

FALKIRK COUNCIL

Subject: ERECTION OF 10 DWELLINGHOUSES, FORMATION OF NEW ACCESS AND ROAD, PROVISION OF OPEN SPACE & PAVILION, ASSOCIATED INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME AND LANDSCAPING AT LAND TO THE NORTH OF CASTLEWOOD, GLEN ROAD, TORWOOD FOR MACLAREN PARK DEVELOPMENTS LTD – P/09/0781/PPP

Meeting: PLANNING COMMITTEE

Date: 25 August 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: John Milne (Senior Planning Officer) Ext, 4815

UPDATE REPORT

1. Members will recall that this application was considered at the meeting of the Planning Committee on 19 May 2010 (copy of previous report appended) when it was agreed to continue consideration of the application to await the outcome of the Report of Inquiry into the Falkirk Council Local Plan Finalised Draft (Deposit Version) which would consider the potential allocation of the site for residential purposes.
2. Members will be aware that a Public Local Inquiry was held into objections made to the Falkirk Council Local Plan (Finalised Draft), which was placed on deposit in April 2007. The Inquiry ran from 17 March to 25 June 2009, during which the applicant's agent made representations that the site was suitable for residential development, this being contrary to the Development Plan position that the site should remain outwith the village envelope of Torwood and remain within the countryside.

3. The Report of Inquiry into the Falkirk Council Local Plan recommended:
 - i) that the objection site be allocated for housing, subject to the objector demonstrating that capacity can be made available at the water treatment works to accommodate the development. The housing section of the village statement for Torwood should be adjusted to accommodate the allocation, with the site area being indicated as 2.7ha, and the capacity as around 10 houses. Under "comments", it should be highlighted: that a low density, high quality, housing development is required on the objection site, which must be controlled by a planning/design brief; that appropriate provision should be made for open space on site; that the trees around the site should be protected and reinforced by further planting; and that all infrastructure constraints have to be overcome;
 - ii) that the proposals maps be adjusted to allocate the site for housing, that the settlement boundary for the village be extended to include the site, and that any consequential changes required be made to the text in other parts of the FCLP (including its supporting documentation, i.e. the strategic environmental assessment);
 - iii) that no other modifications be made to the FCLP as a result of this objection."
4. The meeting of Falkirk Council on 15 June 2010 considered the Council's Statement of Decision on the Reporters' recommendations along with the final proposed modifications to the Local Plan and accepted the recommendation in relation to this site. The Local Plan is now progressing towards adoption, which is likely to be by the end of this year or early in 2011.
5. The acceptance of the Reporters' recommendation demonstrates Falkirk Council's view that the development proposal is appropriate for this site.
6. One additional representation has been received from the Woodland Trust, who comment:
 - A woodland buffer of at least 5.0m be introduced to protect the existing woodland strip immediately east of the development site;
 - A tree survey is undertaken to establish the least damaging route through the woodland for drainage infrastructure;
 - Any trees to be lopped, topped or felled should undergo an ecological survey prior to work being done;
 - The SUDs pond be evaluated in due course for hydrological impact on the woodland;
 - A Tree Preservation Order is placed on the valued woodland and all necessary precautions put in place to protect the woodland prior to any development on site.
7. In response, it may be considered that:
 - The current proposal seeks to secure the principle of development on the site and will be subject to a further design brief, within which detailed aspects of the woodland may be considered;

- The aspiration to impose a Tree Preservation Order on the site would be subject to further survey, consideration and procedure.

8. Recommendation

8.1 It is therefore recommended that Committee be minded to grant the planning application subject to legal agreement to secure the sum of £10,000 (£1,000 per house) for Education provision and subject to the following conditions, following satisfactory conclusion of the legal agreement :-

(1) This permission is granted under the provisions of paragraph 10(1) of the Town and Country Planning (Development Management Procedure) (Scotland) Order 2009 on an application for planning permission in principle, and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby specified before any development is commenced:

- (a) the siting, size, height, design & external appearance of the proposed development;
- (b) details of the access arrangements;
- (c) details of landscaping of the site.

(2) That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:

- (a) the expiration of 3 years from the date of the grant of planning permission in principle; or
- (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
- (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,

whichever is the latest.

Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph a) above.

(3) That the development to which this permission relates must be begun not later than whichever is the later of the following dates:

- (a) the expiration of 5 years from the date of the grant of this planning permission in principle; or
- (b) the expiration of 2 years from the final approval of the specified matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

- (4) No development shall commence on site until a series of tests for ground contamination have been carried out. Full details of the test results shall be submitted to the Planning Authority. Any necessary remedial work to make the ground safe shall be carried out to the satisfaction of the Planning Authority before any work on the development commences.
- (5) Prior to any works commencing on site, a Design Brief shall be submitted to the Planning Authority, detailing requirements for site design and layout, design guidance for individual dwellinghouses, garden and open space provision, landscaping and phasing of the development. Any subsequent applications for approval of matters specified in Condition 1 must be in accordance with the aforementioned Design Brief.
- (6) Before development begins a scheme for the maintenance of open space, including any play areas, within the development shall be submitted to and approved in writing by the Planning Authority.
- (7) For the avoidance of doubt, the development shall be restricted to 10 dwellinghouses in total.
- (8) Before any work is commenced on the site a notice stating "PRESERVED" shall be placed on the trunk of all trees to be retained and this notice shall not be removed until all construction work on the site is completed.

Reason(s):

- (1) To comply with paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.
- (2, 3) To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
- (4) To ensure the ground is suitable for the proposed development.
- (5) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (6, 8) To safeguard the environmental amenity of the area.
- (7) To safeguard the residential amenity of the area.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.
- (2) All drainage shall comply with the requirements of the Scottish Environment Protection Agency and Scottish Water and evidence of such compliance shall be exhibited to the Planning Authority on demand.

- (3) Separate consent may be required from Scottish Water for certain aspects of this development.

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Director of Development Services

Date: 18 August 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modification (June 2010).
2. Approved Falkirk Council Structure Plan
3. Adopted Rural Local Plan
4. Scottish Planning Policy (February 2010)
5. Letter of objection from Gordon & Isabel Lawton, Hollings Cottage Glen Road Torwood Larbert FK5 4SN on 16 November 2009
6. Letter of Objection from SP Energy Networks, Riccarton Mains Road, Currie, Edinburgh EH14 5AA on 24 November 2009
7. Letter of Support from Owner/Occupier, 293 St Georges Road, Glasgow on 10 December 2009
8. Letter of Support from Louise Robertson, 47 Eglintoun Road, Stewarton, KA3 3JA on 10 December 2009
9. Letter of Support from Owner/Occupier, Barraston House, Bridge Of Weir, Renfrewshire on 10 December 2009
10. Letter of Support from Barrie McFarlane, Cartref, 15 Gardrum Gardens, Shieldhill, Falkirk on 10 December 2009
11. Letter of Support from Andrea Murray, 55 Blackhill Gardens, Summerston, Glasgow G23 5NE on 10 December 2009
12. Letter of Support from Simon Speddy, 108 Andrew Paton Way, Hamilton ML3 0GB on 10 December 2009
13. Letter of Support from Susan Warnock, 47 MacTaggart Road, Seafar, Cumbernauld, Glasgow on 10 December 2009
14. Letter of Support from Mrs Catherine Taggart, 3 Gateside Avenue, Kilsyth G65 9BW on 10 December 2009
15. Letter of Support from Gary Smith, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
16. Letter of Support from Miss P Curran, 187 Curzow Street, Glasgow G20 9EU on 10 December 2009
17. Letter of Support from J Buchan, 24 Castle View, Airth, Falkirk FK2 8GE on 10 December 2009
18. Letter of Support from Alanna Gardner, 23 Longdyke Place, Carronshore, Falkirk FK2 8TD on 10 December 2009
19. Letter of Support from Emma McKendrick, 52 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
20. Letter of Support from Sarah Govan, 79 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009

21. Letter of Support from Ross McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
22. Letter of Support from Rhys Perry, 10 Old Bellsdyke Road, Larbert FK5 4EE on 10 December 2009
23. Letter of Support from Owner/Occupier, 18 The Grange, Brightons, Falkirk FK2 0SS on 10 December 2009
24. Letter of Support from Ross Cook, 39 Douglas Avenue, Airth, Falkirk FK2 8GF on 10 December 2009
25. Letter of Support from Owner/Occupier, 61 Venachar Road, Falkirk FK1 5UP on 10 December 2009
26. Letter of Support from L McLaughlin, 22 Keith Street, Kincardine FK10 4ND on 10 December 2009
27. Letter of Support from S Alexander, 17 Fulmar Crescent, Larbert FK5 4FW on 10 December 2009
28. Letter of Support from Lorraine McLaren, 7 Cannock Grove, Glenboig, North Lanarkshire ML5 2TL on 10 December 2009
29. Letter of Objection from Alison Neilson, Willowdene, Glen Road, Torwood, Larbert on 23 November 2009
30. Letter of Objection from Mr and Mrs J Bell, Netherlee, Glen Road, Torwood, Larbert on 24 November 2009
31. Letter of Support from Mark Wright, 34 Glebe Road, Kincardine, Fife FK10 4QB on 10 December 2009
32. Letter of Support from Alana Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
33. Letter of Support from Samantha Darrien, 83 Windsor Road, Falkirk FK1 5HB on 10 December 2009
34. Letter of Support from Ruth Thomson, 9 Robert Bruce Court, Larbert FK5 4HP on 10 December 2009
35. Letter of Support from Emma Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
36. Letter of Support from David Cowan, 3 - 4 Falkirk Road, Larbert FK5 3AF on 10 December 2009
37. Letter of Support from Melissa Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
38. Letter of Support from Kirsty Linton, 3 Barleyhill, Bonnybridge FK4 1AH on 10 December 2009
39. Letter of Support from Jennifer Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
40. Letter of Support from Arron Paterson, 9 Acorn Crescent, Larbert FK5 3LT on 10 December 2009
41. Letter of Support from Lori Carthew, 19 Tantallon Drive, Carron, Falkirk FK2 8DJ on 10 December 2009
42. Letter of Support from Ashley MacAlister, 51 Ferguson Drive, Denny FK6 5AF on 10 December 2009
43. Letter of Support from Scott Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
44. Letter of Support from Laura Wallace, 31 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
45. Letter of Support from Craig Hamilton, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009

