countryside to the north of Larbert extending to some 9.685 hectares within which is the 12 bedroom 5 star Glenbervie House Hotel. The site is close to the M876 to the south and is accessed from the A9 by a single track carriageway leading to the existing hotel and is bounded by Glenbervie Golf Course to the north west and north east. Glenbervie Garden Centre and Nursery bounds part of the south east part of site and is screened by mature woodland.
- 1.2 The application, although submitted in outline, is accompanied by a high level of architectural detail including indicative elevational drawings of the proposed development. It is submitted by the applicant that the proposal aims to create a modern interpretation of a grand Scottish Country estate in terms of order, approach, entrance, hierarchy and massing. The character of the existing Glenbervie House would be respected with the new hotel extension as the centre piece, albeit designed in a contrasting and contemporary style of varying heights set within an attractive landscape setting. Access would be via a new driveway leading to the new development which would comprise a luxury hotel, spa leisure and recreation facilities, ballroom, meeting and event rooms, 2 restaurants and cocktail bar. Associated car parking and landscaping would also be provided. In addition to the architectural detail, the following documentation has been submitted in support of the application:

- Planning Statement;
- Architectural Approach and Design Statement;
- Landscape Statement;
- Transport Assessment;
- Engineering Report;
- Statement of Consultation;
- Preliminary Market Appraisal;
- Ecological Report.

## **2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application is being referred to the Planning Committee, at the discretion of the Director of Development Services, in view of the nature of the development proposed.

## **3. SITE HISTORY**

- 3.1 There are a number of planning applications relating to the use of the former dwellinghouse as a hotel. Change of use from a Dwellinghouse to a hotel and erection of a temporary marquee (06/0691/FUL) was approved in October 2006. Planning permission for an extension to the hotel was granted in March 2007 (06/1214/FUL) and this has been implemented. Retrospective planning permission was granted in September 2007 for the formation of a raised patio, and a further application for the alteration to attic space to form self contained residential accommodation (P07/0765/FUL) was granted in October 2007.
- 3.2 It should be noted that an application for the development of land for residential purposes (approximately 85 units), upgrading of existing access road, formation of new access road, car parking facilities and associated infrastructure including sustainable urban drainage scheme, hard and soft landscaping and demolition of existing buildings (P/08/1011/OUT), submitted at the same time as the application under consideration and associated with Glenbervie House Hotel, was withdrawn in February this year.

## **4. CONSULTATIONS**

- 4.1 The Roads Development Unit note that it is proposed that the existing vehicular access be upgraded as part of the scheme to construct the Glenbervie slip roads to the M876. However in the event that the slip roads are not constructed, or if the development were to be completed in advance of the construction of the slip roads, the applicant would require to demonstrate that the existing vehicular access could adequately serve the proposed development. The access road and parking provision should comply with Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. A flood risk assessment and alteration to the submitted surface water calculations has also been requested.

- 4.2 The Transport Planning Unit advise that to ensure that the site is adequately connected to the surrounding area, shared cycle/footpaths should be provided to the A9 and Central Park Avenue via Torwood Garden Centre. At present, public transport access to the site is poor, with the nearest bus stops at the existing access to the Glenbervie Golf Club. Consideration should be given to relocating the bus stop, possibly with shelters, closer to the new access roundabout. To make rail travel a viable alternative to private car, a shuttle minibus should be provided linking to Larbert Railway Station.
- 4.3 Access should be from the new roundabout junction on the A9 as part of the scheme to construct the Glenbervie slip roads to the M876, or a new roundabout as detailed in the submitted Transport Assessment.
- 4.4 A Travel Plan should be prepared aimed at reducing reliance on the private car for both staff and customers, and should include an Event Management Plan detailing measures to reduce car demand associated with, for example, large conferences.
- 4.5 Transport Scotland, Trunk Roads Network Management offer no objection to the proposal.
- 4.6 The Environmental Protection Unit advise that noise need not be considered as a determining factor, however a contaminated land assessment would be required due to the presence of oil, petroleum storage and refining, gas manufacturing and distribution, quarrying, unknown fill, and potentially other contaminative activities with 250 m of the site.
- 4.7 The Keeper of Archaeology and Local History Community Services offers no objection and advises that although not listed, Glenbervie House is of architectural interest. The proposed extension would impact on its setting, however the new build would be kept well back from the main façade and the long approach road changed, although the final section would be retained and still impart part of the drama of the first glimpse of the building. The lawn to the south of Glenbervie House sits at a higher level with the possibility of early settlement there. This would require investigation to determine whether there is archeological interest. He recommends that a minimum of 7% sampling should be undertaken.
- 4.8 The Health and Safety Executive does not advise, on safety grounds, against the granting of planning permission. This advice was sought due to the presence of the Dunmore to Glenmavis Gas Pipeline close to the southern boundary.
- 4.9 The Scottish Environment Protection Agency (SEPA) have advised that the site could be at risk of flooding and would welcome the opportunity to comment on the requested flood risk assessment. Foul drainage should be to the public sewer and 2 levels of sustainable urban drainage (SUDS) would be required.

- 4.10 Scottish Natural Heritage (SNH) have provided advice in relation to protected species, in particular bats, as a roost has been identified within the roof space of Glenbervie House. Following assessment of information submitted (which is seen as a principled start for a Bat Protection Plan the implementation of which should be appropriately supervised by an Ecological Clerk of Works), SNH has withdrawn its previously reserved position. Subject to development being carried out in strict accordance with the Bat Protection Plan, the proposal is unlikely to result in an offence under Regulation 39/43 of the Habitats Regulations 1994 (as amended). SNH note that the bat roost is within the attic space of the main building of Glenbervie House where the emergence/entry points are likely to be, and these areas will not be impacted on during any phase of the proposed development. In addition, trees identified as having good potential for bat roosts will not be impacted on by the proposal, and that trees with lesser potential will be pre-checked for bats and 'soft felled' under the supervision of an Ecological Clerk of Works. In addition to the above, SNH recommend that, as stated in the Ecological Report, surveys of protected animals, including otters, great crested newts, red squirrels and badgers, with a requirement to also include water voles, be carried out prior to any development commencing, as should a breeding bird survey. A woodland and tree survey should also be carried out to inform an ecological management plan. Further assessment of the potential landscape and visual impact should be undertaken.
- 4.11 Scottish Water offer no objection, however they advise that they are unable to reserve capacity in advance of a formal agreement with the developer. A Development Impact Form should be submitted to Scottish Water and they point out that in some circumstances it may be necessary for the developer to fund works to existing infrastructure to enable the development to connect.

## **5. COMMUNITY COUNCIL**

- 5.1 The Larbert, Stenhousemuir and Torwood Community Council advised that they would wish to reserve the right to discuss and consider the proposal further and to consult with the local community. No further representation has been received.

## **6. PUBLIC REPRESENTATION**

- 6.1 Following the neighbour notification procedures being carried out and the advertisement of the application in the Falkirk Herald, 340 letters of representation were received. It should be noted that the majority of these representations are in the form of a standard letter from members of the adjacent Glenbervie Golf Club and contain objections to the application for housing development (P08/1011/OUT) which has now been withdrawn. In relation to the application under consideration, these letters offer no objection in principle to the proposed increase in the size of the hotel and the resultant jobs created. Concern however is expressed that hotel guests could put themselves at risk by casual trespass onto the Golf Course. It is submitted that if planning permission were to be granted the hotel boundary should be clearly defined against possible entry onto the course.
- 6.2 Of the other representations, Scottish Power have submitted an objection on the grounds that part of the development will affect the 11KV overhead line network within the site. Scottish Power advise that their objection will be maintained until negotiations with the developer have been concluded to their satisfaction in relation to any necessary protection, or diversion, of their equipment.

- 6.3 Representations on behalf of Glenbervie Golf Club state that the club does not object to the principle of the proposed development but given its scale, it is likely to have impacts on the Club and its members. Reference is made to ownership issues and access, conformity with the Development Plan and Falkirk Council Local Plan Finalised Draft. Concern is expressed in relation to the potential for greater flows of surface water being directed towards water courses passing through the golf course, which could result in flooding of the course. It is submitted that a development of the scale proposed will alter the existing water regime in the area which is difficult for the applicant to predict. It is requested that a precautionary approach is taken by the Council on this issue. Reference is also made to problems associated with trespass and damage to golf courses with the possibility of hotel guest mistakenly viewing the golf course as an integral part of the hotel grounds available for their use. Whether intended or not, trespass can lead to conflict with golfers, and there are safety concerns in relation to possible injury and damage to the course. Reference is made to appropriate fencing, but concern is expressed that this can be damaged or overcome to gain access.
- 6.4 An objection from Glenbervie Golf Club's legal advisors relates to matters of land ownership at the proposed new access from the A9. It is acknowledged that the proposed slip roads onto the M876 would probably require use of land within the Club's ownership, and it is submitted that this is a matter for discussion between the Golf Club and Transport Scotland. It is acknowledged that an alternative access option, excluding land owned by the Golf Club has been proposed. It is drawn to the Council's attention that, if it were minded to grant planning permission, the applicant may have some difficulty in implementing it. Further objections from third parties state that the proposal is contrary to the Development Plan, that the site within the applicant's ownership does not appear to have the capacity to absorb the proposed development, the proposal is prominent within the landscape, the footprint of the hotel is some 12 times greater than that of the existing facility, and that no account appears to have been taken of archaeological matters and reference is made to the remains of "Old Woodside 16<sup>th</sup> C and associated well".
- 6.5 Objections were also received in relation to the scale and design of the proposed development being inappropriate to the character of Glenbervie House and its setting, noise disturbance, traffic movement, sewerage provision and surface water discharge.

## **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**

#### ***Approved Falkirk Council Structure Plan***

##### **7a.1 Policy ECON.7 'Tourism' states:**

*"The Council will support the development of sustainable tourism in the Council area, through the provision of an improved range and quality of attractions and supporting infrastructure. Accordingly:*

- (1) *the key locations for development will be the Millennium Canals, Falkirk Town Centre/ Callendar Park and Bo'ness;*
- (2) *development which supports and expands the main target markets of day trips, short breaks, visiting friends and family and business tourism will be particularly encouraged; and*
- (3) *tourism development must be environmentally sustainable, in terms of its location and design. In particular, any development outwith the urban areas must demonstrate that a countryside location is essential."*

7a.2 The proposed development would satisfy criterion 2 above and, whilst it is acknowledged that the site lies outwith the urban area, it is considered that the proposal to extend an already well established business would be appropriate in this location and would enhance the wider image of the area. In addition the site is in close proximity to the North Larbert / Glenbervie strategic gateway identified for major economic development in Policy ECON 1 "Strategic Development Opportunity" of the Structure Plan. The proposals are considered to accord with this.

