

# WEEKLY PLANNING BULLETIN

## Part Two: Decision List

**Date: 4 March 2008**

Applications contained in this List were determined during the week ending **1 March 2008**.

### The Decision List Format

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The Decision List is formatted to show as much information about applications which have been determined as possible. Below is a description of the information included in the List:

this means...

<b>Application Number</b>	:	a unique sequential reference number for the application.
<b>Application Type</b>	:	the type of application, e.g. detailed planning application, Listed Building Consent, Advertisement Consent.
<b>Proposal</b>	:	a description of what the applicant sought consent for.
<b>Location</b>	:	the address where they proposed to do it
<b>Applicants Name and Address</b>	:	the name of the individual(s) or organisation who applied for the consent and their mailing address
<b>Decision</b>	:	the decision that has been passed on the application
<b>Decision Date</b>	:	the date on which the decision letter relating to the application was issued. This will not necessarily be the same date as the date on which the proposal was presented to Committee or, if delegated, the date on which the delegated decision was made.

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**Application No** : P/07/0178/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of 10 Flats, Associated Car Parking and Infrastructure  
**Location** : Vacant Workshop South Of 20 Maddiston Road, Park Terrace, Brightons, ,  
**Applicant** : EKJN Architects, 100 High Street, Linlithgow, EH49 7AQ  
**Decision** : Withdrawn  
**Decision Issued** : 27 February 2008

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**Application No** : P/07/0807/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of 70 Metre High Amenometer Mast  
**Location** : Site To The South West Of Auchengean Farm, Falkirk, ,  
**Applicant** : RDC/Falck Renewables,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/0884/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of Dwellinghouse  
**Location** : Land To The South East Of The Hawes, Falkirk, ,  
**Applicant** : Mr & Mrs Robertson, The Hawes, Falkirk, FK2 0BU,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/0979/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of Dwellinghouse  
**Location** : Cavalier Inn, Cross Brae, Shieldhill, Falkirk, FK1 2EQ,  
**Applicant** : Mr T McMillan, 57 Craigs Crescent, Rumford, Falkirk, FK2 0ET,  
**Decision** : Withdrawn  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/0994/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of Dwellinghouse and Domestic Garage  
**Location** : Land South Of 7 Blackbraes Road, Falkirk, ,  
**Applicant** : Mr Colin McMillan,  
**Decision** : Withdrawn  
**Decision Issued** : 25 February 2008

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**Application No** : P/07/0995/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of Dwellinghouse and Domestic Garage  
**Location** : Land South Of 7 Blackbraes Road, Falkirk, ,  
**Applicant** : Mr James Kerr, 67 Easton Drive, Shieldhill, Falkirk, FK1 2TA,  
**Decision** : Withdrawn  
**Decision Issued** : 25 February 2008

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**Application No** : P/07/1046/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Extension to Dwellinghouse  
**Location** : 38 Cuffabouts, Bo'ness, EH51 9LP,  
**Applicant** : Mr & Mrs Gray, 38 Cuffabouts, Bo'ness, EH51 9LP,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1144/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Change of Use From Dwellinghouse to Office and Formation of Car Park  
**Location** : Lock 9 Cottage, Tophill Entry, Falkirk, FK1 5SQ,  
**Applicant** : Mrs C Peddie,  
**Decision** : Withdrawn  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1146/LBC  
**Application Type** : Listed Building Consent  
**Proposal** : Change of Use From Dwellinghouse to Office and Formation of Car Park  
**Location** : Lock 9 Cottage, Tophill Entry, Falkirk, FK1 5SQ,  
**Applicant** : Mrs C Peddie,  
**Decision** : Withdrawn  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1147/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Change of Use From Open Space to Form External Seating Area, Erection of Decking and Fencing  
**Location** : Claremont Inn, Main Street, Polmont, Falkirk, FK2 0PZ,  
**Applicant** : Scottish & Newcastle Ltd, PO Box 1749, Edinburgh, EH11 1YF  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1176/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Conversion of Outbuilding to Form Dwellinghouse and Erection of Domestic Garage  
**Location** : Nether Kinneil Cottage, Bo'ness, EH51 0QA,  
**Applicant** : R Gordon Marshall, Nether Kinneil Cottage, Bo'ness, EH51 0QA,  
**Decision** : Withdrawn  
**Decision Issued** : 29 February 2008