46. Letter of Support from Campbell McIntosh, 1 Brodick Place, Falkirk FK1 4SE on 10 December 2009
47. Letter of Support from Adam Powers, 2 Carrongrove Road, Carron, Falkirk FK2 8NX on 10 December 2009
48. Letter of Support from Allan Greaves, 30 Portal Road, Grangemouth FK3 8SP on 10 December 2009
49. Letter of Support from Steven Tweedie, 63 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
50. Letter of Support from Michael Strachan, 89 James Street, Stenhousemuir, Larbert FK5 3HR on 10 December 2009
51. Letter of Support from Scott Morris, Halleys Yard, Earnbank Road, Crieff PH7 3HL on 10 December 2009
52. Letter of Support from Chris Thomas, 19/1 Comely Bank Terrace, Edinburgh EH4 4AT on 10 December 2009
53. Letter of Support from Owner/Occupier, 44 Frederick Street, Edinburgh EH2 1EX on 10 December 2009
54. Letter of Support from S Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
55. Letter of Support from Owner/Occupier, 17 Tam O'Shanter Drive, Cowie, Stirling FK7 7DA on 10 December 2009
56. Letter of Support from Allan Imrie, BSc, MRICS, Allied Surveyors PLC 1 Clarendon Place, Stirling FK8 2QW on 10 December 2009
57. Letter of Support from Signature Illegible on 10 December 2009
58. Letter of Support from K Mcfarlane, 18 Callander Drive, Larbert FK5 3ES on 10 December 2009
59. Letter of Support from L McEwan, 11 Murray Row, Cowie, Stirling FK7 7DR on 10 December 2009
60. Letter of Support from Owner/Occupier, 29 Kings Place, Rosyth, Dunfermline KY11 2RU on 10 December 2009
61. Letter of Support from Geraldine Brown, 97 Cedar Road, Abronhill, Cumbernauld G67 3AS on 10 December 2009
62. Letter of Support from Rhona & Grier Edmead, 10 Willow Grove, Menstrie, Clackmannanshire FK11 7DQ on 10 December 2009
63. Letter of Support from Mrs M McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
64. Letter of Support from Mr J McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
65. Letter of Support from TradStocks, F.A.O Peter Stewart, Unwavering, Thorn hill, Stirling on 9 December 2009
66. Letter of Support from Gary Paterson, Kersie Bank, Kersie Terrace, South Alloa, Stirlingshire on 10 December 2009
67. Letter of Support from Greig Denham, 22 Cadder Court, Gartcosh G69 8FB on 10 December 2009
68. Letter of Support from Allied Surveyors, Stirling Office, 1a Clarendon Place, Stirling FK8 2QW on 8 December 2009
69. Letter of Objection from Larbert, Stenhousemuir & Torwood Community Council, C/o Norvia, 92 Stirling Road, Larbert FK5 4NF on 8 December 2009
70. Letter of Support from P Fotheringham, on 10 December 2009
71. Letter of Support from S Fotheringham, Torlene, Glen Road, Torwood, Larbert on 10 December 2009
72. Letter of Support from Mark Wells, on 10 December 2009

73. Letter of Support from G Wells on 10 December 2009
74. Letter of Support from David Innes, on 10 December 2009
75. Letter of Support from Signature Illegible on 10 December 2009
76. Letter of Support from M Anderson, King Robert Hotel, Glasgow Road, Stirling FK7 0LJ on 10 December 2009
77. Letter of Support from Michael Tamburrini, 1 Tarduff House, Falkirk FK2 0BS on 10 December 2009
78. Letter of Support from Des Martin, 20 Victoria Road, Paisley PA2 9PT on 10 December 2009
79. Letter of Support from Owner/Occupier, 8 Thrums Gardens, Bishopbriggs G64 1DQ on 10 December 2009
80. Letter of Support from Christine MacDonald, Flat 2/2 35 Plean Street, Glasgow G14 0YH on 10 December 2009
81. Letter of Support from James McGuire, 6 Aurs Glen, Barrhead on 10 December 2009
82. Letter of Support from Catherine Noble, 40 Cambridge Road, Renfrew PA4 0SR on 10 December 2009
83. Letter of Support from Owner/Occupier, 93A Glasgow Road, Dumbarton G82 IRE on 10 December 2009
84. Letter of Support from Stephen Docherty, 5 Braehead Crescent, Duntocher, Clydebank G81 6PF on 10 December 2009
85. Letter of Support from F Smith, 14 Fairfield Avenue, Bonnybridge FK4 1LU on 3 December 2009
86. Letter of Support from E McGovern, 74 Linden Avenue, Stirling FK7 7PT on 3 December 2009
87. Letter of Support from Marc Wilson, 14 Main Street, Clackmannan FK10 4JA on 3 December 2009
88. Letter of Support from Elizabeth Crawford, 74 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009
89. Letter of Support from C Burns, 40 Alexander Street, Airdrie ML6 0BA on 3 December 2009
90. Letter of Objection from Gordon Millar, Rowandale, Glen Road, Torwood, Larbert on
91. Letter of Objection from Yvonne Weir, Larbert, Stenhousemuir & Torwood Community Council, C/o 92 Stirling Road, Larbert FK5 4NF on 3 December 2009
92. Letter of Support from Audrey Jackson, 16c Primrose Street, Alloa Clacks on 10 December 2009
93. Letter of Support from Lynehe Cobain, 28 Cromwell Road, Falkirk FK1 1SF on 10 December 2009
94. Letter of Support from D Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
95. Letter of Objection from James Paton, Wallacebank, Glen Road, Torwood, Larbert on 19 November 2009
96. Letter of Objection from Mr Alan Mackay, Woodhaven, Glen Road, Torwood FK5 4SN on 3 November 2009
97. Letter of Support from Lee Drummond, 72 Elphinstone Crescent, Airth, Falkirk FK2 8JX on 3 December 2009
98. Letter of Support from S J Dow, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009
99. Letter of Support from L Rice, 27 Gowanhill Gardens, Stirling FK8 1SG on 3 December 2009
100. Letter of Support from Owner/Occupier, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
101. Letter of Support from Owner/Occupier, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009
102. Letter of Support from Claire Watt, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009

103. Letter of Support from Andy Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
104. Letter of Support from Molly Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
105. Letter of Support from M Gilfillan, 2 Wallace Street, Bannockburn FK7 8JG on 3 December 2009
106. Letter of Support from George Talbot, 146 Alloa Road, Stenhousemuir, Larbert FK5 4HQ on 10 December 2009
107. Letter of Support from Brendan Hutton, 12 Sainford Crescent, Falkirk FK2 7QF on 3 December 2009
108. Letter of Support from Steven Murray, 8 Cadzow Avenue, Bo'ness EH51 9BJ on 10 December 2009
109. Letter of Support from Gillian Fowler, 43 Ferguson Drive, Denny FK6 5AF on 10 December 2009
110. Letter of Support from Roslyn Gurr, 16 Silver Street, Kincardine FK10 4NS on 10 December 2009
111. Letter of Support from R M Allan, "Castlevue", 6 Quarry Road, Cambusbarron, Stirling on 10 December 2009
112. Letter of Support from James Davidson, 4 The Grange, Perceton, Irvine KA11 2EU on 10 December 2009
113. Letter of Support from Stuart Christie, 3 Avon Court, Falkirk FK1 2QB on 10 December 2009
114. Letter of Support from Mr Crisanto Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
115. Letter of Support from Josefina Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
116. Letter of Support from Dr John Weir, The Coach House, Glenbervie, Larbert FK5 4SJ on 10 December 2009
117. Letter of Support from Martin Gill, 12 Rothesay Place, Edinburgh EH3 7SQ on 10 December 2009
118. Letter of Support from Owner/Occupier, 75 Dunlop Street, Glasgow G1 4SX on 10 December 2009
119. Letter of Support from Jean Rattray, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
120. Letter of Support from Janice Mcleod, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
121. Letter of Support from Joanna Landan, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
122. Letter of Support from Steven Mcleod, Glenbervie House, Larbert FK5 4SJ on 3 December 2009
123. Letter of Support from Greta Hill-Lyons, Hirer Unit C Coalburn Road, Bothwell on 3 December 2009
124. Letter of Support from Kirsteen Binnie, 5 Meadow Court, Dunipace, Denny FK6 6JU on 3 December 2009
125. Letter of Support from Mr Campbell, 15 Vale Grove, Stirling FK9 5NS on 3 December 2009
126. Letter of Support from Frances Boyle, 3 Avonlea Drive, Polmont, Falkirk FK2 0QJ on 3 December 2009
127. Letter of Support from M Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
128. Letter of Support from W E Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
129. Letter of Support from Jacqui Harrower, 3B Ledi View, Cornton, Stirling FK9 5BY on 3 December 2009
130. Letter of Support from Anne Hardie, 14 Stance Place, Larbert FK5 4FA on 3 December 2009

131. Letter of Support from J Bell, 48 Jackson Avenue, Grangemouth FK3 8JU on 3 December 2009
132. Letter of Support from Jerry Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
133. Letter of Support from Kathryn Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
134. Letter of Support from Ann Marie Miller, 48 Carronbank Crescent, Denny FK6 6JF on 3 December 2009
135. Letter of Support from Morag Dow, 38 Delph Wynd, Laurel Bank, Tullibody CLACKS on 3 December 2009
136. Letter of Support from Linda Russell, 10 Falkland Place, Stenhousemuir Larbert FK5 4LR on 3 December 2009
137. Letter of Support from Owner, Occupier, 97 Craigview, Sauchie, Alloa FK10 3HE on 3 December 2009
138. Letter of Support from Roslyn Colston, 4 Roman Way, Bo'ness EH51 0NZ on 3 December 2009
139. Letter of Support from Heather Gunn, 26 Graham Terrace, Airth, Falkirk FK2 8LG on 3 December 2009
140. Letter of Support from Carol-Ann Rattray, 63 Stirling Road, Fallin, Stirling FK7 7JP on 3 December 2009
141. Letter of Support from Petria Cougan, 46 Meadowpark Road, Bathgate EH48 2SJ on 3 December 2009
142. Letter of Support from Philip Hawkins, 35 Lorne Street, Edinburgh EH6 8RW on 3 December 2009
143. Letter of Support from Daniel Dunsmore, 1 Roman Road, Kirkintilloch G66 1DY on 3 December 2009
144. Letter of Support from Gloria Stewart, Clan House, Ayr Road, Loganswell, Glasgow on 3 December 2009
145. Letter of Support from Kate Macdonald, 22 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 3 December 2009
146. Letter of Support from Owner/Occupier, 73 Muirhead Road, Stenhousemuir, Larbert FK5 4JB on 3 December 2009
147. Letter of Support from John Quinn, 25 Chalton Road, Bridge Of Allan, Stirling FK9 4DX on 3 December 2009
148. Letter of Support from Darren Landan, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
149. Letter of Support from Laura Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
150. Letter of Support from Alan Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
151. Letter of Support from M Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
152. Letter of Support from Joss Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
153. Letter of Support from Lynne Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
154. Letter of Support from Louie Davey, Glenbervie House, Larbert FK5 4SJ on 3 December 2009
155. Letter of Support from Owner/Occupier, 31 Overtoun Road, Parkhall, Clydebank G81 3RG on 10 December 2009
156. Letter of Support from Karen Roberts, 53 Foxbar Road, Paisley PA2 0AZ on 10 December 2009
157. Letter of Support from S Phillips, 71 Biggar Road, Deland, Motherwell on 10 December 2009
158. Letter of Support from Owner/Occupier, 197 St Andrews Drive, Glasgow on 10 December 2009