7a.3 Policy ENV.1 'Countryside and Protected Areas' states:

- "(1) There is a general presumption against development in areas defined as countryside, unless it can be demonstrated that a countryside location is essential or is an appropriate form of agricultural diversification. Where it is established that a countryside location is essential, development proposals will also be assessed in relation to Local Plan policies appropriate to specific protected areas as defined generally by Schedules ENV.1 and ENV.3.*
- (2) The policies applicable to countryside and protected areas within it, together with the detailed boundaries of each area, will be set out in Local Plans."*

7a.4 As stated above it is acknowledged that the site lies within the Countryside and the proposal relates to the expansion of a well established use. It is considered that the proposal accords with this policy.

7a.5 Policy ENV.7 'Quality of Development' states:

- "(1) Priority is attached to the achievement of high standards of design in all new development. Proposals for development which would have significant visual and physical impact on a site and its surroundings must be accompanied by a "design concept statement" incorporating the relevant factors outlined in Schedule ENV.7 which sets out how design principles have been addressed and how quality objectives will be achieved.*
- (2) Local Plans and Supplementary Planning Guidance will provide detailed guidance on how significant impact will be assessed and the details to be included in such design concept statements."*

7a.6 Whilst this application has been submitted in outline, a significant amount of supporting information has been submitted including elevational details and an Architectural Approach and Design Statement. It is considered that the proposal accords with this policy.

7a.7 Policy TRANS 3 Transport Assessment states:

*“Proposals which could result in a significant increase in travel demand will be required to submit a Transport Assessment and where appropriate a Green Transport Plan. These should demonstrate how the impact of the development on the surrounding traffic network can be minimised and how other modes of travel rather than the car will be encouraged.”*

7a.8 The application is supported by a Transport Assessment which also takes into account the previously proposed housing. The proposal accords with this policy.

7a.9 Policy TRANS.5 ‘Strategic Road Links’ states:

*“The Council will support the improvement and upgrading of the following strategic road links by the Scottish Executive through the safeguarding of the required land:*

- (1) M80/A80(T) Haggs to Stepps;*
- (2) A876(T) Kincardine Bridge; and*
- (3) M876/A9 Interchange at Glenbervie.*

*The Council will make provision for the safeguarding, improvement and upgrading of the following strategic road link:*

- (1) A801 at the River Avon Gorge.”*

7a.10 The proposal takes into account the proposed upgrading of the M876/A9 interchange at Glenbervie and therefore accords with this policy.

### **Adopted Rural Local Plan**

7a.11 The site lies outwith the urban limits for Larbert and Stenhousemuir and the provisions of the Rural Local Plan apply.

7a.12 Policy RURAL 1 ‘New Development in the Countryside’ states:

*“That within the countryside (as defined in paragraph 3.19), there will be a general presumption against new development except in the following circumstances :-*

- 1. Housing development absolutely essential to the pursuance of agriculture, forestry or other economic activity appropriate to a rural location. The occupation of new houses shall be limited to persons employed in agriculture as defined in Section 275(1) of the Town and Country Planning (Scotland) Act 1972, or to persons employed in forestry or other appropriate rural activities and the dependants of such persons.*
- 2. On the Slamannan Plateau as indicated on the Policies and Proposals Map, single dwellinghouses developed in conjunction with significant tree planting schemes. Such proposals will be considered on merit with due regard to the provisions of the District Council’s “Guide to Tree Planting/Housing Proposals on Slamannan Plateau”.*
- 3. Appropriate infill development where a clear gap site exists which would not contribute to ribbon, backland or sporadic development forms.*

4. *Industrial/business development where there is an overriding national or local need and a rural site is the only suitable location.*
5. *Development for tourism and countryside recreation purposes where the District Council is satisfied that the proposal requires a rural setting, is appropriate in terms of its type, scale and location and that it would enhance the image of the District. Proposals which accord with the District Council's Tourism Strategy are particularly welcomed.*
6. *Telecommunications development and development relating to the temporary use of land particularly for the working of minerals. Such proposals will be considered on merit, with due regard to the relevant specialised policies of the District Council.*

*The scale, siting and design of those developments which are granted permission will be strictly controlled. Building designs compatible with the District Council's "Design Guide For Buildings In The Rural Areas" and sympathetic to vernacular architectural forms will be expected."*

7a.13 The site lies within the countryside and given that the proposal is for an expansion of an already well established business is considered to be acceptable. In addition, the type, scale and location of the proposed development would enhance the image of the Falkirk Council area. The proposal accords with this policy.

7a.14 Policy RURAL 9 'Extensions to Existing Uses in the Countryside' states:

*"That proposals to extend existing industrial, commercial and institutional land uses within the countryside may be considered favourably provided that, in the opinion of the District Council, the existing and proposed land use is appropriate to a rural location and the intended scale of operation does not exceed the capacity of the site or the local area to accommodate it."*

7a.15 The existing use is considered to be appropriate and the proposed expansion of this facility is considered to be acceptable. It should be noted that the site area extends to approximately 10 Ha and that the proposed development can be adequately accommodated within it.

7a.16 Policy RURAL 10 'Agricultural Land' states:

*"That development of prime quality agricultural land (Classes 1, 2 and 3.1) shall be restricted to that which is directly related to the pursuance of agriculture unless there are overriding national or local circumstances."*

7a.17 Part of the site is categorized as Class 2 agricultural land. It is considered that although not strictly in accordance with this policy, the proposed development does comply with other provisions of the Development Plan which point towards a recommendation of approval.

7a.18 Policy RURAL 20 'Trees and Woodland' states:

*"That the District Council recognises the economic, landscape, ecological and recreational importance of trees, woodland, afforested land and hedgerows and accordingly :-*

1. *Felling detrimental to the character of the landscape or to the economic, nature conservation or recreational value of the planted area itself will be discouraged. The enhancement and management of existing woodland and other natural landscape features will be encouraged.*



2. *Where necessary, endangered areas and trees will be statutorily protected through the designation of Tree Preservation Orders. Within an area covered by a T.P.O. there will be a presumption against development unless it can be proven that the proposal would not adversely affect the stability or appearance of protected species. Where permission is given to fell a tree within a Conservation Area or an area covered by a T.P.O., the District Council will normally require the provision of replacement planting appropriate in terms of number, size, species and position.*
3. *Appropriate proposals for community woodlands and amenity planting will be encouraged, in particular within and adjacent to the rural villages, along urban fringes and transport corridors, within the Green Belt and in relation to derelict and industrial sites and farmed landscapes.*
4. *When consulted on forestry planting proposals the District Council will support the provisions of the indicative forestry strategy as outlined by Central Regional Council in its approved Structure Plan.*

*The District Council favours the use of appropriate native species of trees and shrubs in new planting.”*

7a.19 The woodland within the site is not protected by a Tree Preservation Order (TPO) but is considered to be of landscape value. Whilst there would be felling as a result of the proposed development, the Landscape Statement submitted in support of the application recommends mitigation measures including woodland restocking and new woodland consistent with the historic species and densities, and planting of new specimen trees. It is considered that the proposal accords with this policy.

7a.20 Policy RURAL 21 ‘Historic Gardens and Designed Landscapes’ states:

*“That there will be a general presumption against development which would adversely affect the character and setting of sites identified in the ‘Inventory of Gardens and Designed Landscapes in Scotland’ and other historic gardens and designed landscapes of national or regional significance. The District Council will seek to encourage the sensitive management of historic gardens and designed landscapes.”*

7.21 The site is not designated in the Inventory of Gardens and Designed Landscapes in Scotland, however it is acknowledged that it is of some significance, and that the proposal has taken this into account. The proposal accords with this policy.

7a.22 Policy RURAL 32 ‘Pipeline Corridors’ states:

*“That within the Pipeline Consultation Zones generally indicated on the Policies and Proposals Map, development will not normally be permitted unless the District Council is satisfied that :-*

1. *Future users or occupants will not significantly add to the number of people exposed to the existing risk from a pipeline.*
2. *The development will not in any way affect the operational safety of a pipeline.”*

7a.23 The southern part of the site is affected by a pipeline consultation zone. Consultation with the Health and Safety Executive has resulted in a 'do not advise against' recommendation. The proposal therefore accords with this policy.

7a.24 Overall it is considered that the proposed development accords with the provision of the Development Plan.

## **7b Material Considerations**

7b.1 The material considerations in the assessment of this application are national planning policy, Falkirk Council's Economic Downturn Action Plan, the Falkirk Council Local Plan Finalised Draft (Deposit Version), consultation responses, and representations received.

### ***National Planning Policy***

7b.2 Scottish Planning Policy (SPP) (February 2010) supersedes all previous national planning policy and states that Development Management should operate in support of the Government's central purpose of increasing sustainable economic growth and that planning authorities should take a positive approach to development recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth. The SPP recognises that tourism is one of Scotland's largest business sectors and that planning authorities should support high quality tourism related development, including provision of appropriate facilities in key locations across urban and rural Scotland. In relation to rural development the SPP encourages rural diversification and growth of rural economies and encourages developments which provide employment or community benefits.

7b.3 The SPP stresses that the planning system should be plan-led with up-to-date, succinct development plans providing ambitious long term visions for their areas. In relation to the development at Glenbervie, the proposed development is compliant with the provisions of the Development Plan and emerging Falkirk Council Local Plan and is supported by the SPP.

### ***Economic Downturn Action Plan***

7b.4 The Falkirk Council, Economic Downturn: Action Plan approved in December 2008, sets out the anticipated impacts of the economic downturn, the area's strengths, actions underway and key actions by the Council in response to the economic situation. In relation to planning matters it states that a flexible approach should be taken and that the 'impending recession' should be re-evaluated as a material consideration in the determination of planning applications to attract (and maintain) investment. It is considered that the proposed development would satisfy the objectives of the Action Plan.

