

**FALKIRK COUNCIL**

**Subject:** EXTENSION TO MEMORIAL AT LAND TO THE SOUTH OF  
211 BO'NESS ROAD, BO'NESS ROAD, GRANGEMOUTH FOR  
1333 (GRANGEMOUTH) SQUADRON AIR TRAINING CORPS -  
P/10/0628/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 3 November 2010

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Ward** Grangemouth

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

**Community Council:** Grangemouth

**Case Officer:** David Paterson (Planning Officer), ext 4757

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

- 1.1 The application site is located on the south side of Bo'ness Road, Grangemouth. There is an existing memorial at the site.
- 1.2 It is proposed to extend the memorial by erecting a scale representation of a Spitfire airplane. The proposed extension to the memorial would not increase the number of visitors to the memorial, or increase the number of events held there. It is envisaged that the proposal is likely to attract visitors outwith dates of formal events. It is not envisaged, however, that the numbers of people involved in such visits would be significant.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application relates to land in the ownership of the Council and, under the Council's amended Scheme of Delegation, such applications require the consideration of the Planning Committee.

**3. SITE HISTORY**

- 3.1 P/08/0649/FUL - Formation of wall and hardstanding to memorial garden. Granted 11 September 2008.

#### **4. CONSULTATIONS**

- 4.1 The Roads Development Unit has raised no objections. The applicant is advised, however, to consider displaying directional signage. The Roads Development Unit would offer advice.
- 4.2 The Health and Safety Executive has confirmed that the proposed development need not be subject to a Planning Advice For Developments Near Hazardous Installations (PADHI) test.
- 4.3 No objections have been received following the consultation process.

#### **5. COMMUNITY COUNCIL**

- 5.1 Grangemouth Community Council has raised no objections.

#### **6. PUBLIC REPRESENTATION**

- 6.1 During the consideration of the application, no letters of objection or representation were received.

#### **7. DETAILED APPRAISAL**

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

Accordingly,

##### **7a The Development Plan**

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

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

##### ***Grangemouth Local Plan***

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

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

- 7a.3 It is considered that the proposed development accords with the policies and standards of the Council.
- 7a.4 The proposal accords with Policy Grangemouth Two.

7a.5 Policy Grangemouth Seven ‘Major Hazard Consultation Zones’ states:

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

7a.6 It is not considered that the proposed development would add significantly to the number of people exposed to existing risk in the area.

7a.7 The proposed development accords with Policy Grangemouth Seven.

7a.8 Accordingly, the proposed development accords with the Development Plan.

## **7b Material Considerations**

7b.1 Material considerations are the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) and consultation responses.

### ***Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by The Final Proposed Modifications (June 2010)***

7b.2 Policy EP2 – ‘Land For Business And Industrial Use’ states;

*“In order to maintain the business and industrial land supply and the employment role of existing business and industrial areas:*

- (1) The sites for new business and industrial development identified on the Proposals Map will be safeguarded for the employment use specified for each site; and*
- (2) The areas for retention in business and industrial use identified on the Proposals Map will be retained and reserved for Class 4, 5 or 6 uses, except for the established business parks of Callendar Park and Gateway Business Park, Grangemouth which will be reserved for Class 4 uses only and the Glasgow Road Camelon Industrial Area which may include a food retail element to meet local needs as part of the mix.*

*Other ancillary employment uses may be permitted within these areas where they are compatible with the principal business/industrial use of the site, will not result in a significant reduction in the availability of business land or property, and are consistent with other Local Plan policies.”*

7b.3 The site lies within an area identified for the retention of industrial use. It is not considered that the proposal would compromise the retention of any existing industrial use.

7b.4 The proposal accords with Policy EP2.

7b.5 Policy EP18 – ‘Major Hazards’ states;

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

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

7b.6 It is not considered that the proposal would increase the number of people exposed to risk in the area.

7b.7 The proposal accords with Policy EP18.

7b.8 Policy EQ3 ‘Townscape Design’ states:

*“New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:*

- (1) *The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site’s environs and creates a sense of identity within the development;*
- (2) *Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;*
- (3) *The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;*
- (4) *Building materials, finishes and colours should be chosen to complement those prevailing in the local area;*
- (5) *Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and*
- (6) *The contribution to the townscape of important landmarks, skylines and views should be respected.”*

7b.9 It is considered that the proposal would complement the site's environs and would help create a sense of identity.

7b.10 The proposal accords with Policy EQ3.

7b.11 Policy EQ9 - ‘Public Art’ states:

*“The Council will encourage the incorporation of public art in the design of buildings and the public realm. Developers will be required to adopt ‘Percent for Art’ schemes in respect of major commercial development schemes.”*

7b.12 The proposal constitutes an artistic structure in the public domain, and would make a positive contribution to the visual amenity of the area.

7b.13 The proposal accords with Policy EQ9.