159. Letter of Support from C Swan, Flat 0/2 5 Devol Crescent, Pollok, Glasgow on 10 December 2009
160. Letter of Support from Miss Catherine Blair, 30 Sir William Wallace Court, Larbert FK5 4GA on 3 December 2009
161. Letter of Support from David Irvine, 13 Greenhorns Well Drive, Falkirk FK1 5HJ on 3 December 2009
162. Letter of Support from Lorraine Archibald, 62 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009
163. Letter of Support from Audrey Miller, 141 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
164. Letter of Support from Arlene Flemming, 50 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
165. Letter of Support from Aileen Devine, 41 Morrison Drive, Whins of Milton, Stirling FK7 2RT on 3 December 2009
166. Letter of Support from Mrs M Miller, 14 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
167. Letter of Support from John Miller, 51 Afton Court, Braehead, Stirling FK7 7QZ on 3 December 2009
168. Letter of Support from Dave Purves, 12 Kersehill Crescent, Falkirk FK2 9GH on 3 December 2009
169. Letter of Support from Owner/Occupier, 5 Allanwater Gardens, Bridge Of Allan FK9 4DW on 10 December 2009
170. Letter of Support from Catherine Bell, 1 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
171. Letter of Support from Alan Grant, 9 Gilburn Place, Bo'ness EH51 0BE on 10 December 2009
172. Letter of Support from Owner/Occupier, 78 Lismore Drive, Glenburn, 10 December 2009
173. Letter of Support from Owner/Occupier, 14 Scalpay St Leonards East Kilbride G74 2BU on 10 December 2009
174. Letter of Support from Owner/Occupier, 38 Caledonia Court, Paisley PA3 2LL on 10 December 2009
175. Letter of Support from Joan Adams, 69 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
176. Letter of Support from J Anderson, 6 Crawhall Place, Larbert FK5 4GD on 10 December 2009
177. Letter of Support from Steven Burile, Flat 2/2 3 Queen Elizabeth Gardens, Glasgow G5 0UJ on 10 December 2009
178. Letter of Support from Fiona Raymen, 10 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
179. Letter of Support from John Dow, 1 Naseby Avenue, Glasgow G11 7JQ on 10 December 2009
180. Letter of Support from Julie Clarke, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
181. Letter of Support from Brian Williamson, Tiger Industries Ltd Suite 2 Castle House, 1 Baker Street, on 10 December 2009
182. Letter of Support from John Murray, 10 Bothlyn Crescent, Gartcosh, Glasgow G69 8DA on 10 December 2009
183. Letter of Support from S Snedden, 14 Bomar Avenue, Bo'ness EH51 9PP on 11 December 2009
184. Letter of Support from J Norman, 17 Dalratho Road, Grangemouth FK3 9JE on 21 December 2009

185. Letter of Support from Owner/Occupier, 21 Dundarroch Street, Larbert FK5 3AA on 21 December 2009
186. Letter of Support from Cameron Scott, 61 Oswald Avenue, Grangemouth FK3 9AX on 21 December 2009
187. Letter of Support from Glynis Williamson, 9 Shore Road, Airth, Falkirk FK2 8LH on 21 December 2009
188. Letter of Support from Mr Andrew G Swinton, 42 Wallace Street, Bannockburn FK7 8JG on 22 December 2009
189. Letter of Support from Maxwell Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
190. Letter of Support from Jayd Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
191. Letter of Support from Connie Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
192. Letter of Support from John Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
193. Letter of Support from William Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
194. Letter of Support from Chanel Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
195. Letter of Support from Jon Paul Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
196. Letter of Support from Jane Ann Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
197. Letter of Support from Steve Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
198. Letter of Support from Jordana Patrick, 25 Calabar Court, Glasgow G73 5RL on 15 December 2009
199. Letter of Support from Susan Van Der Walt, 16 Kinnauld Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
200. Letter of Support from Marinus Van Der Walt, 16 Kinnauld Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
201. Letter of Support from Ross Cameron, on 11 December 2009
202. Letter of Support from Signature Illegible, on 11 December 2009
203. Letter of Support from Jurgens Van Der Walt, 16 Kinnauld Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
204. Letter of Support from Peter Stewart, Tradstocks Ltd, Dunaverig, Thornhill, Stirling on 17 December 2009
205. Letter of Support from Julie McCourt, 33D Carronvale Road, Larbert FK5 3LG on 17 December 2009
206. Letter of Support from John Cooper, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009
207. Letter of Support from Owner/Occupier, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009
208. Letter of representation received from Woodland Trust, 12 Cumberland Street, North East Lane, Edinburgh, EH3 6SB on 29 July 2010.

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

FALKIRK COUNCIL

Subject: ERECTION OF 10 DWELLINGHOUSES, FORMATION OF NEW ACCESS AND ROAD, PROVISION OF OPEN SPACE & PAVILION, ASSOCIATED INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME AND LANDSCAPING AT LAND TO THE NORTH OF CASTLEWOOD, GLEN ROAD, TORWOOD FOR MACLAREN PARK DEVELOPMENTS LTD – P/09/0781/PPP

Meeting: PLANNING COMMITTEE

Date: 19 May 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: John Milne (Senior Planning Officer) Ext, 4815

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 21 April 2010 (copy of previous report attached), when it was agreed to continue the application to undertake a site visit. This visit took place on 4 May 2010.
2. Members viewed the application site and heard representation from various parties and the following matters are noted:
 - (i) The representation from Gordon and Isabel Lawton is considered an objection to the application, not in support. The administrative error in the background papers does not affect the accuracy of the total number of representations received, nor the number of objections acknowledged.
 - (ii) The recommendation within the Report of Inquiry to the Falkirk Council Local Plan Finalised Draft (Deposit Version) that the application site is suitable for development is noted. However, the recommendations within the Report of Inquiry have yet to be considered and determined by Falkirk Council.
 - (iii) The current application seeks to secure the principle of development on the site, and matters relating to design and layout, including potential storey heights and finished ridge levels, of any development is a matter of conjecture at this point. However, both the applicant and the Report of Inquiry suggest a capacity of 10 units on the site.

- (iv) The tree belt outwith the application site is however within the control of the applicant and it is intended that this element would be included in any landscape management plan should permission be granted.

3. No matters were raised which would amend the original recommendation to refuse planning permission.

4. RECOMMENDATION

4.1 It is therefore recommended that the Planning Committee refuse the planning application for the following reasons:-

- (1) The proposal is contrary to Falkirk Council Structure Plan Policy ENV.1 – Countryside and Protected Areas, Rural Area Local Plan Policy Rural 1 – New Development in the Countryside and Falkirk Council Local Plan Finalised Draft (Deposit version) Policy EQ19 – Countryside – in that the proposal represent new development in the countryside for which there is no justification.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.



pp.....
Director of Development Services

Date: 11.05.10

LIST OF BACKGROUND PAPERS

1. Approved Falkirk Council Structure Plan
2. Adopted Rural Local Plan
3. Scottish Planning Policy (February 2010)
4. Letter of objection from Gordon & Isabel Lawton, Hollings Cottage Glen Road Torwood Larbert FK5 4SN on 16 November 2009
5. Letter of Objection from SP Energy Networks, Riccarton Mains Road, Currie, Edinburgh EH14 5AA on 24 November 2009
6. Letter of Support from Owner/Occupier, 293 St Georges Road, Glasgow on 10 December 2009
7. Letter of Support from Louise Robertson, 47 Eglintoun Road, Stewarton, KA3 3JA on 10 December 2009

8. Letter of Support from Owner/Occupier, Barraston House, Bridge Of Weir, Renfrewshire on 10 December 2009
9. Letter of Support from Barrie McFarlane, Cartref, 15 Gardrum Gardens, Shieldhill, Falkirk on 10 December 2009
10. Letter of Support from Andrea Murray, 55 Blackhill Gardens, Summerston, Glasgow G23 5NE on 10 December 2009
11. Letter of Support from Simon Speddy, 108 Andrew Paton Way, Hamilton ML3 0GB on 10 December 2009
12. Letter of Support from Susan Warnock, 47 MacTaggart Road, Seafar, Cumbernauld, Glasgow on 10 December 2009
13. Letter of Support from Mrs Catherine Taggart, 3 Gateside Avenue, Kilsyth G65 9BW on 10 December 2009
14. Letter of Support from Gary Smith, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
15. Letter of Support from Miss P Curran, 187 Curzow Street, Glasgow G20 9EU on 10 December 2009
16. Letter of Support from J Buchan, 24 Castle View, Airth, Falkirk FK2 8GE on 10 December 2009
17. Letter of Support from Alanna Gardner, 23 Longdyke Place, Carronshore, Falkirk FK2 8TD on 10 December 2009
18. Letter of Support from Emma McKendrick, 52 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
19. Letter of Support from Sarah Govan, 79 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
20. Letter of Support from Ross McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
21. Letter of Support from Rhys Perry, 10 Old Bellsdyke Road, Larbert FK5 4EE on 10 December 2009
22. Letter of Support from Owner/Occupier, 18 The Grange, Brightons, Falkirk FK2 0SS on 10 December 2009
23. Letter of Support from Ross Cook, 39 Douglas Avenue, Airth, Falkirk FK2 8GF on 10 December 2009
24. Letter of Support from Owner/Occupier, 61 Venachar Road, Falkirk FK1 5UP on 10 December 2009
25. Letter of Support from L McLaughlin, 22 Keith Street, Kincardine FK10 4ND on 10 December 2009
26. Letter of Support from S Alexander, 17 Fulmar Crescent, Larbert FK5 4FW on 10 December 2009
27. Letter of Support from Lorraine McLaren, 7 Cannock Grove, Glenboig, North Lanarkshire ML5 2TL on 10 December 2009
28. Letter of Objection from Alison Neilson, Willowdene, Glen Road, Torwood, Larbert on 23 November 2009
29. Letter of Objection from Mr and Mrs J Bell, Netherlee, Glen Road, Torwood, Larbert on 24 November 2009
30. Letter of Support from Mark Wright, 34 Glebe Road, Kincardine, Fife FK10 4QB on 10 December 2009
31. Letter of Support from Alana Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
32. Letter of Support from Samantha Darrien, 83 Windsor Road, Falkirk FK1 5HB on 10 December 2009

33. Letter of Support from Ruth Thomson, 9 Robert Bruce Court, Larbert FK5 4HP on 10 December 2009
34. Letter of Support from Emma Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
35. Letter of Support from David Cowan, 3 - 4 Falkirk Road, Larbert FK5 3AF on 10 December 2009
36. Letter of Support from Melissa Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
37. Letter of Support from Kirsty Linton, 3 Barleyhill, Bonnybridge FK4 1AH on 10 December 2009
38. Letter of Support from Jennifer Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
39. Letter of Support from Arron Paterson, 9 Acorn Crescent, Larbert FK5 3LT on 10 December 2009
40. Letter of Support from Lori Carthew, 19 Tantallon Drive, Carron, Falkirk FK2 8DJ on 10 December 2009
41. Letter of Support from Ashley MacAlister, 51 Ferguson Drive, Denny FK6 5AF on 10 December 2009
42. Letter of Support from Scott Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
43. Letter of Support from Laura Wallace, 31 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
44. Letter of Support from Craig Hamilton, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
45. Letter of Support from Campbell McIntosh, 1 Brodick Place, Falkirk FK1 4SE on 10 December 2009
46. Letter of Support from Adam Powers, 2 Carrongrove Road, Carron, Falkirk FK2 8NX on 10 December 2009
47. Letter of Support from Allan Greaves, 30 Portal Road, Grangemouth FK3 8SP on 10 December 2009
48. Letter of Support from Steven Tweedie, 63 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
49. Letter of Support from Michael Strachan, 89 James Street, Stenhousemuir, Larbert FK5 3HR on 10 December 2009
50. Letter of Support from Scott Morris, Halleys Yard, Earnbank Road, Crieff PH7 3HL on 10 December 2009
51. Letter of Support from Chris Thomas, 19/1 Comely Bank Terrace, Edinburgh EH4 4AT on 10 December 2009
52. Letter of Support from Owner/Occupier, 44 Frederick Street, Edinburgh EH2 1EX on 10 December 2009
53. Letter of Support from S Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
54. Letter of Support from Owner/Occupier, 17 Tam O'Shanter Drive, Cowie, Stirling FK7 7DA on 10 December 2009
55. Letter of Support from Allan Imrie, BSc, MRICS, Allied Surveyors PLC 1 Clarendon Place, Stirling FK8 2QW on 10 December 2009
56. Letter of Support from Signature Illegible on 10 December 2009
57. Letter of Support from K Mcfarlane, 18 Callander Drive, Larbert FK5 3ES on 10 December 2009
58. Letter of Support from L McEwan, 11 Murray Row, Cowie, Stirling FK7 7DR on 10 December 2009