### ***Falkirk Council Local Plan Finalised Draft (Deposit Version)***

7b.5 Policy EQ19 – Countryside states:

*“(1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:*

- *it can be demonstrated that they require a countryside location;*
- *they constitute appropriate infill development; or*
- *they utilise suitable existing buildings.*

(2) *In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:*

- *the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;*
- *building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and*
- *boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species."*

7b.6 Table 3.3 refers to Policy EP16 'Leisure and Tourism Development in the Countryside which is detailed below. The proposal represents an extension to an existing established countryside use and in relation to the scale siting and design, it is considered that, bearing in mind that this is an outline application supported by a Design Statement and Landscape Statement that it is acceptable. The proposal accords with this policy.

7b.7 Policy EP16 - 'Leisure And Tourism Development In The Countryside' states:

*"Leisure and tourism development within the countryside will only be permitted where the use demonstrates a particular need for a countryside location and could not more appropriately be located within the Urban or Village Limits, or where existing buildings are to be utilised. In particular:*

- (1) *Proposals for small-scale self-catering chalet developments, caravan and camping sites may be acceptable, subject to appropriate siting and compliance with Policy EP15. Proposals for new hotels, B&Bs, guest houses and pubs / restaurants will generally only be permitted where existing buildings are being utilised or where a specific opportunity is identified in the Local Plan;*
- (2) *Proposals for outdoor sport and recreation which require a countryside location may be acceptable, subject to appropriate siting. Associated built development will be limited to that which is directly ancillary to the activity (e.g. clubhouses, changing facilities, parking);*
- (3) *Proposals for new visitor attractions, heritage and interpretative centres may be acceptable, subject to appropriate siting and compliance with Policy EP15. The nature and theme of the facility must provide a clear rationale for the countryside location chosen; and*
- (4) *Proposals for new roadside facilities will not be permitted unless it is demonstrated that there is a clear need for additional services. Proposals for facilities on motorways and the trunk road network should comply with the guidance in NPPG9.*

*Proposals will be subject to rigorous assessment of their impact on the rural environment, having particular regard to Local Plan policies protecting natural heritage (EQ19-EQ30) and built heritage (EQ12-EQ16), and of the adequacy of access and car parking arrangements must be satisfactory."*

7b.8 As stated previously, given that the proposal is for the further development and expansion of an established facility, a countryside location is required. It is considered that there would be no unacceptable impact on the rural environment in this location and access and car parking

provision is considered to be satisfactory. The proposal is considered to comply with this policy.

7b.9 Policy EP15 ‘Tourism Development’ states:

*“Proposals for tourism development will be supported where:*

- (1) they will support the strategic tourism priorities set out in Policy ECON.7 of the Structure Plan, and the tourism strategies of the Council and VisitScotland;*
- (2) they will complement the existing pattern of provision;*
- (3) the quality of development will be such as to enhance the image and tourism profile of the area; and*
- (4) they comply with other Local Plan policies.”*

7b.10 As stated previously in this report, Policy ECON.7 of the Structure Plan lends support to the proposal. In addition it would complement the existing pattern of provision with the creation of facilities for which there is an under provision in the area and for which there is demand. It is considered that the development would enhance the image and tourism profile of the area, and is in compliance with other Local Plan policies. The proposal accords with this policy.

7b.11 Policy EQ30 - ‘Agricultural Land’ states:

*“Development involving the loss of prime quality agricultural land (Classes 1, 2 and 3.1) will not be permitted unless the site is allocated for development in the Local Plan or there are overriding local or national circumstances.”*

7b.12 As stated earlier in this report, part of the site is categorized as Class 2, which would be lost to development. It is considered that the development would bring a number of benefits in terms of economic generation and tourism profile which could be considered to represent local circumstances which would outweigh the policy presumption against development.

7b.13 Policy EQ1 ‘Sustainable Design Principles’ states:

*“New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:*

- (1) Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site’s surroundings, and create buildings and spaces that are attractive, safe and easy to use;*
- (3) Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
- (4) Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
- (6) Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.”*

7b.14 This application for outline planning permission is accompanied by supporting documents which demonstrate compliance with this policy.

7b.15 Policy EQ2 ‘Implementation of Sustainable Design Principles’ states:

*“In order to ensure that the principles set out in Policy EQ1 are incorporated into development proposals:*

- (1) Masterplans will be required for development proposals requiring a comprehensive approach to design and infrastructure. The Council will set out the basis for the preparation of Masterplans in Development Frameworks or Briefs;*
- (2) Development Briefs will be prepared by the Council for other development sites where merited by the size, sensitivity or complexity of the site;*
- (3) Supplementary Planning Guidance Notes will be produced to provide detailed advice on the application of the sustainable design principles; and*
- (4) Planning applications for significant residential, business or commercial development, or smaller proposals affecting protected sites or buildings, should be accompanied by a Design Statement explaining how each of the factors in Policy EQ1 has been complied with.”*

7b.16 The application is accompanied by a high level of supporting information including a masterplan and design statement. The proposal accords with this policy.

7b.17 Policy EQ4 - ‘Landscape Design’ states:

*“Development proposals should include a landscape framework which enhances the development and assists integration with its surroundings. The landscape scheme should:*

- (1) Be informed by the surrounding landscape;*
- (2) Retain and incorporate existing vegetation, natural and cultural features where they contribute to the amenity and biodiversity of the site, with provision for replacement planting where removal is authorised;*
- (3) Integrate with strategies for the provision of open space, pedestrian access, and sustainable urban drainage systems on the site;*
- (4) Promote biodiversity, including the use of native tree and plant species (see Policy EQ25);*
- (5) Incorporate robust structure planting to provide structure in larger developments, and screen the edge of developments where necessary;*
- (6) Incorporate street trees and informal open space planting to assist in structuring and unifying streets and spaces;*
- (7) Incorporate high quality hard landscaping, including surface materials, boundary enclosures and street furniture which are robust and complement the development; and*
- (8) Demonstrate that satisfactory arrangements have been made for the future maintenance and management of all landscaped areas.”*

7b.18 The application is accompanied by a landscape statement and is considered to satisfy the terms of this policy.

7b.19 Policy EQ18 - ‘Historic Gardens And Designed Landscapes’ states:

*“There will be a general presumption against development which would adversely affect the character or setting of sites identified in the ‘Inventory of Gardens and Designed Landscapes in Scotland’ and*

*other historic gardens and landscapes of national, regional or local significance. The Council will seek to encourage sensitive management of historic gardens and designed landscapes.”*

7b.20 The site is not designated in the Inventory of Gardens and Designed Landscapes in Scotland, however it is acknowledged that it is of some significance, and that the proposal has taken this into account. The proposal accords with this policy.

7b.21 Policy EQ22 ‘Landscape and Visual Assessment’ states:

*“Development proposals which are likely to have a significant landscape impact must be accompanied by a comprehensive landscape and visual assessment as part of the Design Statement, which demonstrates that the setting is capable of absorbing the development, in conjunction with suitable landscape mitigation measures, and that best environmental fit has been achieved, in terms of the landscape character of the area.”*

7b.22 The application is accompanied by a Design Statement and Landscape Statement and it is considered that the proposal satisfies the terms of this policy.

7b.23 Policy EQ26 - ‘Trees, Woodland And Hedgerows’ states:

*“The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:*

- (1) Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
- (2) In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
- (3) Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
- (4) The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and*
- (5) There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character.”*

7b.24 There are no trees protected by a TPO on the site but there would be loss of woodland as a result of the development. However, replacement planting and management are proposed and it is considered that the terms of this policy are met.

7b.25 Policy ST11 - ‘Sustainable Urban Drainage’ states:

*“Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation. A drainage strategy, as set out in PAN 61, should be submitted with planning*

*applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.”*

7b.26 The application is accompanied by an Engineering Report which incorporates an indicative flood map which identifies that the site would not appear to be susceptible to flooding (1:200 year event). This is indicative only and given that there are two watercourses in proximity of the site, a flood risk assessment is required to demonstrate that it is not liable to flooding and that it would not exacerbate flood risk to neighbouring land. Consideration of a Sustainable Urban Drainage Strategy will also be required as part of the assessment. The submission of a flood risk assessment would fully comply with the terms of this policy.

7b.27 Policy ST7 - ‘Transport Assessments’ states:

- “(1) Falkirk Council will require transport assessments of developments where the impact of that development on the transport network is considered likely to require mitigation. In all cases, this mitigation will be delivered to a level that achieves no net detriment to the capacity of the network.*
- (2) Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development.*
- (3) Developers will agree the scope of the assessment with Falkirk Council, then undertake the assessment in accordance with the scoping. In all cases, the assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over unnecessary use of the car.*
- (4) The Council will only grant planning permission where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified.”*

7b.28 The application is accompanied by a Transport Assessment which satisfies the terms of this policy.

7b.29 Policy ST2 - ‘Pedestrian Travel And Cycling’ states:

*“New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure. This will consist of on- and where appropriate off-site measures that allow pedestrian and cycle movements within and beyond developments, and ensure that those wishing to use pedestrian/cycle networks are not dissuaded from doing so through the absence of suitable infrastructure.*

- (1) All pedestrian and cycle routes will comply with the standards set out in the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. Where appropriate, infrastructure supporting the two modes will be combined.*
- (2) Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, to other amenities and community facilities and support objectives in agreed Travel Plans where relevant.*
- (3) Pedestrian and cycle movement within developments should be allowed for via direct routes without barriers.*
- (4) Pedestrian and cycle links should be provided that offer connections to public transport connections in the surrounding area. For guidance, in new developments, no pedestrian should have to walk more than 400m to the nearest bus stop.*

- (5) *Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.*
- (6) *The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network.*
- (7) *Pedestrian and cycle routes for school journeys should be provided in residential development where a need to do so is identified. In all cases, the aim should be to provide an overall walking/cycling distance between home and school of not more than 2 miles wherever practical, or not more than 1 mile for pedestrian journeys to primary school.*
- (8) *Cycle parking should be provided in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area."*

7b.30 The submitted Transport Assessment combined with the requirements of the Transport Planning Unit would provide for appropriate standards of pedestrian and cycle infrastructure in compliance with the terms of this policy.

7b.31 Policy ST3 - 'Bus Travel And New Development' states:

*"New development will be required to provide appropriate levels of bus infrastructure or suitable links to existing bus stops, services or stations, as identified within travel plans. This provision will be delivered through direct funding of infrastructure and / or the provision of sums to support the delivery of bus services serving the development.*

- (1) *Bus infrastructure should be provided at locations and to phasing agreed with Falkirk Council, and designed in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.*
- (2) *Bus facilities within new developments should offer appropriate links to existing pedestrian or cycle networks in surrounding areas. Alternatively, new development should be linked to existing bus infrastructure via pedestrian or cycle links as described in Policy ST2.*
- (3) *New development should incorporate routes suitable for the provision of bus services. Where bus services already exist, new developments should not be designed or constructed in ways that impede the routing of these services.*
- (4) *New developments may require bus links to rail stations or other public transport infrastructure."*

7b.32 The submitted Transport Assessment makes provision for suitable links to existing bus stops, services and stations and complies with this policy.

