

**FALKIRK COUNCIL**

**Subject:** SITING OF SNACK VAN AT SITE TO THE NORTH EAST OF  
UNIT 8 WEST MAINS INDUSTRIAL ESTATE,  
GRANGEMOUTH, FOR MRS CLAIRE RITCHIE –  
P/10/0793/FUL  
**Meeting:** PLANNING COMMITTEE  
**Date:** 26 January 2011  
**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward - Falkirk North  
Provost Pat Reid  
Councillor David Alexander  
Councillor Craig R. Martin  
Councillor Cecil Meiklejohn

**Community Council:** Grahamston, Middlefield and Westfield

**Case Officer:** Kirsty Hope (Assistant Planning Officer) Ext. 4705

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

- 1.1 The application site is located north east of Unit 8 within West Mains Industrial Estate, Grangemouth.
- 1.2 This application seeks full planning permission for the siting of a mobile snack van.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application requires Committee consideration because the application relates to land which is owned by Falkirk Council.

**3. SITE HISTORY**

- 3.1 05/0449/FUL – Detailed planning permission for the siting of a hot food snack van was granted Planning Permission on 18<sup>th</sup> August 2005. This permission was consented temporarily for the period of one year.

#### **4. CONSULTATIONS**

- 4.1 The Roads Unit has advised that the application has been discussed at length in pre-application meetings and therefore have no road safety concerns at this location.
- 4.2 The Environmental Protection Unit recommend an Informative regarding ground conditions be attached to any consent.
- 4.3 The Health and Safety Executive advised that it does not advise on safety grounds, against the granting of planning permission for this application.

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

- 5.1 The local Community Council did not make any representation.

#### **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 There are no policies relevant to the proposal in the Structure Plan.

##### **Falkirk Council Local Plan**

- 7a.2 Policy EP10 - 'Mobile Snack Bar Outlets' states:

*"Proposals for mobile snack bar vans will not be permitted as permanent uses. Temporary consent may be granted within the Urban or Village Limits where:*

- (1) A specific need is demonstrated, which cannot be met by existing permanent facilities;*
- (2) There is no adverse affect on local amenity or the visual quality of the area, particularly as viewed from major transport routes; and*
- (3) Parking and access requirements are satisfied."*

7a.3 It is not considered that the proposal would have an adverse impact on the local amenity, or the visual quality of the area. Parking requirements have been satisfied as the Roads Unit have raised no objection to the siting of the snack van at this location.

7a.4 Accordingly, it is considered that the proposal accords with the Development Plan.

**7b Material Considerations**

7b.1 There are no material planning considerations.

**7c Conclusion**

7c.1 The proposed development is considered to accord with the Development Plan for reasons detailed within this report. There are no material considerations which would merit refusal of this application.

**8. RECOMMENDATION**

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

- (1) This permission shall be valid for a limited period until December 2013 and, at that time, unless further permission is granted, the site shall be vacated, cleared and left in a neat and tidy condition.

**Reason(s):-**

- (1) The proposal is not considered to be a suitable form of permanent development.

**Informative(s):-**

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01.
- (2) Please note that this permission does not alter the need to ensure that any other consent(s) necessary, under other legislation, are obtained. The Land is in ownership of Falkirk Council therefore this development cannot be carried out until ownership or a lease is obtained.
- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

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**Pp Director of Development Services**

Date: 18 January 2011

**LIST OF BACKGROUND PAPERS**

1. Falkirk Council Structure Plan
2. Falkirk Council Local Plan

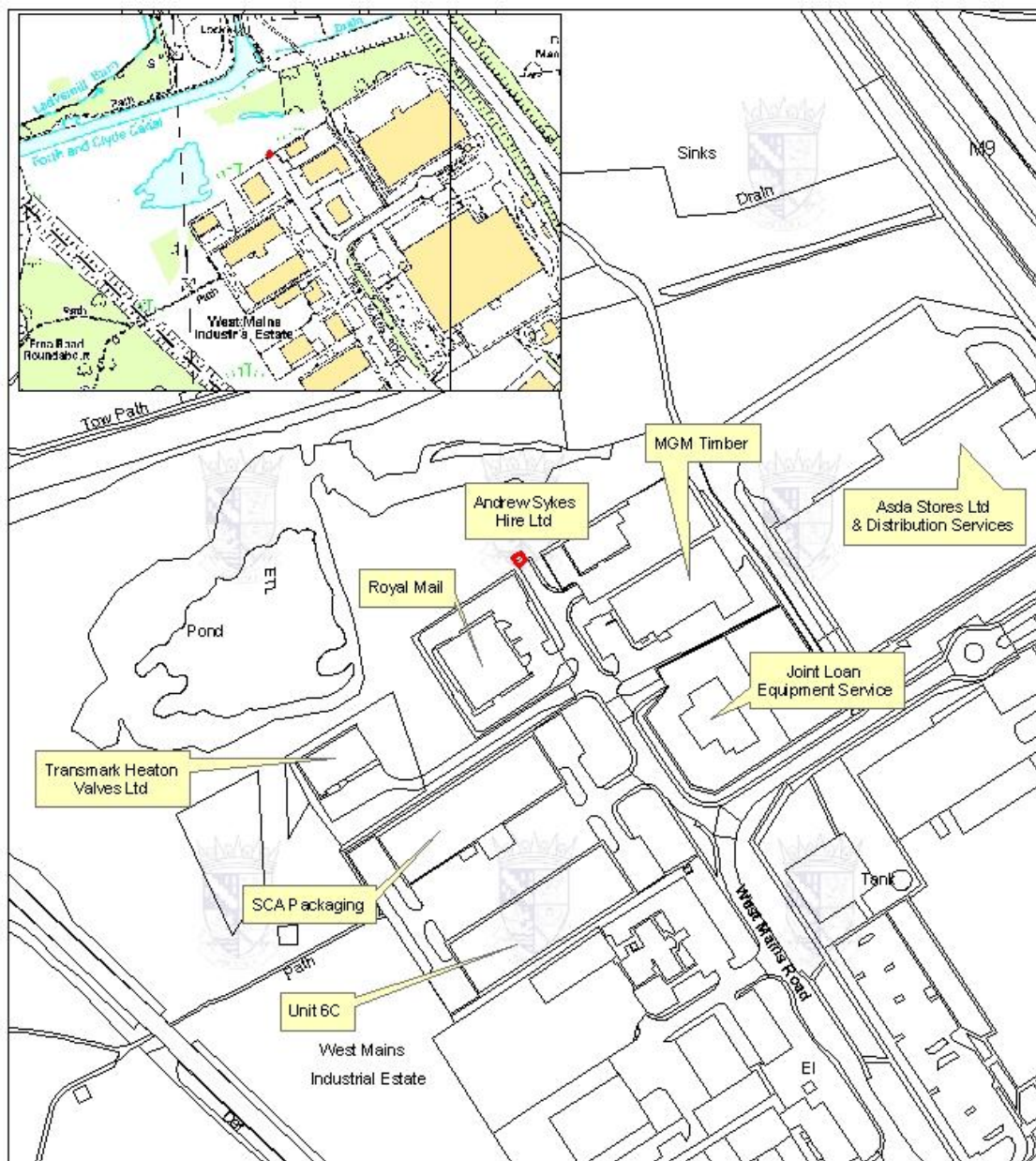
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/10/0793/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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