59. Letter of Support from Owner/Occupier, 29 Kings Place, Rosyth, Dunfermline KY11 2RU on 10 December 2009
60. Letter of Support from Geraldine Brown, 97 Cedar Road, Abronhill, Cumbernauld G67 3AS on 10 December 2009
61. Letter of Support from Rhona & Grier Edmead, 10 Willow Grove, Menstrie, Clackmannanshire FK11 7DQ on 10 December 2009
62. Letter of Support from Mrs M McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
63. Letter of Support from Mr J McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
64. Letter of Support from TradStocks, F.A.O Peter Stewart, Dunaverig, Thornhill, Stirling on 9 December 2009
65. Letter of Support from Gary Paterson, Kersie Bank, Kersie Terrace, South Alloa, Stirlingshire on 10 December 2009
66. Letter of Support from Greig Denham, 22 Cadder Court, Gartcosh G69 8FB on 10 December 2009
67. Letter of Support from Allied Surveyors, Stirling Office, 1a Clarendon Place, Stirling FK8 2QW on 8 December 2009
68. Letter of Objection from Larbert, Stenhousemuir & Torwood Community Council, C/o Norvia, 92 Stirling Road, Larbert FK5 4NF on 8 December 2009
69. Letter of Support from P Fotheringham, on 10 December 2009
70. Letter of Support from S Fotheringham, Torlene, Glen Road, Torwood, Larbert on 10 December 2009
71. Letter of Support from Mark Wells, on 10 December 2009
72. Letter of Support from G Wells on 10 December 2009
73. Letter of Support from David Innes, on 10 December 2009
74. Letter of Support from Signature Illegible on 10 December 2009
75. Letter of Support from M Anderson, King Robert Hotel, Glasgow Road, Stirling FK7 OLJ on 10 December 2009
76. Letter of Support from Michael Tamburrini, 1 Tarduff House, Falkirk FK2 0BS on 10 December 2009
77. Letter of Support from Des Martin, 20 Victoria Road, Paisley PA2 9PT on 10 December 2009
78. Letter of Support from Owner/Occupier, 8 Thrums Gardens, Bishopbriggs G64 1DQ on 10 December 2009
79. Letter of Support from Christine MacDonald, Flat 2/2 35 Plean Street, Glasgow G14 0YH on 10 December 2009
80. Letter of Support from James McGuire, 6 Aurs Glen, Barrhead on 10 December 2009
81. Letter of Support from Catherine Noble, 40 Cambridge Road, Renfrew PA4 0SR on 10 December 2009
82. Letter of Support from Owner/Occupier, 93A Glasgow Road, Dumbarton G82 IRE on 10 December 2009
83. Letter of Support from Stephen Docherty, 5 Braehead Crescent, Duntocher, Clydebank G81 6PF on 10 December 2009
84. Letter of Support from F Smith, 14 Fairfield Avenue, Bonnybridge FK4 1LU on 3 December 2009
85. Letter of Support from E McGovern, 74 Linden Avenue, Stirling FK7 7PT on 3 December 2009
86. Letter of Support from Marc Wilson, 14 Main Street, Clackmannan FK10 4JA on 3 December 2009
87. Letter of Support from Elizabeth Crawford, 74 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009

88. Letter of Support from C Burns, 40 Alexander Street, Airdrie ML6 0BA on 3 December 2009
89. Letter of Objection from Gordon Millar, Rowandale, Glen Road, Torwood, Larbert on
90. Letter of Objection from Yvonne Weir, Larbert, Stenhousemuir & Torwood Community Council, C/o 92 Stirling Road, Larbert FK5 4NF on 3 December 2009
91. Letter of Support from Audrey Jackson, 16c Primrose Street, Alloa Clacks on 10 December 2009
92. Letter of Support from Lynche Cobain, 28 Cromwell Road, Falkirk FK1 1SF on 10 December 2009
93. Letter of Support from D Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
94. Letter of Objection from James Paton, Wallacebank, Glen Road, Torwood, Larbert on 19 November 2009
95. Letter of Objection from Mr Alan Mackay, Woodhaven, Glen Road, Torwood FK5 4SN on 3 November 2009
96. Letter of Support from Lee Drummond, 72 Elphinstone Crescent, Airth, Falkirk FK2 8JX on 3 December 2009
97. Letter of Support from S J Dow, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009
98. Letter of Support from L Rice, 27 Gowanhill Gardens, Stirling FK8 1SG on 3 December 2009
99. Letter of Support from Owner/Occupier, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
100. Letter of Support from Owner/Occupier, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009
101. Letter of Support from Claire Watt, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
102. Letter of Support from Andy Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
103. Letter of Support from Molly Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
104. Letter of Support from M Gilfillan, 2 Wallace Street, Bannockburn FK7 8JG on 3 December 2009
105. Letter of Support from George Talbot, 146 Alloa Road, Stenhousemuir, Larbert FK5 4HQ on 10 December 2009
106. Letter of Support from Brendan Hutton, 12 Sainford Crescent, Falkirk FK2 7QF on 3 December 2009
107. Letter of Support from Steven Murray, 8 Cadzow Avenue, Bo'ness EH51 9BJ on 10 December 2009
108. Letter of Support from Gillian Fowler, 43 Ferguson Drive, Denny FK6 5AF on 10 December 2009
109. Letter of Support from Roslyn Gurr, 16 Silver Street, Kincardine FK10 4NS on 10 December 2009
110. Letter of Support from R M Allan, "Castlevue", 6 Quarry Road, Cambusbarron, Stirling on 10 December 2009
111. Letter of Support from James Davidson, 4 The Grange, Perceton, Irvine KA11 2EU on 10 December 2009
112. Letter of Support from Stuart Christie, 3 Avon Court, Falkirk FK1 2QB on 10 December 2009
113. Letter of Support from Mr Crisanto Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
114. Letter of Support from Josefina Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
115. Letter of Support from Dr John Weir, The Coach House, Glenbervie, Larbert FK5 4SJ on 10 December 2009

116. Letter of Support from Martin Gill, 12 Rothesay Place, Edinburgh EH3 7SQ on 10 December 2009
117. Letter of Support from Owner/Occupier, 75 Dunlop Street, Glasgow G1 4SX on 10 December 2009
118. Letter of Support from Jean Rattray, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
119. Letter of Support from Janice Mcleod, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
120. Letter of Support from Joanna Landan, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
121. Letter of Support from Steven Mcleod, Glenbervie House, Larbert FK5 4SJ on 3 December 2009
122. Letter of Support from Greta Hill-Lyons, Hirer Unit C Coalburn Road, Bothwell on 3 December 2009
123. Letter of Support from Kirsteen Binnie, 5 Meadow Court, Dunipace, Denny FK6 6JU on 3 December 2009
124. Letter of Support from Mr Campbell, 15 Vale Grove, Stirling FK9 5NS on 3 December 2009
125. Letter of Support from Frances Boyle, 3 Avonlea Drive, Polmont, Falkirk FK2 0QJ on 3 December 2009
126. Letter of Support from M Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
127. Letter of Support from W E Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
128. Letter of Support from Jacqui Harrower, 3B Ledi View, Cornton, Stirling FK9 5BY on 3 December 2009
129. Letter of Support from Anne Hardie, 14 Stance Place, Larbert FK5 4FA on 3 December 2009
130. Letter of Support from J Bell, 48 Jackson Avenue, Grangemouth FK3 8JU on 3 December 2009
131. Letter of Support from Jerry Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
132. Letter of Support from Kathryn Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
133. Letter of Support from Ann Marie Miller, 48 Carronbank Crescent, Denny FK6 6JF on 3 December 2009
134. Letter of Support from Morag Dow, 38 Delph Wynd, Laurel Bank, Tullibody CLACKS on 3 December 2009
135. Letter of Support from Linda Russell, 10 Falkland Place, Stenhousemuir Larbert FK5 4LR on 3 December 2009
136. Letter of Support from Owner, Occupier, 97 Craigview, Sauchie, Alloa FK10 3HE on 3 December 2009
137. Letter of Support from Roslyn Colston, 4 Roman Way, Bo'ness EH51 0NZ on 3 December 2009
138. Letter of Support from Heather Gunn, 26 Graham Terrace, Airth, Falkirk FK2 8LG on 3 December 2009
139. Letter of Support from Carol-Ann Rattray, 63 Stirling Road, Fallin, Stirling FK7 7JP on 3 December 2009
140. Letter of Support from Petria Cougan, 46 Meadowpark Road, Bathgate EH48 2SJ on 3 December 2009
141. Letter of Support from Philip Hawkins, 35 Lorne Street, Edinburgh EH6 8RW on 3 December 2009
142. Letter of Support from Daniel Dunsmore, 1 Roman Road, Kirkintilloch G66 1DY on 3 December 2009
143. Letter of Support from Gloria Stewart, Clan House, Ayr Road, Loganswell, Glasgow on 3 December 2009

144. Letter of Support from Kate Macdonald, 22 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 3 December 2009
145. Letter of Support from Owner/Occupier, 73 Muirhead Road, Stenhousemuir, Larbert FK5 4JB on 3 December 2009
146. Letter of Support from John Quinn, 25 Chalton Road, Bridge Of Allan, Stirling FK9 4DX on 3 December 2009
147. Letter of Support from Darren Landan, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
148. Letter of Support from Laura Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
149. Letter of Support from Alan Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
150. Letter of Support from M Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
151. Letter of Support from Joss Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
152. Letter of Support from Lynne Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
153. Letter of Support from Louie Davey, Glenbervie House, Larbert FK5 4SJ on 3 December 2009
154. Letter of Support from Owner/Occupier, 31 Overtoun Road, Parkhall, Clydebank G81 3RG on 10 December 2009
155. Letter of Support from Karen Roberts, 53 Foxbar Road, Paisley PA2 0AZ on 10 December 2009
156. Letter of Support from S Phillips, 71 Biggar Road, Deland, Motherwell on 10 December 2009
157. Letter of Support from Owner/Occupier, 197 St Andrews Drive, Glasgow on 10 December 2009
158. Letter of Support from C Swan, Flat 0/2 5 Devol Crescent, Pollok, Glasgow on 10 December 2009
159. Letter of Support from Miss Catherine Blair, 30 Sir William Wallace Court, Larbert FK5 4GA on 3 December 2009
160. Letter of Support from David Irvine, 13 Greenhorns Well Drive, Falkirk FK1 5HJ on 3 December 2009
161. Letter of Support from Lorraine Archibald, 62 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009
162. Letter of Support from Audrey Miller, 141 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
163. Letter of Support from Arlene Flemming, 50 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
164. Letter of Support from Aileen Devine, 41 Morrison Drive, Whins of Milton, Stirling FK7 2RT on 3 December 2009
165. Letter of Support from Mrs M Miller, 14 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
166. Letter of Support from John Miller, 51 Afton Court, Braehead, Stirling FK7 7QZ on 3 December 2009
167. Letter of Support from Dave Purves, 12 Kersehill Crescent, Falkirk FK2 9GH on 3 December 2009
168. Letter of Support from Owner/Occupier, 5 Allanwater Gardens, Bridge Of Allan FK9 4DW on 10 December 2009
169. Letter of Support from Catherine Bell, 1 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
170. Letter of Support from Alan Grant, 9 Gilburn Place, Bo'ness EH51 0BE on 10 December 2009
171. Letter of Support from Owner/Occupier, 78 Lismore Drive, Glenburn, 10 December 2009