7b.33 Policy EP18 - 'Major Hazards' states:

*"Within the Major Hazard and Pipeline Consultation Zones identified on the Proposals Map, proposals will be judged in relation to the following criteria:*

- (1) *The increase in the number of people exposed to risk in the area, taking into account the advice of the Health and Safety Executive, any local information pertaining to the hazard, and the existing permitted use of the site or buildings; and*
- (2) *The extent to which the proposal may achieve regeneration benefits, which cannot be secured by any other means."*



- 7b.34 As stated previously, part of the site is traversed by a pipeline consultation zone. Consultation with the Health and Safety Executive has resulted in a 'do not advise against' recommendation. The proposal compiles with this policy.

### ***Consultation Responses***

- 7b.35 Consultation responses are summarised in section 4 of this report and it is considered that subject to resolution of outstanding matters in relation to the requirement for a flood risk assessment and surface water calculations, that matters raised have been resolved or can be adequately covered by conditions. The applicant's agent has advised that information previously submitted, should in his view, be adequate to assess flood risk and is of the strong opinion that a flood risk assessment is not required, but, if the Council do insist on one, this is a matter which could be covered by condition. It is considered that a flood risk assessment should be prepared and submitted in support of the application. Other matters raised have been resolved or can be adequately covered by condition including those relating to roads, contaminated land, archaeology, surveys of protected species, preparation of a Bat Protection Plan, and supervision of working by an Ecological Clerk of Works.

### ***Representations Received***

- 7b.36 Representations received are summarised in section 6 of this report. Although a significant number were received, it is acknowledged that the majority contained objections which relate to the application for housing which has now been withdrawn. These letters offered no objection in principle, but expressed concern about possible trespass onto the golf course. Trespass is not a matter that can be controlled through the planning process. However, conditions requiring details of appropriate boundary treatment could minimize the potential for such an eventuality.
- 7b.37 The objection from Scottish Power is noted but it would be a matter for the applicant to resolve with them, as this is not a material planning consideration.
- 7b.38 Representations made on behalf of Glenbervie Golf Club are noted. Ownership issues would require to be resolved with the applicant and, as stated above appropriate boundary treatments could be required by condition to minimise the risk of trespass. An assessment of conformity with the Development Plan and Falkirk Council Local Plan Finalised Draft (Deposit Version) has concluded that the proposal accords with their provisions. The concerns expressed about surface water and possible flooding of the golf course are noted and it is considered that the submission of a flood risk assessment would deal fully with this matter. Objections regarding noise and traffic are not substantiated by consultation replies. Whilst it is acknowledged that opinions regarding design are subjective, it is considered that the development proposed, albeit of a contemporary character, is appropriate in this location.

## **7c Conclusion**

- 7c.1 The proposal is considered to be in compliance with the provisions of the Development Plan and Falkirk Local Plan Finalised Draft (Deposit Version) and represents a form of development which would bring benefits to Falkirk and would raise the profile of the Falkirk Council area. There are no material considerations which would point towards a recommendation of refusal.

## 8. RECOMMENDATION

- 8.1 It is recommended that Committee indicate that it is minded to grant planning permission in principle subject to the submission and approval of a satisfactory flood risk assessment, and, thereafter, any permission granted to be subject to conditions to be determined by the Director of Development Services.

.....  
pp Director of Development Services

Date: 19 March 2010

### LIST OF BACKGROUND PAPERS

1. Approved Falkirk Council Structure Plan.
2. Adopted Rural Local Plan.
3. Scottish Planning Policy (February 2010).
4. Falkirk Council Local Plan Finalised Draft (Deposit Version).
5. Falkirk Council Economic Action Plan.
6. Letter of Objection from Thomas Coleman  
Thomas.coleman@falkirk.gov.uk  
20 February 2009
7. Letter of Objection from Alastair Bell  
Mcleanbell@btconnect.com  
15 January 2009
9. Letter of Objection from Blackadder and McMonagle  
41 High Street Falkirk FK1 1ES  
23 January 2009
10. Letter of Representation from Mr T F Stables  
5 Ebroch Place Kilsyth G65 0PQ  
13 March 2009
11. Letter of Representation from W J Arkley  
49 Burnhead Road Larbert FK5 4AZ  
13 March 2009
12. Letter of Representation from Mr Patrick McMullan  
8 Moffat Avenue Carronshore Falkirk FK2 8TB  
13 March 2009
13. Letter of Representation from A Thomson  
17 Maple Avenue Stenhousemuir Larbert FK5 4BT  
13 March 2009
14. Letter of Representation from Mr A Fulton  
3C Monument Court Stirling FK9 5PG  
13 March 2009
15. Letter of Representation from Beth McMullan  
8 Moffat Avenue Carronshore Falkirk FK2 8TB  
13 March 2009
16. Letter of Representation from R Lind  
2 Dunbar Avenue Stenhousemuir Larbert FK5 4TG  
13 March 2009
17. Letter of Representation from Elinor S Arkley  
49 Burnhead Road Larbert FK5 4AZ  
13 March 2009
18. Letter of Representation from Mr Stephen Elster

- 12 Redpath Drive Falkirk FK2 8QL  
13 March 2009
19. Letter of Representation from Linda E Phillips  
Verasta 67 Polmont Road Laurieston Falkirk  
16 March 2009
  20. Letter of Representation from J W Phillips  
Verasta 67 Polmont Road Laurieston Falkirk  
16 March 2009
  21. Letter of Representation from Mr Colin Marshall  
Ashmore 35 Stirling Road Larbert FK5 4NE  
16 March 2009
  22. Letter of Objection from Scottish Power  
Energy Networks Riccarton Mains Road Currie Edinburgh  
6 January 2009
  23. Letter of Representation from Mr Aidan Thomas Grounds  
22 Muirdyke Avenue Carronshore Falkirk FK2 8AW  
13 March 2009
  24. Letter of Representation from Mr Robert C Wallace  
43 Muirfield Road Westerwood Cumbernauld G68 0EX  
13 March 2009
  25. Letter of Representation from A MacCalman  
41 Henryson Crescent Larbert FK5 4GH  
13 March 2009
  26. Letter of Representation from Mrs Ann M Richards  
36 Colonsay Avenue Polmont Falkirk FK2 0UZ  
13 March 2009
  27. Letter of Representation from M A Elgie  
Barrden Marchmont Avenue Polmont Falkirk  
13 March 2009
  28. Letter of Objection from Owner/Occupier  
9 Talman Gardens Polmont Falkirk FK2 0PR  
18 March 2009
  29. Letter of Objection from Kelvin Cairns  
7 Anne Drive Stenhousemuir Larbert FK5 4JE  
18 March 2009
  30. Letter of Objection from Owner/Occupier  
12 The Pheasantry Alloa Clackmannanshire FK10 1PH  
18 March 2009
  31. Letter of Objection from Owner/Occupier  
Kingsburgh By Stirling FK7 8HH  
18 March 2009
  32. Letter of Objection from Duncan Fergusson  
Baird Lumsden The Mill Station Road Bridge Of Allan  
18 March 2009
  33. Letter of Objection from Mr William McDneary  
Norwood 5 Maggie Wood's Loan Falkirk FK1 5SJ  
30 September 2009
  34. Letter of Representation from Mrs Elizabeth W Goodwin  
45 Gartcows Drive Falkirk FK1 5QQ  
1 April 2009
  35. Letter of Representation from Mr Kenneth W Goodwin  
45 Gartcows Drive Falkirk FK1 5QQ  
1 April 2009
  36. Letter of Representation from Mr Hugh James Drummond  
Gigha Main Street Old Plean FK7 8BH  
1 April 2009
  37. Letter of Representation from Janice Drummond  
Gigha Main Street Old Plean FK7 8BH  
1 April 2009
  38. Letter of Representation from D H MacNab

- 85 Comyn Drive Wallacestone Falkirk FK2 0YR  
1 April 2009
39. Letter of Representation from Mr Nelson Busby  
19 MacLachlan Avenue Denny FK6 5HF  
1 April 2009
40. Letter of Representation from T A Cullen  
12 Ferry Orchard Stirling FK9 5ND  
1 April 2009
41. Letter of Representation from K Andrew  
37 Laurel Grove Bonnybridge FK4 2ED  
1 April 2009
42. Letter of Representation from Lydia MacNab  
85 Comyn Drive Wallacestone Falkirk FK2 0YR  
1 April 2009
43. Letter of Objection from E J Patrick  
35 Norwood Avenue Alloa FK10 2BY  
18 March 2009
44. Letter of Objection from A G Patrick  
35 Norwood Avenue Alloa FK10 2BY  
18 March 2009
45. Letter of Objection from Owner/Occupier  
9 Hamilton Drive Cambuslang Glasgow G72 8JG  
18 March 2009
46. Letter of Objection from Owner/Occupier  
1 Murray Court Major's Loan Falkirk FK1 5AB  
18 March 2009
47. Letter of Objection from Owner/Occupier  
15 Waters End Carron Falkirk FK2 8PY  
18 March 2009
48. Letter of Objection from Owner/Occupier  
17 Robert Bruce Court Larbert FK5 4HP  
18 March 2009
49. Letter of Objection from Owner/Occupier  
Glendaruel 25 Carronvale Road Larbert FK5 3LZ  
18 March 2009
50. Letter of Objection from Owner/Occupier  
Bethune Glen Road Torwood Larbert  
18 March 2009
51. Letter of Objection from Owner/Occupier  
27 Crofthead Street Falkirk FK2 7GG  
18 March 2009
52. Letter of Objection from Owner/Occupier  
6 Westerglen Road Falkirk FK1 5ND  
18 March 2009
53. Letter of Objection from Owner/Occupier  
6 Westerglen Road Falkirk FK1 5ND  
18 March 2009
54. Letter of Objection from Owner/Occupier  
Kinver 28 Carronvale Avenue Larbert FK5 3LL  
18 March 2009
55. Letter of Objection from Owner/Occupier  
58 Balfour Crescent Larbert FK5 4BB  
18 March 2009
56. Letter of Objection from Owner/Occupier  
6 Aitchison Place Falkirk FK1 5AY  
18 March 2009
57. Letter of Objection from Owner/Occupier  
23 Gartcows Crescent Falkirk FK1 5QH  
18 March 2009
58. Letter of Objection from Owner/Occupier