7b.14 Accordingly, the proposed development accords with the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

## ***Consultation Responses***

7b.15 It is noted that the Roads Development Unit has advised that the applicant should consider displaying directional signage. This can be addressed by means of an informative.

### **7c Conclusion**

7c.1 The proposed development accords with the Development Plan and Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).

7c.2 The proposal would not compromise the retention of industrial uses.

7c.3 The proposal would complement the site's environs, and would make a positive contribution to the visual amenity of the area.

## **8. RECOMMENDATION**

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

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

### **Reason(s):**

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

### **Informative(s):**

- (1) For the avoidance of doubt, the plans to which this consent refers bear our reference 01, 02, 03, 04, 05, 06, 07 and 08.
- (2) You are advised to contact Falkirk Council Roads and Design Unit (01324 504733) to discuss directional signage requirements.



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For Director of Development Services

Date: 26 October 2010

### **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan.
2. Grangemouth Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)
4. P/08/0649/FUL.

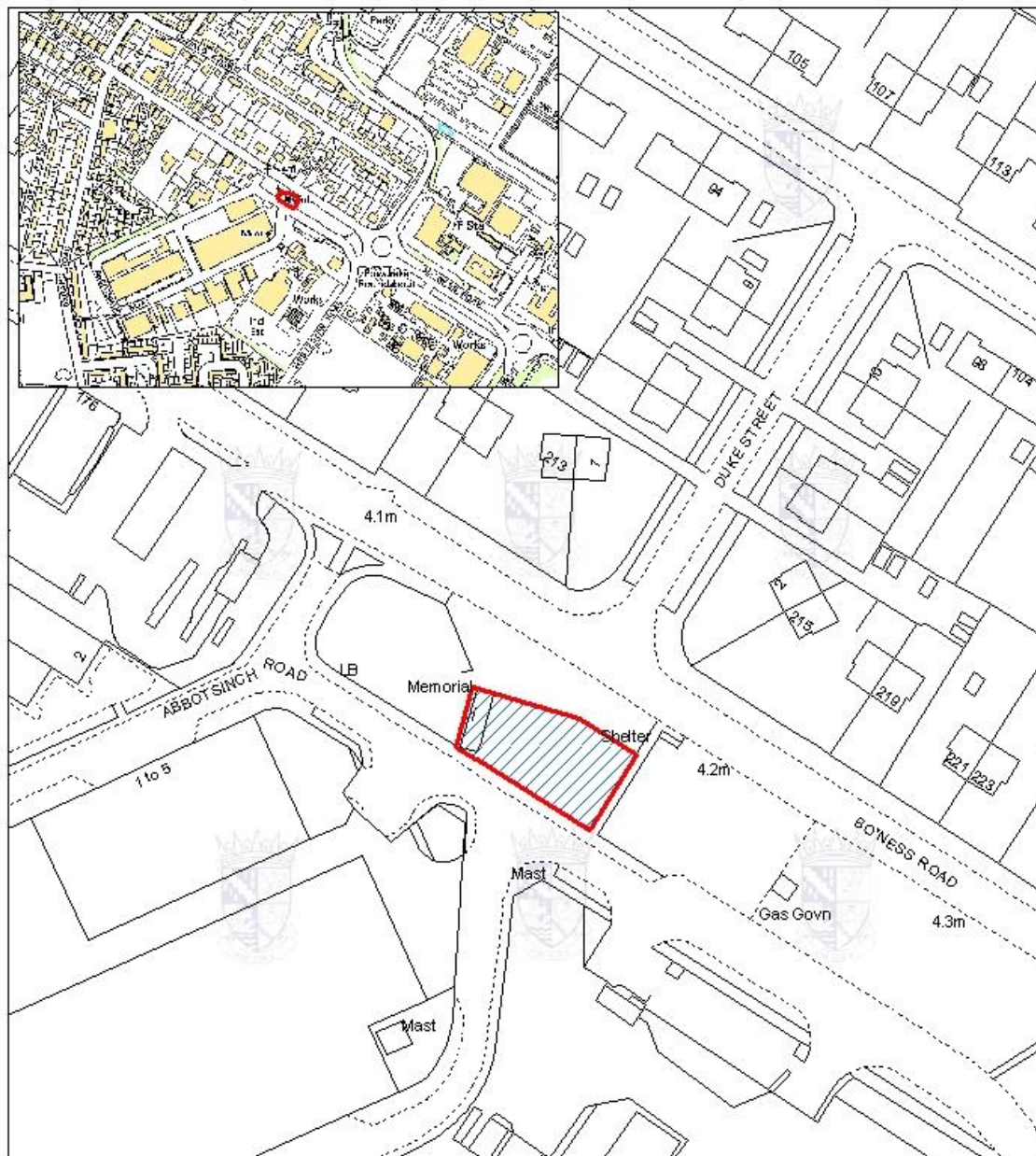
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson, Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/10/0628/FUL**

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



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