172. Letter of Support from Owner/Occupier, 14 Scalpay St Leonards East Kilbride G74 2BU on 10 December 2009
173. Letter of Support from Owner/Occupier, 38 Caledonia Court, Paisley PA3 2LL on 10 December 2009
174. Letter of Support from Joan Adams, 69 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
175. Letter of Support from J Anderson, 6 Crawhall Place, Larbert FK5 4GD on 10 December 2009
176. Letter of Support from Steven Burile, Flat 2/2 3 Queen Elizabeth Gardens, Glasgow G5 0UJ on 10 December 2009
177. Letter of Support from Fiona Raymen, 10 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
178. Letter of Support from John Dow, 1 Naseby Avenue, Glasgow G11 7JQ on 10 December 2009
179. Letter of Support from Julie Clarke, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
180. Letter of Support from Brian Williamson, Tiger Industries Ltd Suite 2 Castle House, 1 Baker Street, on 10 December 2009
181. Letter of Support from John Murray, 10 Bothlyn Crescent, Gartcosh, Glasgow G69 8DA on 10 December 2009
182. Letter of Support from S Snedden, 14 Bomar Avenue, Bo'ness EH51 9PP on 11 December 2009
183. Letter of Support from J Norman, 17 Dalratho Road, Grangemouth FK3 9JE on 21 December 2009
184. Letter of Support from Owner/Occupier, 21 Dundarroch Street, Larbert FK5 3AA on 21 December 2009
185. Letter of Support from Cameron Scott, 61 Oswald Avenue, Grangemouth FK3 9AX on 21 December 2009
186. Letter of Support from Glynis Williamson, 9 Shore Road, Airth, Falkirk FK2 8LH on 21 December 2009
187. Letter of Support from Mr Andrew G Swinton, 42 Wallace Street, Bannockburn FK7 8JG on 22 December 2009
188. Letter of Support from Maxwell Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
189. Letter of Support from Jayd Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
190. Letter of Support from Connie Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
191. Letter of Support from John Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
192. Letter of Support from William Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
193. Letter of Support from Chanel Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
194. Letter of Support from Jon Paul Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
195. Letter of Support from Jane Ann Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
196. Letter of Support from Steve Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
197. Letter of Support from Jordana Patrick, 25 Calabar Court, Glasgow G73 5RL on 15 December 2009

198. Letter of Support from Susan Van Der Walt, 16 Kinnaird Drive. Stenhousemuir. Larbert FK5 4JN on 18 December 2009
199. Letter of Support from Marinus Van Der Walt, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
200. Letter of Support from Ross Cameron, on 11 December 2009
201. Letter of Support from Signature Illegible, on 11 December 2009
202. .Letter of Support from Jurgens Van Der Walt, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
203. Letter of Support from Peter Stewart, Tradstocks Ltd, Dunaverig, Thornhill, Stirling on 17 December 2009
204. Letter of Support from Julie McCourt, 33D Carronvale Road, Larbert FK5 3LG on 17 December 2009
205. Letter of Support from John Cooper, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009
206. Letter of Support from Owner/Occupier, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009

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

FALKIRK COUNCIL

Subject: ERECTION OF 10 DWELLINGHOUSES, FORMATION OF NEW ACCESS AND ROAD, PROVISION OF OPEN SPACE & PAVILION, ASSOCIATED INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME AND LANDSCAPING AT LAND TO THE NORTH OF CASTLEWOOD, GLEN ROAD, TORWOOD FOR MACLAREN PARK DEVELOPMENTS LTD – P/09/0781/PPP

Meeting: PLANNING COMMITTEE

Date: 21 April 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: John Milne (Senior Planning Officer) Ext, 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site lies towards the north end of the village of Torwood and consists of an area of open field, known locally as MacLaren Park.
- 1.2 The site extends to an area of some 1.95 ha and is bounded by Glen Road to the south west, where existing dwellinghouses front the roadway and back onto the application site. To the north, the site is directly abutted by woodland and to the south east, has a shared boundary with existing dwellings. Vehicular access to the site is proposed from Glen Road immediately to the north of a residential property known as 'Castlewood'.
- 1.3 The application seeks to establish the principle of housing development on the site (Planning Permission in Principle), but is accompanied by supporting information relating to the erection of 10 dwellinghouses, including a Design Statement, Planning Statement, Drainage Assessment and Ecology Report. It is submitted by the applicant's agent that the design aims to achieve high quality, low density sustainable development providing attractive and affordable houses which would strengthen the sense of community by providing a heart to the village of Torwood.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called in by Councillor Alistair McNeill.

3. SITE HISTORY

- 3.1 F/2002/0771 – erection of 34 dwellinghouses and associated roads – withdrawn on 07 January 2003.
- 3.2 P/08/0707/FUL – demolition of existing dwellinghouse, erection of new dwellinghouse and formation of house plot – withdrawn on 08 October 2008.
- 3.3 P/08/0912/FUL – erection of dwellinghouse and detached garage – granted on 26 February 2009.
- 3.4 P/09/0507/OUT – erection of 10 dwellinghouses, formation of new access and road, provision of open space and pavilion, associated infrastructure including a sustainable urban drainage scheme and landscaping – withdrawn on 30 October 2009 and superceded by the application which is the subject of this report.

4. CONSULTATIONS

- 4.1 The Roads Development Unit advise that roads and footways in the proposed development would require to be constructed in compliance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. It is also requested that the applicant confirms the Sustainable Urban Drainage Strategy to be employed on site.
- 4.2 Education Services request that, if planning permission were to be granted, a pro-rata contribution of £1,000 per house is made to be used towards resolving anticipated capacity pressures at Larbert High School. They advise that the school is currently nearly full and expected to reach capacity in the next 5-10 years.
- 4.3 Museum Services have made no comment to date.
- 4.4 The Transport Planning Unit advise that the geometry of the vehicular access road and footways, parking provision, junction visibility requirements, junction spacing and lighting should be provided to the satisfaction of the Roads Development Team and in accordance with the current Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
- 4.5 Scottish Water does not object to this planning application, however, Scottish Water are unable to reserve capacity at their water and wastewater treatment works in advance of any formal agreement with the developer.
- 4.6 The Environmental Protection Unit advises that a condition addressing potential land contamination should be imposed if planning permission is granted. Noise need not be considered as a determining factor in considering the application.
- 4.7 The Scottish Environmental Protection Agency has referred Falkirk Council to their guidance 'standing advice for small scale local developments'.

5. COMMUNITY COUNCIL

5.1 The Larbert, Stenhousemuir and Torwood Community Council objects to the application on the following grounds:

- There are potential road safety and access issues associated with the development of the site.
- The site is outwith the urban limits for Torwood and is therefore contrary to the Local Plan.

6. PUBLIC REPRESENTATION

6.1 In the course of the application, 203 representations were received and 8 of these objected to the application, the salient issues being summarised below:

- More housing will increase traffic on Glen Road, all to the detriment of highway safety.
- Site is arable land.
- No need for more housing in Torwood.
- No existing amenities within the village.
- The site is outwith boundary of Local Plan.
- Contrary to Policy Rural 1 and 2 of the Rural Local Plan and backland development.
- Application represents further piecemeal development of Torwood.
- The proposed development would be detrimental to character of the area and amenity of residential neighbours in terms of loss of privacy.
- An unwarranted precedent would be set if permission were to be granted.
- Area should be preserved for wildlife and rural character of Torwood retained.
- Mine workings are present on the site.
- The application site is not a 'gap' suitable for development.
- There is a high voltage overhead line within the site and no arrangements/costs have been agreed to remove/amend the provision.

6.2 In addition to the objections 195 letters of support were received, with the following comments:

- Opening of the new hospital will increase housing demand.

- Torwood is a desirable residential area and the proposal would integrate well with the existing settlement.
- Current lack of high quality niche residential development within the central area.
- The proposal would provide exclusive housing guided by sustainable design principles and provide an attractive village environment.
- Development would create a more robust and effective ‘rounding off’ of the village boundary as the site is an infill site, amidst a ‘lane’ formation of houses created over the years.
- Strong precedent of housing development in the area which is outwith the village limit.
- The development would help to maintain the vitality and visibility of the village by attracting new residents.
- The development would not result in a significant increase in village size.
- The application represents an effective housing site (based on criteria outlined in SPP3 and structure plan policy COM.2).

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 site is not of strategic importance and is not included in the list of strategic development opportunities defined within the Falkirk Council Structure Plan.

7a.2 Policy COM.1 ‘Housing Land Allocations’ states:

“The Council will:

- 1 support the phased provision of land for new housing as detailed in Schedule COM.1a to which a flexibility allowance of 10% will be added under Policy COM.2;*
- 2 maintain an effective 5 year supply of the housing land set out in Schedule 1a;*
- 3 review the housing calculations and allocations at intervals of no more than 5 years; and*

- 4 *In delivering the requirement in Schedule Com.1a the Council will support special initiatives for residential led regeneration at the location listed in Schedule Com.1b, provided that action plans and masterplans/ development frameworks are prepared in accordance with the local plan. In particular these must address phasing, social and physical infrastructure provision, the avoidance of adverse impacts on European sites, the removal of significant restraints and land acquisition as appropriate.”*

7a.3 The site is not allocated within the Development Plan for housing purposes and cannot be considered as a ‘windfall’ site. Development Plan policy specifically excludes new housing in the countryside unless accompanied by reasoned justification.

7a.4 Policy COM.4 ‘Rural Communities’ states:

“Within the villages of the Council Area:

1. *development necessary for rural regeneration supported through the Community Planning process will be promoted within the target communities of Avonbridge, Limerigg, Slamannan, Standburn and Whitecross; and*
2. *the continued viability and environmental quality of the other villages will be achieved through the appropriate distribution of the general housing land allocation indicated in Schedule Com.1a and through other initiatives to protect local services.”*

7a.5 No development necessary for rural regeneration has been identified in the Torwood community through Local Plan allocation.

7a.6 Policy COM.5 ‘Developer Contributions’ states:

“The Council will ensure that proper provision is made to meet the physical and social infrastructure needs of new development and to mitigate the impact of such development on the locality. Where it is required to make a proposal acceptable in land use planning terms, serve a planning purpose and is directly related to the proposed development, developer funding for on- or off-site works will be sought in respect of:

- (1) *environmental enhancement required to mitigate, or compensate for landscape, townscape or ecological impacts;*
- (2) *physical infrastructure required to make the development acceptable, particularly transport provision required to ensure that the development meets sustainability criteria;*
- (3) *community and recreational facilities required to meet demand generated by the development.*

The required provision will be reasonable and related to the scale and nature of the proposed development, taking into account the relevant Council standards and will be specified within Local Plans and development briefs as appropriate. Examples of the range of matters which developers may be asked to address are provided in Schedule COM.5.”

7a.7 Education Services has requested that, if the application is approved, a financial contribution of £1,000 per house is made towards resolving anticipated capacity pressures at Larbert High School.

7a.8 Policy COM.6 ‘Open Space and Recreational Facilities’ states:

“The Council will seek to ensure that a satisfactory distribution and quality of open space and recreational facilities exists across the Council area. Accordingly:

- (1) the loss of open space and recreational facilities will not normally be permitted except where, as part of a community-wide assessment of provision, it is demonstrated that the loss will have no adverse impact on visual or recreational amenity and will release resources for qualitative improvements to facilities in the community as a whole;*
- (2) Local Plans will identify and seek to address any remaining localised deficiencies in provision;*
- (3) resources will generally be concentrated on improving the quality, management and accessibility of existing provision; and*
- (4) all new housing development must contribute to the provision and maintenance of open space and recreational facilities either through on-site provision or contributions to off-site provision. Standards will be set out in Local Plans based on the provision of 2.8ha per 1000 persons.”*

7a.9 The applicant submits that any new development will be afforded a significant degree of open space provision, although it should be noted that the current application seeks permission to establish the principle of development and detailed elements have not been formalised.

7a.10 Policy COM.7 ‘School Provision’ states:

“New housing development will not be permitted unless adequate school capacity is available or will be made available.”