- 3 Gartcows Gardens Falkirk FK1 5QL  
18 March 2009
59. Letter of Objection from Owner/Occupier  
20 Crofthead Street Falkirk FK2 7GG  
18 March 2009
60. Letter of Objection from Owner/Occupier  
5 Fishers Green Bridge Of Allan FK9 4PU  
18 March 2009
61. Letter of Objection from Owner/Occupier  
38 Burns Avenue Larbert FK5 4FB  
18 March 2009
62. Letter of Objection from Owner/Occupier  
Valhalla 11 Grodwell Drive Alva FK12 5NS  
18 March 2009
63. Letter of Objection from Owner/Occupier  
Carnforth 14 Arnothill Falkirk FK1 5RZ  
18 March 2009
64. Letter of Objection from Owner/Occupier  
19 Dumyat Rise Larbert FK5 4FL  
18 March 2009
65. Letter of Objection from Owner/Occupier  
Guschetneuk Hill Foots Road Blairlogie Stirling  
18 March 2009
66. Letter of Objection from Owner/Occupier  
Carnforth 14 Arnothill Falkirk FK1 5RZ  
18 March 2009
67. Letter of Objection from Owner/Occupier  
15 Drummond Place Falkirk FK1 5PN  
18 March 2009
68. Letter of Objection from Owner/Occupier  
24 Gartcows Drive Falkirk FK1 5QQ  
18 March 2009
69. Letter of Objection from Owner/Occupier  
14 Armour Mews Larbert FK5 4FF  
18 March 2009
70. Letter of Objection from Owner/Occupier  
11 Beaufort Drive Carron Falkirk FK2 8DL  
18 March 2009
71. Letter of Objection from Owner/Occupier  
10 Major's Place Falkirk FK1 5QS  
18 March 2009
72. Letter of Objection from Owner/Occupier  
3 Saltcoats Drive Grangemouth FK3 9JP  
18 March 2009
73. Letter of Objection from Owner/Occupier  
150 Stirling Road Larbert FK5 4EB  
18 March 2009
74. Letter of Representation from Owner/Occupier  
26 McNab Gardens Falkirk FK1 5BF  
19 March 2009
75. Letter of Representation from Owner/Occupier  
56 Rosebank Avenue Falkirk FK1 5JP  
19 March 2009
76. Letter of Representation from William Brodie  
Millfield 13 Marchmont Avenue Polmont Falkirk  
19 March 2009
77. Letter of Objection from J F Ellis  
11 Souter Way Larbert FK5 4FD  
19 March 2009
78. Letter of Representation from Alex Campbell

- 19 Robert Kay Place Larbert FK5 4FQ  
19 March 2009
79. Letter of Representation from Owner/Occupier  
1 Holly Avenue Stenhousemuir Larbert FK5 4DN  
19 March 2009
80. Letter of Representation from Mr Charles Johnston  
17A Clarendon Crescent Edinburgh EH4 1PU  
25 March 2009
81. Letter of Representation from A. B. Green  
Wester Bonhard Bo'ness EH51 9RR  
25 March 2009
82. Letter of Representation from Catherine Panton-Lewis  
4 Pineacre Charters Road Sunningdale Berkshire  
25 March 2009
83. Letter of Representation from Mr John Panton  
3 Pineacre Charters Road Sunningdale Berkshire  
25 March 2009
84. Letter of Representation from Mr Gordon R Pirrit  
157 Tryst Road Stenhousemuir Larbert FK5 4QJ  
025 March 2009
85. Letter of Representation from A.S. Kinnear  
Apartment 9 53 Victoria Place Stirling FK8 2QT  
25 March 2009
86. Letter of Representation from Margaret Sime  
37 Fulmar Crescent Larbert FK5 4FW  
25 March 2009
87. Letter of Representation from Mr Craig J Bauchop  
11 High Station Road Falkirk FK1 5LP  
25 March 2009
88. Letter of Representation from Mr Duncan McFarlane  
10 Greenvale Drive Brightons Falkirk FK2 0TQ  
16 March 2009
89. Letter of Representation from R Hathaway  
35 Redpath Drive Falkirk FK2 8QL  
16 March 2009
90. Letter of Representation from Mr James Rintoul  
3 Williamfield Avenue Stirling FK7 9AH  
16 March 2009
91. Letter of Representation from Francis McGuckin  
5 McNab Gardens Falkirk FK1 5BF  
16 March 2009
92. Letter of Representation from Anne-Janette Millar  
24 Gartcows Drive Falkirk FK1 5QQ  
16 March 2009
93. Letter of Representation from G S Thomson  
37 Inch Colm Avenue Larbert FK5 4FP  
16 March 2009
94. Letter of Representation from Mr Grant Higgins  
013 Rainhill Avenue Maddiston Falkirk FK2 0NR  
16 March 2009
95. Letter of Objection from R. S. Girvan  
63 Bo'ness Road Grangemouth FK3 9BJ  
6 April 2009
96. Letter of Objection from Carol A. Gaw  
2 Mill Lade Linlithgow West Lothian EH49 7QD  
6 April 2009
97. Letter of Objection from Derek W. Gaw  
2 Mill Lade Linlithgow West Lothian EH49 7QD  
6 April 2009
98. Letter of Objection from I. DE. Banzie

- 21 Queen's Crescent Falkirk FK1 5JL  
6 April 2009
99. Letter of Objection from John Chillas  
5 Kenningknowes Road Stirling FK7 9JF  
6 April 2009
100. Letter of Objection from Don Yates  
Mayfield 42 Stirling Road Larbert FK5 4NF  
6 April 2009
101. Letter of Objection from Dr. W. S. J. Ruddell  
9 Clarendon Place Stirling FK8 2QW  
6 April 2009
102. Letter of Objection from Owner/Occupier  
15 Grendon Gardens Snowdon Place Stirling FK8 2JZ  
18 March 2009
103. Letter of Objection from Owner/Occupier  
18 Polmont Park Polmont Falkirk FK2 0XT  
18 March 2009
104. Letter of Objection from Owner/Occupier  
6 Ferguson Drive Falkirk FK2 8QA  
18 March 2009
105. Letter of Objection from Owner/Occupier  
Rochelle Torpichen Bathgate West Lothian  
18 March 2009
106. Letter of Objection from Owner/Occupier  
100 Falkirk Road Larbert FK5 3NQ  
18 March 2009
107. Letter of Objection from Robert Miller  
15 Broomage Park Larbert FK5 3LE  
18 March 2009
108. Letter of Objection from Owner/Occupier  
3 The Inches Bo'ness Road Grangemouth FK3 9BP  
18 March 2009
109. Letter of Objection from Owner/Occupier  
4 St. Johns Grove Stoneywood Denny FK6 5HQ  
18 March 2009
110. Letter of Objection from Owner/Occupier  
4 St. Johns Grove Stoneywood Denny FK6 5HQ  
18 March 2009
111. Letter of Objection from Owner/Occupier  
43 Aitchison Place Falkirk FK1 5AY  
18 March 2009
112. Letter of Objection from Owner/Occupier  
9 Anne Drive Stenhousemuir Larbert FK5 4JE  
18 March 2009
113. Letter of Objection from Owner/Occupier  
1 Cadell Drive Falkirk FK2 8QN  
18 March 2009
114. Letter of Objection from Owner/Occupier  
79 Grahamsdyke Road Bo'ness EH51 9DZ  
18 March 2009
115. Letter of Objection from Owner/Occupier  
20 Airlie Court Gleneagles Village Auchterarder Perthshire  
18 March 2009
116. Letter of Objection from Owner/Occupier  
29 Carronlea Drive Carron Falkirk FK2 8DN  
18 March 2009
117. Letter of Representation from Margaret A Bingham  
37 Slamannan Road Falkirk FK1 5NF  
9 April 2009
118. Letter of Representation from Duncan McDonald

- South Middlerigg Falkirk FK1 2DG  
9 April 2009
119. Letter of Objection from Mr Steven Kelly  
48 Letham Cottages Letham Falkirk FK2 8QJ  
15 April 2009
  120. Letter of Objection from Mr Robert A Cole  
Burnbank House 8 Allanbank Road Larbert FK5 4AU  
15 April 2009
  121. Letter of Objection from A C Duggie  
15 Polmont Road Laurieston Falkirk FK2 9QQ  
15 April 2009
  122. Letter of Objection from A C Duggie  
15 Polmont Road Laurieston Falkirk FK2 9QQ  
15 April 2009
  123. Letter of Objection from John G Duggie  
15 Polmont Road Laurieston Falkirk FK2 9QQ  
15 April 2009
  124. Letter of Representation from John P Scott  
5 Talman Gardens Polmont Falkirk FK2 0PR  
15 April 2009
  125. Letter of Representation from David C Macnair  
15 Glenview Menstrie FK11 7HW  
15 April 2009
  126. Letter of Representation from Colin C Thomson  
3 Mellock Gardens Falkirk FK1 5NU  
15 April 2009
  127. Letter of Objection from Owner/Occupier  
1 James Croft Drive Falkirk FK1 5UB  
18 March 2009
  128. Letter of Objection from Owner/Occupier  
11 Beaufort Drive Carron Falkirk FK2 8DL  
18 March 2009
  129. Letter of Objection from Owner/Occupier  
10 Major's Place Falkirk FK1 5QS  
18 March 2009
  130. Letter of Objection from Owner/Occupier  
31 Balmoral Gardens Bellsquarry South Murieston Livingston  
18 March 2009
  131. Letter of Objection from Owner/Occupier  
14 Chambers Drive Carron Falkirk FK2 8DX  
18 March 2009
  132. Letter of Objection from Alastair Bell  
33 Miller Park Polmont Falkirk FK2 0UJ  
18 March 2009
  133. Letter of Objection from Owner/Occupier  
12 Crathie Drive Dunipace Denny FK6 6HN  
18 March 2009
  134. Letter of Objection from Owner/Occupier  
15 Bellsdyke Place Larbert FK5 4LZ  
18 March 2009
  135. Letter of Objection from Owner/Occupier  
Copperfield 9 Dumyat Drive Falkirk FK1 5PD  
18 March 2009
  136. Letter of Objection from Owner/Occupier  
15 Grendon Gardens Snowdon Place Stirling FK8 2JZ  
18 March 2009
  137. Letter of Objection from Owner/Occupier  
20 Batterflats Gardens Kings Park Stirling FK7 9JU  
18 March 2009
  138. Letter of Objection from Owner/Occupier