7a.11 Education Services has requested a commuted payment to address current school capacity issues, should the application be approved.

7a.12 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.13 Policy ENV.1 presumes against development in rural locations unless it can be demonstrated that a countryside location is essential. In this instance it has not demonstrated that the site, outwith the Torwood village urban envelope and within a rural location, is essential for development for residential purposes. In terms of Policy ENV.7 – Quality of Development – the applicant has submitted a supporting statement in relation to development quality, but it should be noted that the planning application under consideration seeks to establish the principle of development. Should development quality be a significant material consideration in approving the proposals, this could be secured by means of a Section 75 Legal Agreement or by condition to limit house numbers and ensure that the design aspirations of the development proposed is achieved.

7a.14 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.15 While the current application seeks to secure only the principle of development, the applicant has submitted additional information, restricting the development to 10 units and indicating a high standard of design. However, should the application be granted, these elements could be ensured through a legal agreement or by condition.

Rural Local Plan

7a.16 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.17 Policy Rural 1 advocates a general presumption against new development within the countryside. The site is outwith the village limit of Torwood in a countryside location and no overriding justification for development has been identified.

7a.18 Policy RURAL 2 ‘Village Limits’ states:

“That the boundary of the village areas as indicated on the Village Maps is regarded as the desirable limit to the growth of the villages at least for the period of the Local Plan. Accordingly, there will be a general presumption against proposals for development which would either extend the village areas beyond this limit or which would constitute undesirable sporadic development in the countryside.”

7a.19 The approval of the application would extend the growth of Torwood village outwith the defined village limit.

7a.20 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be considered are the Falkirk Council Local Plan Finalised Draft (Deposit Version), National Planning Policies and Guidance, assessment of public representations and the Falkirk Council Local Plan Report of Inquiry.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

7b.2 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.3 Policy EQ1 can only be referenced on the basis that supporting information has been lodged as background to a planning application seeking to secure the principle of development. The applicant submits that a high standard of design quality can be achieved on the site, should planning permission be granted.

7b.4 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.5 Policy EQ19 clearly states that 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 is subject to separate detailed appraisal. In this instance, the application site is clearly within a countryside location and does not accord with this policy.

7b.6 Policy SC3 - 'Housing Development In The Countryside' states:

“Housing development in the countryside will only be permitted in the following circumstances:

(1) Housing essential to the pursuance of agriculture, horticulture or forestry, or the management of a business for which a countryside location is essential. In these instances, the applicant must demonstrate:

- The operational need for the additional house in association with the business*
- That no existing dwelling which might have served that need has been sold or otherwise alienated from the holding*
- That there are no reasonable opportunities for reusing or converting redundant buildings rather than building a new dwellinghouse*
- That the business as a whole is capable of providing the main source of income for the occupant;*

(2) Proposals involving the rehabilitation of former residential properties, or the conversion of farm and other buildings to residential use, where

- The building, by virtue of its existing character, makes a positive contribution to the rural landscape*

- *The building is in a reasonable state of repair, still stands substantially intact and is capable of beneficial restoration, as verified by a report and certificate from a qualified structural engineer*
- *The restored or converted building is of comparable scale and character to the original building*
- *In the case of former non-residential buildings, the building is no longer required for the purpose for which it was built; or*

(3) *Appropriate infill opportunities within the envelope of an existing group of buildings, where the development would not result in ribbon, backland or sporadic development, and the proposal satisfies Policy SC8.”*

7b.7 Policy SC3 allows for appropriate infill opportunities within the envelope of an existing group of residential buildings. However, the application site is outwith the urban envelope of Torwood and is not considered to represent a ‘gap’ or ‘infill’ opportunity, and the proposal does not accord with this policy.

7b.8 Policy EQ27 - ‘Watercourses’ states:

“The Council recognises the importance of watercourses within the Council area in terms of their landscape, ecological, recreational and land drainage functions. Accordingly:

- (1) *There will be a general presumption against development which would have a detrimental effect on the landscape integrity, water quality, aquatic and riparian ecosystems, or recreational amenity of watercourses. Development proposals adjacent to a watercourse should provide for a substantial undeveloped and suitably landscaped riparian corridor to avoid such impacts;*
- (2) *Watercourses will be promoted as recreational corridors, with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives; and*
- (3) *There will be a general presumption against the culverting of watercourses.”*

7b.9 No issues have arisen which would be considered detrimental to the integrity of watercourses in the area.

7b.10 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.11 The application site not been allocated for housing purposes in the Falkirk Council Local Plan, and the proposal does not accord with this policy.

7b.12 Policy SC6 - 'Housing Density and Amenity' states:

- “(1) Overall density in new residential developments should conform to the indicative capacity shown for allocated sites or, in the case of windfall sites, be dictated by the character of the surrounding area and the design objectives for the site, as established in the Design Concept Statement. Higher densities may be allowed where this helps to achieve design excellence.*
- (2) On large sites, housing density should be varied to create areas of different character, reflecting the structure of streets and spaces in the development. A mix of housing types will be required.*
- (3) Adequate properly screened private amenity space should be provided for dwellinghouses. In flatted developments, communal space for clothes drying and private amenity should be provided.*
- (4) Housing layouts should be designed to ensure adequate privacy and to avoid excessive overshadowing of houses or garden ground. A minimum distance between overlooking windows of 18 metres will generally be required.”*

7b.13 This application seeks to establish the principle of development and the quality of new development would be dependent on further planning applications. If planning permission is granted, the provision of a legal agreement or condition securing limited numbers of units and reflecting design aspirations could be imposed.

7b.14 Policy SC14 'Education and New Housing Development' states:

“Where there is insufficient capacity within the catchment school to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council's education policies. The contribution will be a proportionate one, the basis of which will be set out in the SPG Note on 'Developer Contributions; Education and New Housing Development'. In cases where the school cannot be improved in a manner consistent with the Council's education policies, the development will not be permitted.”

7b.15 Education Services has requested a financial contribution should planning permission be granted.

National Planning Policies and Guidance

7b.16 Scottish Planning Policy (Feb 2010) advocates a plan-led approach for new development in the countryside, supporting prosperous and sustainable communities. The aim is not to see small settlements lose their identity nor to suburbanise the Scottish countryside but to maintain and improve the viability of communities. The SPP does stress that the planning system should be plan led. In this instance, the proposal would not contribute to any improvement in the community beyond the addition of housing units and could lead to an unwarranted precedent for new development outwith the Development Plan process.

Assessment of Public Representations

7b.17 No concerns as to road safety have been raised by consultees.

7b.18 The housing need for the Local Plan area has not shown a deficiency indicating that the site is required for housing purposes.

- 7b.19 The site has not been identified through the Development Plan as being suitable for housing.
- 7b.20 The site is not considered a 'gap' or 'infill' opportunity.
- 7b.21 Any 'rounding off' of the village envelope or introduction of housing development should be Development Plan led.
- 7b.22 The sustainable issues would require to be addressed on the submission of a full or matters subject of conditions application, the current application is to secure the principle of development on the site.

Falkirk Council Local Plan Finalised Draft (Deposit Version) Report of Inquiry

- 7b.23 Members will be aware that a Report of Inquiry has recently been received from Scottish Ministers, seeking to review the emerging Local Plan and provide guidance on policies and allocations. Within this Report, Scottish Ministers advocate the allocation of the MacLaren Park site for housing development, albeit highlighting that the site should have a capacity of around 10 units, with low density, high quality housing controlled by a planning/design brief; that appropriate provision should be made for open space on the site; that the trees around the site should be protected and reinforced by further planting; and that all infrastructure constraints have been overcome. This largely reflects what is contained in the application.
- 7b.24 However, it should also be noted that such considerations cannot presently be weighed as sufficiently material to alter the current recommendation.

7c Conclusion

- 7c.1 The proposal is contrary to well established Structure Plan, Local Plan and emerging Local Plan policies (however, see paragraph 7c.3) as the applicant seeks to develop housing on a site outwith the Torwood village limit and in a rural location and does not provide sufficient justification to set aside such Development Plan policies.
- 7c.2 As the application seeks to obtain the principle of development, any approval of the proposals may not achieve the level of development (10 dwellings) nor envisaged quality of design promoted by the applicant unless secured by legal agreement or condition.
- 7c.3 The recently published Falkirk Council Local Plan Report of Inquiry is a significant material consideration which Members may wish to attach weight to in the determination of this application, bearing in mind that its terms have not yet been formally considered by the Council.

8. RECOMMENDATION

- 8.1 It is therefore recommended that the Planning Committee refuse planning permission for the following reason(s):**

- (1) The proposal is contrary to Falkirk Council Structure Plan Policy ENV.1 – Countryside and Protected Areas, Rural Area Local Plan Policy Rural 1 – New Development in the Countryside and Falkirk Council Local Plan Finalised Draft (Deposit version) Policy EQ19 – Countryside – in that the proposal represent new development in the countryside for which there is no justification.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.

Pp

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Director of Development Services

Date: 13 April 2010

LIST OF BACKGROUND PAPERS

1. Approved Falkirk Council Structure Plan
2. Adopted Rural Local Plan
3. Scottish Planning Policy (February 2010)
4. Letter of support from Gordon & Isabel Lawton, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 16 November 2009
5. Letter of Objection from SP Energy Networks, Riccarton Mains Road, Currie, Edinburgh EH14 5AA on 24 November 2009
6. Letter of Support from Owner/Occupier, 293 St Georges Road, Glasgow on 10 December 2009
7. Letter of Support from Louise Robertson, 47 Eglintoun Road, Stewarton, KA3 3JA on 10 December 2009
8. Letter of Support from Owner/Occupier, Barraston House, Bridge Of Weir, Renfrewshire on 10 December 2009
9. Letter of Support from Barrie McFarlane, Cartref, 15 Gardrum Gardens, Shieldhill, Falkirk on 10 December 2009
10. Letter of Support from Andrea Murray, 55 Blackhill Gardens, Summerston, Glasgow G23 5NE on 10 December 2009
11. Letter of Support from Simon Speddy, 108 Andrew Paton Way, Hamilton ML3 0GB on 10 December 2009
12. Letter of Support from Susan Warnock, 47 MacTaggart Road, Seafar, Cumbernauld, Glasgow on 10 December 2009
13. Letter of Support from Mrs Catherine Taggart, 3 Gateside Avenue, Kilsyth G65 9BW on 10 December 2009
14. Letter of Support from Gary Smith, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
15. Letter of Support from Miss P Curran, 187 Curzow Street, Glasgow G20 9EU on 10 December 2009

16. Letter of Support from J Buchan, 24 Castle View, Airth, Falkirk FK2 8GE on 10 December 2009
17. Letter of Support from Alanna Gardner, 23 Longdyke Place, Carronshore, Falkirk FK2 8TD on 10 December 2009
18. Letter of Support from Emma McKendrick, 52 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
19. Letter of Support from Sarah Govan, 79 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
20. Letter of Support from Ross McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2009
21. Letter of Support from Rhys Perry, 10 Old Bellsdyke Road, Larbert FK5 4EE on 10 December 2009
22. Letter of Support from Owner/Occupier, 18 The Grange, Brightons, Falkirk FK2 0SS on 10 December 2009
23. Letter of Support from Ross Cook, 39 Douglas Avenue, Airth, Falkirk FK2 8GF on 10 December 2009
24. Letter of Support from Owner/Occupier, 61 Venachar Road, Falkirk FK1 5UP on 10 December 2009
25. Letter of Support from L McLaughlin, 22 Keith Street, Kincardine FK10 4ND on 10 December 2009
26. Letter of Support from S Alexander, 17 Fulmar Crescent, Larbert FK5 4FW on 10 December 2009
27. Letter of Support from Lorraine McLaren, 7 Cannock Grove, Glenboig, North Lanarkshire ML5 2TL on 10 December 2009
28. Letter of Objection from Alison Neilson, Willowdene, Glen Road, Torwood, Larbert on 23 November 2009
29. Letter of Objection from Mr and Mrs J Bell, Netherlee, Glen Road, Torwood, Larbert on 24 November 2009
30. Letter of Support from Mark Wright, 34 Glebe Road, Kincardine, Fife FK10 4QB on 10 December 2009
31. Letter of Support from Alana Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
32. Letter of Support from Samantha Darrien, 83 Windsor Road, Falkirk FK1 5HB on 10 December 2009
33. Letter of Support from Ruth Thomson, 9 Robert Bruce Court, Larbert FK5 4HP on 10 December 2009
34. Letter of Support from Emma Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
35. Letter of Support from David Cowan, 3 - 4 Falkirk Road, Larbert FK5 3AF on 10 December 2009
36. Letter of Support from Melissa Tocher, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
37. Letter of Support from Kirsty Linton, 3 Barleyhill, Bonnybridge FK4 1AH on 10 December 2009
38. Letter of Support from Jennifer Hutchison, 33 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
39. Letter of Support from Arron Paterson, 9 Acorn Crescent, Larbert FK5 3LT on 10 December 2009
40. Letter of Support from Lori Carthew, 19 Tantallon Drive, Carron, Falkirk FK2 8DJ on 10 December 2009

41. Letter of Support from Ashley MacAlister, 51 Ferguson Drive, Denny FK6 5AF on 10 December 2009
42. Letter of Support from Scott Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
43. Letter of Support from Laura Wallace, 31 Forbes Crescent, Larbert FK5 3LX on 10 December 2009
44. Letter of Support from Craig Hamilton, 14 Roughlands Crescent, Carronshore, Falkirk FK2 8BY on 10 December 2009
45. Letter of Support from Campbell McIntosh, 1 Brodick Place, Falkirk FK1 4SE on 10 December 2009
46. Letter of Support from Adam Powers, 2 Carrongrove Road, Carron, Falkirk FK2 8NX on 10 December 2009
47. Letter of Support from Allan Greaves, 30 Portal Road, Grangemouth FK3 8SP on 10 December 2009
48. Letter of Support from Steven Tweedie, 63 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
49. Letter of Support from Michael Strachan, 89 James Street, Stenhousemuir, Larbert FK5 3HR on 10 December 2009
50. Letter of Support from Scott Morris, Halleys Yard, Earnbank Road, Crieff PH7 3HL on 10 December 2009
51. Letter of Support from Chris Thomas, 19/1 Comely Bank Terrace, Edinburgh EH4 4AT on 10 December 2009
52. Letter of Support from Owner/Occupier, 44 Frederick Street, Edinburgh EH2 1EX on 10 December 2009
53. Letter of Support from S Meldrum, 18 Beaumont Drive, Carron, Falkirk FK2 8SN on 10 December 2009
54. Letter of Support from Owner/Occupier, 17 Tam O'Shanter Drive, Cowie, Stirling FK7 7DA on 10 December 2009
55. Letter of Support from Allan Imrie, BSc, MRICS, Allied Surveyors PLC 1 Clarendon Place, Stirling FK8 2QW on 10 December 2009
56. Letter of Support from Signature Illegible on 10 December 2009
57. Letter of Support from K Mcfarlane, 18 Callander Drive, Larbert FK5 3ES on 10 December 2009
58. Letter of Support from L McEwan, 11 Murray Row, Cowie, Stirling FK7 7DR on 10 December 2009
59. Letter of Support from Owner/Occupier, 29 Kings Place, Rosyth, Dunfermline KY11 2RU on 10 December 2009
60. Letter of Support from Geraldine Brown, 97 Cedar Road, Abronhill, Cumbernauld G67 3AS on 10 December 2009
61. Letter of Support from Rhona & Grier Edmead, 10 Willow Grove, Menstrie, Clackmannanshire FK11 7DQ on 10 December 2009
62. Letter of Support from Mrs M McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
63. Letter of Support from Mr J McPhee, 10 Netherby Road, Airth, Falkirk FK2 8LQ on 10 December 2009
64. Letter of Support from TradStocks, F.A.O Peter Stewart, Dunaverig, Thornhill, Stirling on 9 December 2009
65. Letter of Support from Gary Paterson, Kersie Bank, Kersie Terrace, South Alloa, Stirlingshire on 10 December 2009
66. Letter of Support from Greig Denham, 22 Cadder Court, Gartcosh G69 8FB on 10 December 2009

67. Letter of Support from Allied Surveyors, Stirling Office, 1a Clarendon Place, Stirling FK8 2QW on 8 December 2009
68. Letter of Objection from Larbert, Stenhousemuir & Torwood Community Council, C/o Norvia, 92 Stirling Road, Larbert FK5 4NF on 8 December 2009
69. Letter of Support from P Fotheringham, on 10 December 2009
70. Letter of Support from S Fotheringham, Torlene, Glen Road, Torwood, Larbert on 10 December 2009
71. Letter of Support from Mark Wells, on 10 December 2009
72. Letter of Support from G Wells on 10 December 2009
73. Letter of Support from David Innes, on 10 December 2009
74. Letter of Support from Signature Illegible on 10 December 2009
75. Letter of Support from M Anderson, King Robert Hotel, Glasgow Road, Stirling FK7 OLJ on 10 December 2009
76. Letter of Support from Michael Tamburrini, 1 Tarduff House, Falkirk FK2 0BS on 10 December 2009
77. Letter of Support from Des Martin, 20 Victoria Road, Paisley PA2 9PT on 10 December 2009
78. Letter of Support from Owner/Occupier, 8 Thrums Gardens, Bishopbriggs G64 1DQ on 10 December 2009
79. Letter of Support from Christine MacDonald, Flat 2/2 35 Plean Street, Glasgow G14 0YH on 10 December 2009
80. Letter of Support from James McGuire, 6 Aurs Glen, Barrhead on 10 December 2009
81. Letter of Support from Catherine Noble, 40 Cambridge Road, Renfrew PA4 0SR on 10 December 2009
82. Letter of Support from Owner/Occupier, 93A Glasgow Road, Dumbarton G82 IRE on 10 December 2009
83. Letter of Support from Stephen Docherty, 5 Braehead Crescent, Duntocher, Clydebank G81 6PF on 10 December 2009
84. Letter of Support from F Smith, 14 Fairfield Avenue, Bonnybridge FK4 1LU on 3 December 2009
85. Letter of Support from E McGovern, 74 Linden Avenue, Stirling FK7 7PT on 3 December 2009
86. Letter of Support from Marc Wilson, 14 Main Street, Clackmannan FK10 4JA on 3 December 2009
87. Letter of Support from Elizabeth Crawford, 74 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009
88. Letter of Support from C Burns, 40 Alexander Street, Airdrie ML6 0BA on 3 December 2009
89. Letter of Objection from Gordon Millar, Rowandale, Glen Road, Torwood, Larbert on
90. Letter of Objection from Yvonne Weir, Larbert, Stenhousemuir & Torwood Community Council, C/o 92 Stirling Road, Larbert FK5 4NF on 3 December 2009
91. Letter of Support from Audrey Jackson, 16c Primrose Street, Alloa Clacks on 10 December 2009
92. Letter of Support from Lynehe Cobain, 28 Cromwell Road, Falkirk FK1 1SF on 10 December 2009
93. Letter of Support from D Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
94. Letter of Objection from James Paton, Wallacebank, Glen Road, Torwood, Larbert on 19 November 2009
95. Letter of Objection from Mr Alan Mackay, Woodhaven, Glen Road, Torwood FK5 4SN on 3 November 2009
96. Letter of Support from Lee Drummond, 72 Elphinstone Crescent, Airth, Falkirk FK2 8JX on 3 December 2009
97. Letter of Support from S J Dow, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009

98. Letter of Support from L Rice, 27 Gowanhill Gardens, Stirling FK8 1SG on 3 December 2009
99. Letter of Support from Owner/Occupier, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
100. Letter of Support from Owner/Occupier, 81 Cleuch Drive, Alva FK12 5NY on 3 December 2009
101. Letter of Support from Claire Watt, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
102. Letter of Support from Andy Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
103. Letter of Support from Molly Hair, 3 Caledonian Place, Dunblane FK15 9AF on 3 December 2009
104. Letter of Support from M Gilfillan, 2 Wallace Street, Bannockburn FK7 8JG on 3 December 2009
105. Letter of Support from George Talbot, 146 Alloa Road, Stenhousemuir, Larbert FK5 4HQ on 10 December 2009
106. Letter of Support from Brendan Hutton, 12 Sainford Crescent, Falkirk FK2 7QF on 3 December 2009
107. Letter of Support from Steven Murray, 8 Cadzow Avenue, Bo'ness EH51 9BJ on 10 December 2009
108. Letter of Support from Gillian Fowler, 43 Ferguson Drive, Denny FK6 5AF on 10 December 2009
109. Letter of Support from Roslyn Gurr, 16 Silver Street, Kincardine FK10 4NS on 10 December 2009
110. Letter of Support from R M Allan, "Castlevue", 6 Quarry Road, Cambusbarron, Stirling on 10 December 2009
111. Letter of Support from James Davidson, 4 The Grange, Perceton, Irvine KA11 2EU on 10 December 2009
112. Letter of Support from Stuart Christie, 3 Avon Court, Falkirk FK1 2QB on 10 December 2009
113. Letter of Support from Mr Crisanto Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
114. Letter of Support from Josefina Bautista, 74 Kersiebank Avenue, Grangemouth FK3 0NA on 10 December 2009
115. Letter of Support from Dr John Weir, The Coach House, Glenbervie, Larbert FK5 4SJ on 10 December 2009
116. Letter of Support from Martin Gill, 12 Rothesay Place, Edinburgh EH3 7SQ on 10 December 2009
117. Letter of Support from Owner/Occupier, 75 Dunlop Street, Glasgow G1 4SX on 10 December 2009
118. Letter of Support from Jean Rattray, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
119. Letter of Support from Janice Mcleod, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
120. Letter of Support from Joanna Landan, 24 Ferry Court, Stirling FK9 5GJ on 3 December 2009
121. Letter of Support from Steven Mcleod, Glenbervie House, Larbert FK5 4SJ on 3 December 2009
122. Letter of Support from Greta Hill-Lyons, Hirer Unit C Coalburn Road, Bothwell on 3 December 2009
123. Letter of Support from Kirsteen Binnie, 5 Meadow Court, Dunipace, Denny FK6 6JU on 3 December 2009
124. Letter of Support from Mr Campbell, 15 Vale Grove, Stirling FK9 5NS on 3 December 2009
125. Letter of Support from Frances Boyle, 3 Avonlea Drive, Polmont, Falkirk FK2 0QJ on 3 December 2009