- 31 Achray Drive Falkirk FK1 5UN  
18 March 2009
139. Letter of Objection from Owner/Occupier  
15 Birkhill Road Stirling FK7 9LA  
18 March 2009
140. Letter of Objection from Owner/Occupier  
46 Kenmore Avenue Polmont Falkirk FK2 0RG  
18 March 2009
141. Letter of Objection from Owner/Occupier  
21 Solway Drive Head Of Muir Denny FK6 5NS  
18 March 2009
142. Letter of Objection from Anne MacDonald  
3 Abbots Moss Drive Falkirk FK1 5UA  
19 March 2009
143. Letter of Objection from Mr William F Miller  
Thornton Polmont Road Polmont Falkirk  
19 March 2009
144. Letter of Objection from Mr Ian Murdoch  
207 Bo'ness Road Grangemouth FK3 9BT  
20 May 2009
145. Letter of Representation from Mr Ewan Lawson  
24 Carronvale Avenue Larbert FK5 3LL  
16 April 2009
146. Letter of Representation from Richard John Watt  
11 Marchmont Avenue Polmont Falkirk FK2 0PW  
18 March 2009
147. Letter of Representation from H Beers  
3 John Street Haggs Bonnybridge FK4 1HJ  
19 March 2009
148. Letter of Representation from James R Dickson  
11 Princes Street Grangemouth FK3 9DH  
19 March 2009
149. Letter of Representation from Nicholas A Pepin  
Linndale 10A Queen's Drive Falkirk FK1 5JH  
19 March 2009
150. Letter of Representation from Kevin Fogarty  
17 McNab Gardens Falkirk FK1 5BF  
19 March 2009
151. Letter of Representation from Peter B Young  
2 Souillac Drive Denny FK6 5HE  
19 March 2009
152. Letter of Representation from Stewart C Aitken  
Kingsbarn Falkirk FK1 3AT  
19 March 2009
153. Letter of Representation from Owner/Occupier  
9 Hodge Street Falkirk FK1 5AH  
19 March 2009
154. Letter of Representation from Owner/Occupier  
Riversdale Carriden Brae Bo'ness EH51 9SL  
19 March 2009
155. Letter of Representation from Owner/Occupier  
3 East Drive Larbert FK5 3EL  
19 March 2009
156. Letter of Representation from Owner/Occupier  
11 Ash Terrace Torbrex Stirling FK8 2PW  
19 March 2009
157. Letter of Representation from Owner/Occupier  
43 Westerlea Drive Bridge Of Allan Stirling FK9 4DQ  
19 March 2009
158. Letter of Representation from Owner/Occupier

- 71 Acredales Linlithgow West Lothian EH49 6HY  
19 March 2009
159. Letter of Representation from William W Young  
57 Corrie Avenue Stenhousemuir Larbert FK5 4UX  
19 March 2009
160. Letter of Representation from Andrew Gillespie  
57B Carronvale Road Larbert FK5 3LG  
19 March 2009
161. Letter of Representation from Mrs I M Gillespie  
57B Carronvale Road Larbert FK5 3LG  
19 March 2009
162. Letter of Objection from Andrew Cifelli  
Grangeview Shieldhill Road Reddingmuirhead Falkirk  
19 March 2009
163. Letter of Representation from Gordon Stewart  
33 Union Place Brightons Falkirk FK2 0FG  
19 March 2009
164. Letter of Representation from Mr Robert S. Fleming  
12 Duke Street Clackmannan FK10 4EF  
26 March 2009
165. Letter of Representation from Mr Chris Love  
29 Bryson Place Larbert FK5 4FZ  
26 March 2009
166. Letter of Representation from C.R. Bayley  
33 Albert Road Falkirk FK1 5LS  
26 March 2009
167. Letter of Representation from Mr Robert Patrick  
51 Polmont Road Laurieston Falkirk FK2 9QS  
26 March 2009
168. Letter of Representation from Mr Brian Anderson  
17 Tryst Park Larbert FK5 4FN  
26 March 2009
169. Letter of Representation from Sybil M Bryce  
6 Glen Gardens Falkirk FK1 5LQ  
26 March 2009
170. Letter of Representation from Mr Jonathan Tune  
2 Castle View Airth Falkirk FK2 8GE  
26 March 2009
171. Letter of Representation from Mr Ian Gray  
6 Broomage Park Larbert FK5 3LE  
26 March 2009
172. Letter of Representation from Mr Alasdair Fulton  
133 Craigs Crescent Rumford Falkirk FK2 0ET  
26 March 2009
173. Letter of Representation from W. Underhill  
26 Redpath Drive Falkirk FK2 8QL  
26 March 2009
174. Letter of Representation from Rachel K Smith  
17 Queen's Drive Falkirk FK1 5JJ  
24 March 2009
175. Letter of Representation from Owner/Occupier  
17 Hillhead Drive Falkirk FK1 5NG  
19 March 2009
176. Letter of Representation from Owner/Occupier  
54 Craigievar Avenue Carron Falkirk FK2 8DQ  
19 March 2009
177. Letter of Representation from Owner/Occupier  
44 Talbot Street Grangemouth FK3 8HU  
19 March 2009
178. Letter of Objection from Owner/Occupier

- 44 Talbot Street Grangemouth FK3 8HU  
19 March 2009
179. Letter of Representation from Owner/Occupier  
3 Carronbank Avenue Carron Falkirk FK2 8TF  
19 March 2009
180. Letter of Representation from Owner/Occupier  
26 McNab Gardens Falkirk FK1 5BF  
19 March 2009
181. Letter of Representation from Mr John Smith  
17 Queen's Drive Falkirk FK1 5JJ  
24 March 2009
182. Letter of Objection from Dr James D Hay  
20 Glenview Menstrie Clackmannanshire FK11 7HW  
22 May 2009
183. Letter of Objection from Owner/Occupier  
20 Pender Gardens Rumford Falkirk FK2 0BJ  
17 March 2009
184. Letter of Objection from Owner/Occupier  
5 Henryson Crescent Larbert FK5 4GH  
17 March 2009
185. Letter of Objection from Owner/Occupier  
28 Learmonth Street Falkirk FK1 5AG  
17 March 2009
186. Letter of Objection from Owner/Occupier  
Kingsburgh House By Stirling FK7 8HH  
17 March 2009
187. Letter of Objection from Owner/Occupier  
2 Jones Avenue Larbert FK5 3ER  
17 March 2009
188. Letter of Objection from Owner/Occupier  
6 Abbots Moss Drive Falkirk FK1 5UA  
17 March 2009
189. Letter of Objection from Owner/Occupier  
8 Thorn Grove Dunfermline KY11 8QY  
17 March 2009
190. Letter of Objection from Owner/Occupier  
31 Clarendon Road Linlithgow West Lothian EH49 6AN  
17 March 2009
191. Letter of Objection from Owner/Occupier  
5 Arnothill Court Falkirk FK1 5SY  
17 March 2009
192. Letter of Objection from Owner/Occupier  
5 Sycamore Avenue Bo'ness EH51 0RD  
17 March 2009
193. Letter of Objection from Owner/Occupier  
6 Farquharson Way Falkirk FK1 5UG  
17 March 2009
194. Letter of Representation from L Fleming  
Dashwood Polmont Road Polmont Falkirk  
24 March 2009
195. Letter of Representation from P J Hunter  
16 Ronaldshay Crescent Grangemouth FK3 9JH  
24 March 2009
196. Letter of Representation from Neil W McDonald  
68 Stirling Road Larbert FK5 4NF  
24 March 2009
197. Letter of Representation from Douglas Nicol  
7 Nicholson Place Falkirk FK1 5BJ  
24 March 2009
198. Letter of Objection from Craig McGregor

- 77 Venachar Road Falkirk FK1 5UP  
24 March 2009
199. Letter of Representation from Derek Fish  
31 Fulmar Crescent Larbert FK5 4FW  
24 March 2009
200. Letter of Representation from Gordon Simpson  
5 Robert Hardie Court Stenhousemuir Larbert FK5 3HQ  
24 March 2009
201. Letter of Objection from Mr Alan Neilson  
5 Gradlon Place Falkirk FK1 1QR  
22 May 2009
202. Letter of Objection from Mr Craig Wojcik  
25 Moffat Avenue Carronshore Falkirk FK2 8TB  
22 May 2009
203. Letter of Objection from Owner/Occupier  
Arndene 4 Pine Green Bo'ness EH51 0PG  
17 March 2009
204. Letter of Objection from Owner/Occupier  
12 Crathie Drive Dunipace Denny FK6 6HN  
17 March 2009
205. Letter of Objection from Owner/Occupier  
19 Deanston Gardens Doune FK16 6AZ  
17 March 2009
206. Letter of Objection from Owner/Occupier  
21 Redpath Drive Falkirk FK2 8QL  
17 March 2009
207. Letter of Objection from Owner/Occupier  
5 Dundarroch Street Larbert FK5 3AA  
17 March 2009
208. Letter of Objection from Owner/Occupier  
1 James Croft Drive Falkirk FK1 5UB  
17 March 2009
209. Letter of Objection from Owner/Occupier  
58 Battock Road Brightons Falkirk FK2 0TS  
17 March 2009
210. Letter of Objection from Owner/Occupier  
34 Learmonth Street Falkirk FK1 5AG  
17 March 2009
211. Letter of Objection from Owner/Occupier  
34 Learmonth Street Falkirk FK1 5AG  
17 March 2009
212. Letter of Objection from Owner/Occupier  
32 Kettilstoun Crescent Linlithgow West Lothian EH49 6PR  
17 March 2009
213. Letter of Objection from Owner/Occupier  
18 Pelstream Avenue Stirling FK7 0BE  
17 March 2009
214. Letter of Objection from Owner/Occupier  
12 Cotton Vale Dalziel Park Motherwell ML1 5NL  
17 March 2009
215. Letter of Objection from Owner/Occupier  
Nanaimo 5 Godfrey Crescent Larbert FK5 3LQ  
17 March 2009
216. Letter of Objection from Owner/Occupier  
5 Broomside Place Larbert FK5 3EF  
17 March 2009
217. Letter of Objection from Owner/Occupier  
135 Rosebank Avenue Falkirk FK1 5JR  
17 March 2009
218. Letter of Representation from A M Zuill

- 30 Camelon Road Falkirk FK1 5SH  
24 March 2009
219. Letter of Representation from Ronald M Melville  
16 Broomhill Avenue Larbert FK5 3EH  
24 March 2009
220. Letter of Representation from R H M Dillon  
St Magdalenes Linlithgow EH49 6AQ  
24 March 2009
221. Letter of Representation from D A Anderson  
42 Souillac Drive Denny FK6 5HE  
24 March 2009
222. Letter of Representation from J Russell Morrison  
8 Ochilview Court Larbert FK5 4FJ  
24 March 2009
223. Letter of Representation from Mrs Helen Stevenson  
5 Dunnottar Drive Stenhousemuir Larbert FK5 4TE  
24 March 2009
224. Letter of Objection from Mr Brian Raeburn  
Witsend 20 Beech Crescent Larbert FK5 3EY  
24 March 2009
225. Letter of Representation from Mrs M Purves  
6 Richmond Drive Brightons Falkirk FK2 0HJ  
24 March 2009
226. Letter of Representation from Duncan Adams  
13 Ronaldshay Crescent Grangemouth FK3 9JH  
24 March 2009
227. Letter of Representation from Mrs M Macnair  
Flat 2 44 Grahams Road Falkirk FK1 1HR  
24 March 2009
228. Letter of Representation from Janet Bell  
Toscaig Larbert FK5 4SH  
24 March 2009
229. Letter of Representation from Duncan Whyte  
4 Victoria Crescent Kilsyth Glasgow G65 9BJ  
24 March 2009
230. Letter of Representation from Barbara McLeod  
40 Armour Mews Larbert FK5 4FF  
24 March 2009
231. Letter of Representation from Douglas Herd  
5 Learmonth Street Falkirk FK1 5AG  
24 March 2009
232. Letter of Representation from Brian Gibbs  
35 Cringate Gardens Bannockburn FK7 8PP  
24 March 2009
233. Letter of Representation from Rona Fish  
31 Fulmar Crescent Larbert FK5 4FW  
24 March 2009
234. Letter of Representation from Graham Barrow  
28 Castle Drive Airth Falkirk FK2 8GD  
24 March 2009
235. Letter of Representation from C B MacDonald  
3 Abbots Moss Drive Falkirk FK1 5UA  
24 March 2009
236. Letter of Objection from Mr Fraser Falconer  
23/3 Silvermills West Silvermills Lane Edinburgh EH3 5BF  
15 April 2009
237. Letter of Objection from Mark Dinnoek  
8 Comely Park Gardens Falkirk FK1 1QU  
29 April 2009
238. Letter of Objection from Ian Borthwick

- C/o Glenbervie Golf Club Larbert FK5 4SJ  
20 March 2009
239. Letter of Representation from D C Chisholm  
15 Erccall Road Brightons Falkirk FK2 0RL  
15 May 2009
240. Letter of Representation from Wilson Galloway  
16 Rowallan Gardens Broomhill Glasgow G11 7LJ  
3 April 2009
241. Letter of Representation from Mr Andrew J Maxwell  
Heatherdale 6 Queen's Crescent Falkirk FK1 5JL  
3 April 2009
242. Letter of Representation from Mr John Yarnell  
12 Ochilview Court Larbert FK5 4FJ  
3 April 2009
243. Letter of Representation from Mr Alistair Baird  
101 Binniehills Road Balloch Cumbernauld G68 9DT  
3 April 2009
244. Letter of Representation from G Morrow  
5 Barassie Crescent Westerwood Cumbernauld G68 0HP  
3 April 2009
245. Letter of Representation from R C Forsyth  
10A Arnohill Falkirk FK1 5RZ  
16 March 2009
246. Letter of Representation from Mr Philip-J B L Penfold  
Auchenbowie Stirling FK7 9QW  
25 March 2009
247. Letter of Representation from Mr Ian MacFarlane  
Lynwood Quarry Brae Brightons Falkirk  
25 March 2009
248. Letter of Representation from Dr Robert G Law  
12 Clifford Road Stirling FK8 2AQ  
25 March 2009
249. Letter of Representation from Mr David Matheson  
13 Springfield Drive Falkirk FK1 5HW  
25 March 2009
250. Letter of Representation from Mr Grant Sneddon  
14 Lochmaben Drive Stenhousemuir Larbert FK5 4UT  
25 March 2009
251. Letter of Representation from J C Mathieson  
12 Garden Terrace Falkirk FK1 1RL  
25 March 2009
252. Letter of Representation from Mr David C Wilson  
1 Hodge Street Falkirk FK1 5AA  
25 March 2009
253. Letter of Representation from Mr John Anderson  
57 Laxdale Drive Head Of Muir Denny FK6 5PR  
25 March 2009
254. Letter of Representation from Mr Dick Sandeman  
1 Kingseat Place Falkirk FK1 5PF  
7 April 2009
255. Letter of Representation from Mr Graham Mathewson  
27 Randolph Road Stirling FK8 2AP  
18 March 2009
256. Letter of Representation from Owner/Occupier  
57 Carronvale Road Larbert FK5 3LG  
18 March 2009
257. Letter of Representation from Owner/Occupier  
12 Glenochil Road Falkirk FK1 5LT  
18 March 2009
258. Letter of Representation from Owner/Occupier

- 17 Alexander Avenue Falkirk FK2 9BJ  
18 March 2009
259. Letter of Representation from Mr Keith Drummond  
45 Laxdale Drive Head Of Muir Denny FK6 5PR  
18 March 2009
260. Letter of Representation from I Drummond  
45 Laxdale Drive Head Of Muir Denny FK6 5PR  
18 March 2009
261. Letter of Representation from Marilyn Bates  
The Haven Slamannan Road Falkirk FK1 5LF  
18 March 2009
262. Letter of Representation from Owner/Occupier  
13 Learmonth Street Falkirk FK1 5AG  
18 March 2009
263. Letter of Representation from Mr Walter Falconer  
Thornholm 4 Godfrey Crescent Larbert FK5 3LQ  
18 March 2009
264. Letter of Representation from Mr Gordon Addison  
Sunnybrae Blackston Road Avonbridge Falkirk  
18 March 2009
265. Letter of Representation from Owner/Occupier  
Park House Main Street Brightons Falkirk  
18 March 2009
266. Letter of Objection from Owner/Occupier  
Stewartville 13 Lennox Avenue Stirling FK7 9AG  
18 March 2009
267. Letter of Representation from Owner/Occupier  
The Haven Slamannan Road Falkirk FK1 5LF  
18 March 2009
268. Letter of Representation from Owner/Occupier  
Bonnywood House 25 Fergusson Grove Bonnybridge FK4 1PU  
18 March 2009
269. Letter of Objection from Owner/Occupier  
11 Inch Colm Avenue Larbert FK5 4FP  
18 March 2009
270. Letter of Representation from Owner/Occupier  
23 Neilson Street Falkirk FK1 5AQ  
18 March 2009
271. Letter of Representation from Owner/Occupier  
36 Russel Street Falkirk FK2 7HS  
18 March 2009
272. Letter of Representation from R Chandrachud  
Elms 12 Camelon Road Falkirk FK1 5RX  
23 March 2009
273. Letter of Representation from Gordon McIntosh  
62B Allanfauld Road Cumbernauld G67 1HB  
23 March 2009
274. Letter of Objection from R S Bell  
Toscaig Larbert FK5 4SH  
23 March 2009
275. Letter of Representation from William Arthur  
70 Anson Avenue Falkirk FK1 5JE  
23 March 2009
276. Letter of Representation from Alex T Bell  
15 Bonnytoun Avenue Linlithgow EH49 7JR  
23 March 2009
277. Letter of Representation from Owner/Occupier  
36 Russel Street Falkirk FK2 7HS  
18 March 2009
278. Letter of Representation from Lynn Matheson

- Torwood Maddiston Road Brightons Falkirk  
18 March 2009
279. Letter of from William Batchelor  
Castlehill Cottage 70 Falkirk Road Larbert FK5 3AH  
19 March 2009
280. Letter of from Alistair McGibbon  
2 Pirleyhill Gardens Falkirk FK1 5NB  
19 March 2009
281. Letter of Objection from R Halliday  
14 Hillhead Drive Falkirk FK1 5NG  
19 March 2009
282. Letter of Objection from Anne McCreath  
4 Pleasance Court Falkirk FK1 1BF  
19 March 2009
283. Letter of Objection from John W Craig  
The Grange Maddiston Road Brightons Falkirk  
19 March 2009
284. Letter of Objection from P.M. Richards  
36 Colonsay Avenue Polmont Falkirk FK2 0UZ  
19 March 2009
285. Letter of Objection from Alexander E. Murrison  
8 Frobisher Avenue Falkirk FK1 5JQ  
19 March 2009
286. Letter of Objection from Eileen M. Murrison  
8 Frobisher Avenue Falkirk FK1 5JQ  
19 March 2009
287. Letter of Objection from Brian W. Falloner  
Inverwoods Larbert FK5 4SH  
19 March 2009
288. Letter of Objection from George Riddell  
3 Carronvale Road Larbert FK5 3LZ  
19 March 2009
289. Letter of Objection from P. Fairbairn  
2 Carrickstone View Westerwood Cumbernauld Glasgow  
19 March 2009
290. Letter of Objection from Karen McLachlan  
East Wing Ryland Lodge Perth Road Dunblane FK15 0WY  
19 March 2009
291. Letter of Objection from Gavin Stevenson  
3 Park Avenue Brightons Falkirk FK2 0JA  
19 March 2009
292. Letter of Objection from William A French  
26 Broomhill Avenue Larbert FK5 3EH  
19 March 2009
293. Letter of Objection from Joyce E. French  
26 Broomhill Avenue Larbert FK5 3EH  
19 March 2009
294. Letter of Objection from John Laird  
11 Westfield Kincardine Alloa FK10 4PN  
19 March 2009
295. Letter of Objection from June Laird  
11 Westfield Kincardine FK10 4PN  
19 March 2009
296. Letter of Representation from Maria Cassidy  
Greystones 13 Blairdenon Crescent Falkirk FK1 5PE  
23 March 2009
297. Letter of Representation from James Patrick  
61 Polmont Road Laurieston Falkirk FK2 9QS  
23 March 2009
298. Letter of Representation from James Beveridge