126. Letter of Support from M Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
127. Letter of Support from W E Morrison, 20 Queen's Crescent, Falkirk FK1 5JL on 3 December 2009
128. Letter of Support from Jacqui Harrower, 3B Ledi View, Cornton, Stirling FK9 5BY on 3 December 2009
129. Letter of Support from Anne Hardie, 14 Stance Place, Larbert FK5 4FA on 3 December 2009
130. Letter of Support from J Bell, 48 Jackson Avenue, Grangemouth FK3 8JU on 3 December 2009
131. Letter of Support from Jerry Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
132. Letter of Support from Kathryn Foster, 51 Old Doune Road, Dunblane, Perthshire FK15 9BX on 3 December 2009
133. Letter of Support from Ann Marie Miller, 48 Carronbank Crescent, Denny FK6 6JF on 3 December 2009
134. Letter of Support from Morag Dow, 38 Delph Wynd, Laurel Bank, Tullibody CLACKS on 3 December 2009
135. Letter of Support from Linda Russell, 10 Falkland Place, Stenhousemuir Larbert FK5 4LR on
136. Letter of Support from Owner, Occupier, 97 Craigview, Sauchie, Alloa FK10 3HE on 3 December 2009
137. Letter of Support from Roslyn Colston, 4 Roman Way, Bo'ness EH51 0NZ on 3 December 2009
138. Letter of Support from Heather Gunn, 26 Graham Terrace, Airth, Falkirk FK2 8LG on 3 December 2009
139. Letter of Support from Carol-Ann Rattray, 63 Stirling Road, Fallin, Stirling FK7 7JP on 3 December 2009
140. Letter of Support from Petria Cougan, 46 Meadowpark Road, Bathgate EH48 2SJ on 3 December 2009
141. Letter of Support from Philip Hawkins, 35 Lorne Street, Edinburgh EH6 8RW on 3 December 2009
142. Letter of Support from Daniel Dunsmore, 1 Roman Road, Kirkintilloch G66 1DY on 3 December 2009
143. Letter of Support from Gloria Stewart, Clan House, Ayr Road, Loganswell, Glasgow on 3 December 2009
144. Letter of Support from Kate Macdonald, 22 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 3 December 2009
145. Letter of Support from Owner/Occupier, 73 Muirhead Road, Stenhousemuir, Larbert FK5 4JB on 3 December 2009
146. Letter of Support from John Quinn, 25 Chalton Road, Bridge Of Allan, Stirling FK9 4DX on 3 December 2009
147. Letter of Support from Darren Landan, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
148. Letter of Support from Laura Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
149. Letter of Support from Alan Mcleod, 6 Ramsay Place, Stirling on 3 December 2009
150. Letter of Support from M Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
151. Letter of Support from Joss Taylor, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
152. Letter of Support from Lynne Mcleod, 5a Ochil Crescent, Stirling FK8 1QJ on 3 December 2009
153. Letter of Support from Louie Davey, Glenbervie House, Larbert FK5 4SJ on 3 December 2009

154. Letter of Support from Owner/Occupier, 31 Overtoun Road, Parkhall, Clydebank G81 3RG on 10 December 2009
155. Letter of Support from Karen Roberts, 53 Foxbar Road, Paisley PA2 0AZ on 10 December 2009
156. Letter of Support from S Phillips, 71 Biggar Road, Deland, Motherwell on 10 December 2009
157. Letter of Support from Owner/Occupier, 197 St Andrews Drive, Glasgow on 10 December 2009
158. Letter of Support from C Swan, Flat 0/2 5 Devol Crescent, Pollok, Glasgow on 10 December 2009
159. Letter of Support from Miss Catherine Blair, 30 Sir William Wallace Court, Larbert FK5 4GA on 3 December 2009
160. Letter of Support from David Irvine, 13 Greenhorns Well Drive, Falkirk FK1 5HJ on 3 December 2009
161. Letter of Support from Lorraine Archibald, 62 South Green Drive, Airth, Falkirk FK2 8JR on 3 December 2009
162. Letter of Support from Audrey Miller, 141 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
163. Letter of Support from Arlene Flemming, 50 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
164. Letter of Support from Aileen Devine, 41 Morrison Drive, Whins of Milton, Stirling FK7 2RT on 3 December 2009
165. Letter of Support from Mrs M Miller, 14 Spey Court, Braehead, Stirling FK7 7QZ on 3 December 2009
166. Letter of Support from John Miller, 51 Afton Court, Braehead, Stirling FK7 7QZ on 3 December 2009
167. Letter of Support from Dave Purves, 12 Kersehill Crescent, Falkirk FK2 9GH on 3 December 2009
168. Letter of Support from Owner/Occupier, 5 Allanwater Gardens, Bridge Of Allan FK9 4DW on 10 December 2009
169. Letter of Support from Catherine Bell, 1 Dundas Street, Grangemouth FK3 8BX on 10 December 2009
170. Letter of Support from Alan Grant, 9 Gilburn Place, Bo'ness EH51 0BE on 10 December 2009
171. Letter of Support from Owner/Occupier, 78 Lismore Drive, Glenburn, 10 December 2009
172. Letter of Support from Owner/Occupier, 14 Scalpay St Leonards East Kilbride G74 2BU on 10 December 2009
173. Letter of Support from Owner/Occupier, 38 Caledonia Court, Paisley PA3 2LL on 10 December 2009
174. Letter of Support from Joan Adams, 69 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
175. Letter of Support from J Anderson, 6 Crawhall Place, Larbert FK5 4GD on 10 December 2009
176. Letter of Support from Steven Burile, Flat 2/2 3 Queen Elizabeth Gardens, Glasgow G5 0UJ on 10 December 2009
177. Letter of Support from Fiona Raymen, 10 Carrongrange Gardens, Stenhousemuir, Larbert FK5 3DU on 10 December 2009
178. Letter of Support from John Dow, 1 Naseby Avenue, Glasgow G11 7JQ on 10 December 2009
179. Letter of Support from Julie Clarke, 30 Campbell Drive, Larbert FK5 4PR on 10 December 2009
180. Letter of Support from Brian Williamson, Tiger Industries Ltd Suite 2 Castle House, 1 Baker Street, on 10 December 2009

181. Letter of Support from John Murray, 10 Bothlyn Crescent, Gartcosh, Glasgow G69 8DA on 10 December 2009
182. Letter of Support from S Snedden, 14 Bomar Avenue, Bo'ness EH51 9PP on 11 December 2009
183. Letter of Support from J Norman, 17 Dalratho Road, Grangemouth FK3 9JE on 21 December 2009
184. Letter of Support from Owner/Occupier, 21 Dundarroch Street, Larbert FK5 3AA on 21 December 2009
185. Letter of Support from Cameron Scott, 61 Oswald Avenue, Grangemouth FK3 9AX on 21 December 2009
186. Letter of Support from Glynis Williamson, 9 Shore Road, Airth, Falkirk FK2 8LH on 21 December 2009
187. Letter of Support from Mr Andrew G Swinton, 42 Wallace Street, Bannockburn FK7 8JG on 22 December 2009
188. Letter of Support from Maxwell Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
189. Letter of Support from Jayd Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
190. Letter of Support from Connie Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
191. Letter of Support from John Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
192. Letter of Support from William Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
193. Letter of Support from Chanel Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
194. Letter of Support from Jon Paul Johnson, 10 Cuningar Estate, Glasgow G73 1PW on 15 December 2009
195. Letter of Support from Jane Ann Patrick, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
196. Letter of Support from Steve Miller, 40 Criagmore Street, Glasgow G31 1LQ on 15 December 2009
197. Letter of Support from Jordana Patrick, 25 Calabar Court, Glasgow G73 5RL on 15 December 2009
198. Letter of Support from Susan Van Der Walt, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
199. Letter of Support from Marinus Van Der Walt, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
200. Letter of Support from Ross Cameron, on 11 December 2009
201. Letter of Support from Signature Illegible, on 11 December 2009
202. Letter of Support from Jurgens Van Der Walt, 16 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 18 December 2009
203. Letter of Support from Peter Stewart, Tradstocks Ltd, Dunaverig, Thornhill, Stirling on 17 December 2009
204. Letter of Support from Julie McCourt, 33D Carronvale Road, Larbert FK5 3LG on 17 December 2009
205. Letter of Support from John Cooper, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009
206. Letter of Support from Owner/Occupier, 14 Castle View, Airth, Falkirk FK2 8GE on 17 December 2009

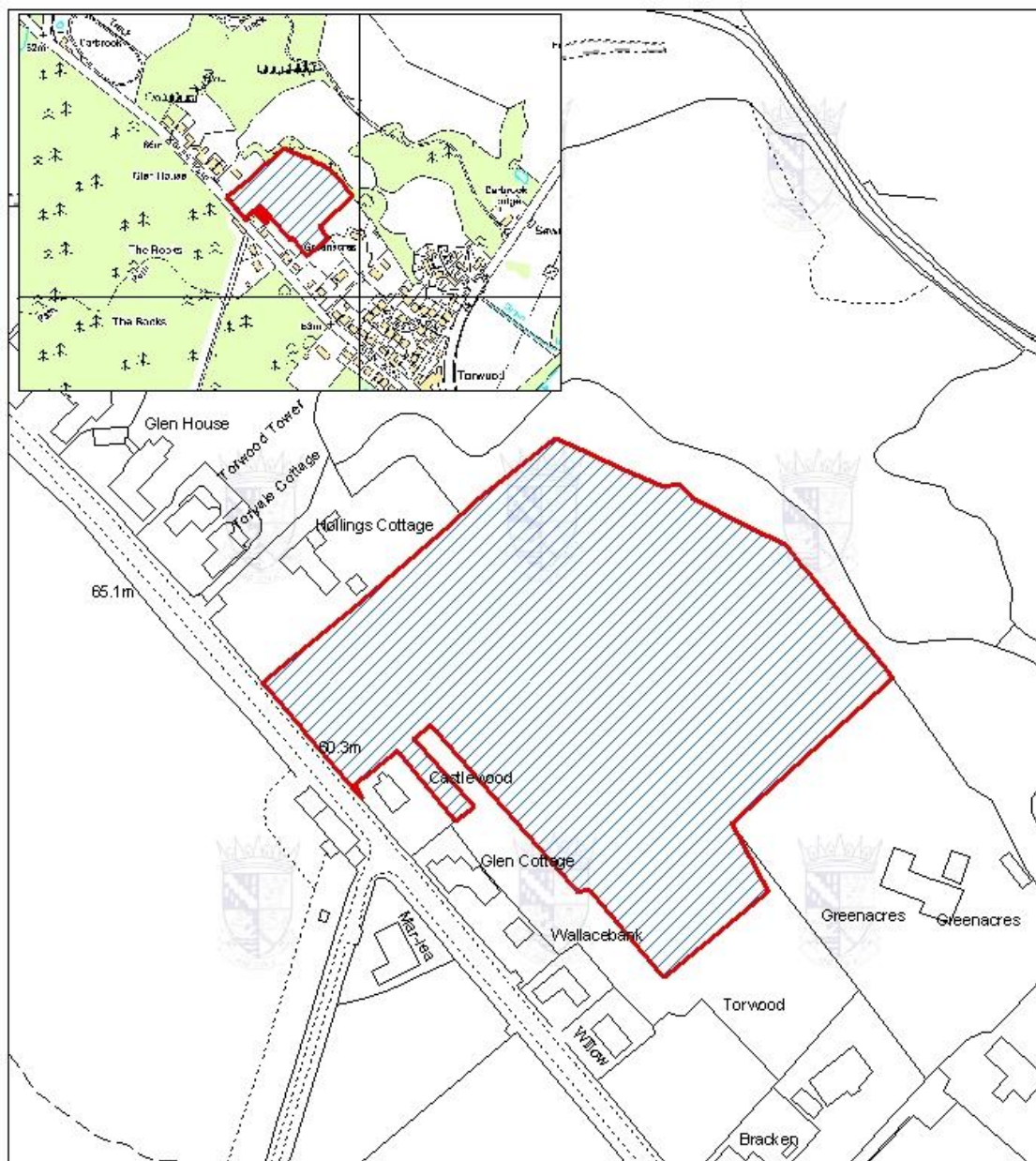
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne (Senior Planning Officer).

Planning Committee

Planning Application Location Plan

P/09/0781/PPP

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



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