- Muirbrig Muirhall Road Larbert FK5 4EW  
23 March 2009
299. Letter of Representation from Robert McDonald  
Romar Quarry Brae Brightons Falkirk  
23 March 2009
300. Letter of Representation from James Bruce  
12 MacDonald Court Larbert FK5 4FR  
23 March 2009
301. Letter of Representation from Stuart M Duggie  
82 Oxbang Road Grangemouth FK3 9ER  
23 March 2009
302. Letter of Representation from A J Smith  
31 Callander Drive Larbert FK5 3ES  
16 March 2009
303. Letter of Representation from Mr James K Marven  
2 Woodside Grove Larbert FK5 3HG  
16 March 2009
304. Letter of Representation from Mr Tom Hannah  
2 Armour Mews Larbert FK5 4FF  
16 March 2009
305. Letter of Representation from Mr Iain McKenzie  
Prospect House Sunnyside Road Brightons Falkirk  
16 March 2009
306. Letter of Representation from Mr Robert D McKee  
9 Reid Place Larbert FK5 4GP  
30 March 2009
307. Letter of Representation from Mr Norman Coleman  
44 Glengarry Crescent Falkirk FK1 5UE  
30 March 2009
308. Letter of Representation from Mr David MacNair  
Flat 2 44 Grahams Road Falkirk FK1 1HR  
30 March 2009
309. Letter of Representation from Mr Robert S Towers  
20 Moffat Avenue Carronshore Falkirk FK2 8TB  
30 March 2009
310. Letter of Representation from D Stewart  
4 Glenorchil View Auchterarder PH3 1LU  
30 March 2009
311. Letter of Representation from R K Niven  
37 Burnhead Road Larbert FK5 4AZ  
30 March 2009
312. Letter of Representation from Mr Andrew Gardiner  
1 Forrester Gait Torwood Larbert FK5 4TB  
30 March 2009
313. Letter of Representation from Elizabeth McKee  
9 Reid Place Larbert FK5 4GP  
30 March 2009
314. Letter of Objection from Larbert, Stenhousemuir & Torwood Community Council  
C/o 92 Stirling Road Larbert FK5 4NF  
27 March 2009
315. Letter of Representation from Mr David Webster  
30 Hayford Mills Cambusbarron Stirling FK7 9PN  
16 March 2009
316. Letter of Representation from Mr Paul Moscardini  
34 Russel Street Falkirk FK2 7HS  
16 March 2009
317. Letter of Representation from Mr Trevor Cunningham  
Bellevue 27 Camelon Road Falkirk FK1 5RU  
16 March 2009
318. Letter of Representation from A D Downie

- 14 Logie Drive Larbert FK5 4EA  
16 March 2009
319. Letter of Representation from Mr Thomas Wilson  
9 Alloway Wynd Larbert FK5 4FE  
16 March 2009
320. Letter of Representation from Mr Robert C Gillespie  
Freshfield 4 Fairhaven Terrace Reddingmuirhead Falkirk  
16 March 2009
321. Letter of Objection from Elizabeth M. Miller  
Thornton Polmont Road Polmont Falkirk  
19 March 2009
322. Letter of Objection from Gordon Sutherland  
Elmbank 16 Hodge Street Falkirk FK1 1BN  
19 March 2009
323. Letter of Objection from Gordon Allan  
46 Achray Drive Falkirk FK1 5UN  
19 March 2009
324. Letter of Objection from C.M. Ball  
8 Glenochil Road Falkirk FK1 5LT  
19 March 2009
325. Letter of Objection from Thomas Pickett  
Valetta 4 Gartcows Avenue Falkirk FK1 5QJ  
19 March 2009
326. Letter of Objection from H. F. Matheson  
19 James Smith Avenue Maddiston Falkirk FK2 0FP  
19 March 2009
327. Letter of Objection from Tom A. Bruce - Jones C.B.E.  
C/O James Jones \_ Sons Ltd. Broomage Avenue Larbert FK5 4NQ  
19 March 2009
328. Letter of Objection from G Burrowes  
2 Hazel Crescent Dunipace Denny FK6 6LN  
19 March 2009
329. Letter of Objection from Leslie A. Goodchild  
4 Battock Road Brightons Falkirk FK2 0TT  
19 March 2009
330. Letter of Objection from Jim Johnston  
Kyalami Glen Road Torwood Larbert  
19 March 2009
331. Letter of Objection from Dr. Donald B. McNichol  
501 King Street Stenhousemuir Larbert FK5 4HX  
19 March 2009
332. Letter of Objection from Allan M Henderson  
32 Lomond Court Condorrat Cumbernauld G67 4JQ  
26 March 2009
333. Letter of Objection from Jack A McNicol  
Craigruie Glen Road Dunblane FK15 0DS  
26 March 2009
334. Letter of Objection from H Busby  
3 Knights Way Stoneywood Denny FK6 5HG  
26 March 2009
335. Letter of Objection from William McFarlane  
3 Kettil Stoud Grove Linlithgow EH49 6PP  
26 March 2009
336. Letter of Objection from Dr Brendan T McGuckin  
46 Major's Loan Falkirk FK1 5QG  
26 March 2009
337. Letter of Objection from Stuart Bodman  
22 Lawrence Court Larbert FK5 4FS  
26 March 2009
338. Letter of Objection from Mrs Margo A Main

- 112 Larbert Road Bonnybridge FK4 1EP  
26 March 2009
339. Letter of Objection from Douglas Main  
112 Larbert Road Bonnybridge FK4 1EP  
26 March 2009
340. Letter of Objection from Beverley Mungo  
Islay Craigend Road Condorrat Glasgow  
26 March 2009
341. Letter of Objection from Robert A Holland  
44 Polmont Park Polmont Falkirk FK2 0XT  
26 March 2009
342. Letter of Objection from William Millier  
6 Centurion Way Falkirk FK2 7YH  
26 March 2009
343. Letter of Objection from Gordon L C Whyte  
Glen Etive 115 Waggon Road Brightons Falkirk  
26 March 2009
344. Letter of Objection from Joseph McKee  
6 Dunnottar Drive Stenhousemuir Larbert FK5 4TE  
26 March 2009
345. Letter of Objection from G T Campbell  
The Muirlands 71 Bellsdyke Road Larbert FK5 4EQ  
26 March 2009
346. Letter of Objection from H M M Johnston  
Broompark 1 Main Street Brightons Falkirk  
26 March 2009

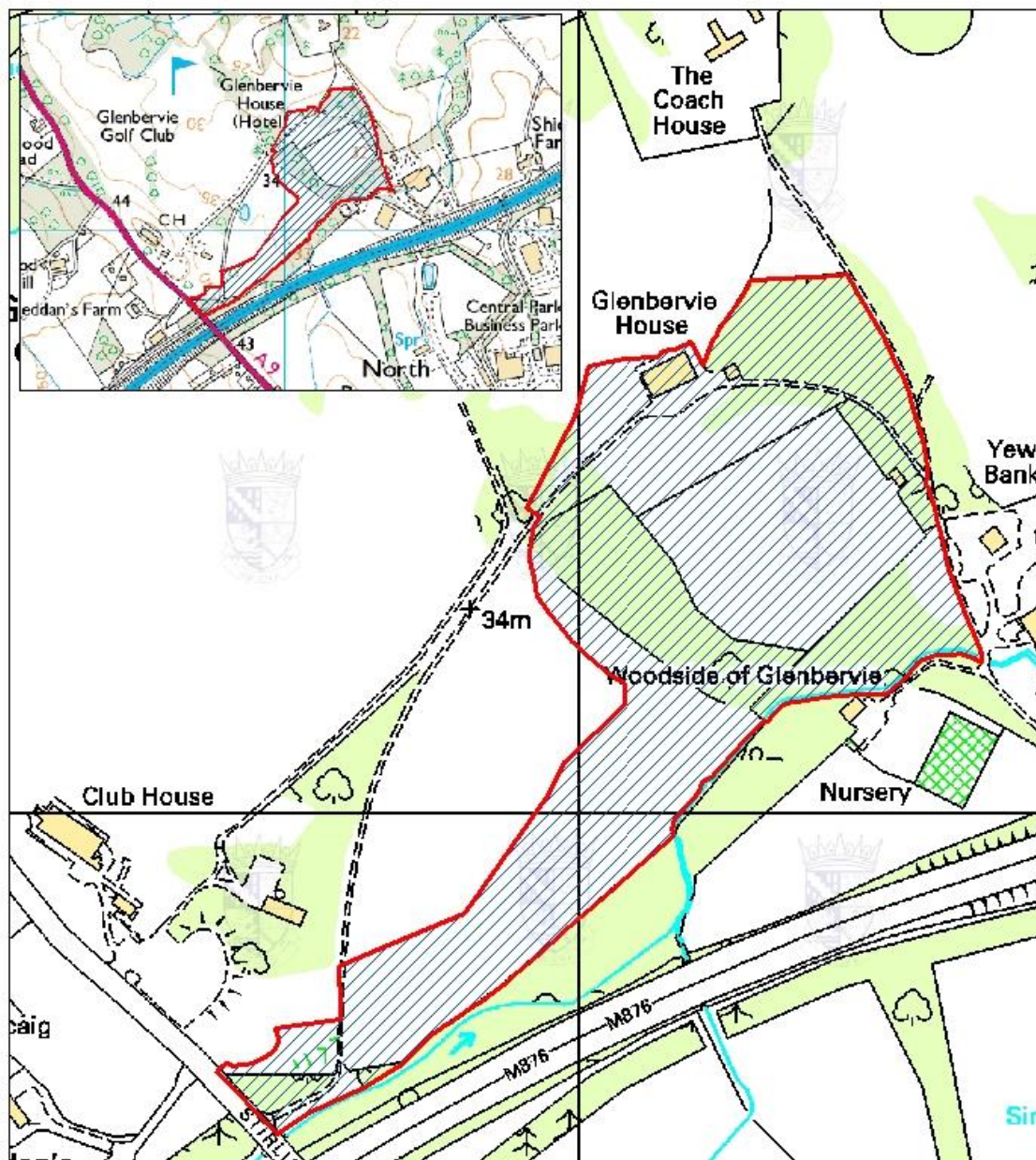
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504707 and ask for Donald Campbell (Development Management Co-ordinator).

# Planning Committee

## Planning Application Location Plan

**P/08/1012/OUT**

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



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