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**Application No** : P/07/1210/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Change of Use from Shop to Form Dwellinghouse and Extension to Dwellinghouse  
**Location** : 19A Ure Crescent, Bonnybridge, FK4 1NA,  
**Applicant** : Mr Alan Hopper, 5 MacIntosh Place, Falkirk, FK1 5UL,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1251/ADV  
**Application Type** : Advertisement Consent  
**Proposal** : Display of Illuminated Advertisement (Retrospective)  
**Location** : Q 8 Kincardine Bridge Service Station, Falkirk, FK2 8PH,  
**Applicant** : Primesight Ltd, 3 Waterhouse Square, 138-142 Holborn, London, EC1N 2NY  
**Decision** : Refuse Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/07/1261/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Erection of Domestic Garage  
**Location** : 77 Grahamsdyke Road, Bo'ness, EH51 9DZ,  
**Applicant** : Mr Alan Sansom, 77 Grahamsdyke Road, Bo'ness, EH51 9DZ,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/08/0029/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Change of Use of Flatted Dwelling to House in Multiple Use  
**Location** : 10 Irving Court, Falkirk, FK1 4DU,  
**Applicant** : Mr H S Dhillon, 2 Abbots Moss Drive, Falkirk, FK1 5UA,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/08/0032/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Change of Use of Restaurant to Form Flatted Dwelling  
**Location** : 14 Archibald Russell Court, Polmont, Falkirk, FK2 0EW,  
**Applicant** : The Order Of St. John, 14 Archibald Russell Court, Polmont, Falkirk, FK2 0EW,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/08/0037/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Extension to Dwellinghouse  
**Location** : 8 Carronbank Avenue, Carron, Falkirk, FK2 8TF,  
**Applicant** : Mr & Mrs McArthur, 8 Carronbank Avenue, Carron, Falkirk, FK2 8TF,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/08/0040/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Extension to Dwellinghouse  
**Location** : Strath Fiag, 25 Park Terrace, Brightons, Falkirk, FK2 0HY,  
**Applicant** : Mr & Mrs Morrison, Strath Fiag, 25 Park Terrace, Brightons, Falkirk, FK2 0HY,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

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**Application No** : P/08/0059/FUL  
**Application Type** : Detailed Planning Permission  
**Proposal** : Extension to Dwellinghouse  
**Location** : 57 Rankin Crescent, Dennyloanhead, Bonnybridge, FK4 1RA,  
**Applicant** : Mr & Mrs Galbraith, 57 Rankin Crescent, Dennyloanhead, Bonnybridge, FK4 1RA,  
**Decision** : Grant Detailed Planning Permission  
**Decision Issued** : 28 February 2008

## FALKIRK COUNCIL

### TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

#### **Decision on a Planning Appeal**

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<b>Case No.</b>	<b>:</b>	<b>06/0614/FUL</b>
<b>SEIRU Reference</b>	<b>:</b>	<b>P/PPA/240/221</b>
<b>Proposal</b>	<b>:</b>	<b>Erection of 15 Dwellings and Associated Infrastructure</b>
<b>Location</b>	<b>:</b>	<b>Land To The South Of 25 Mayfield Drive Mayfield Drive Longcroft, Bonnybridge</b>
<b>Appellant</b>	<b>:</b>	<b>Link Group</b>

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Falkirk Council decided to Refuse Planning Permission for the development described above for the following reason:

- 1. The existing junction at Mayfield Drive/Glasgow Road which is proposed to serve the development does not comply with the national guidelines for visibility splays for road junctions (as set out in the Design Manual for Roads and Bridges) at a location which is prone to vehicle speeding and which carries a high volume of traffic such that an increase in traffic using this junction which would arise as a result of this development would be detrimental to road safety.*

The applicant subsequently lodged an appeal to the Directorate for Planning and Environmental Appeals against the Council's decision. The appeal was dealt with by the written submissions procedures and was dismissed by the Directorate Reporter.

The Reporter concluded that the proposed development was contrary to the development plan as it would remove the only meaningful and sizeable area of useable and maintained open space for the whole of Longcroft, which would be an unacceptable loss to the local community which would not be adequately compensated by the agreement between the Council and the applicant to upgrade the small open space area behind Anderson Terrace and a site beside the Scotmid Store at Hags.

The Reporter gave consideration to a number of material planning considerations but found that these raised further concerns that would not justify setting aside the terms of the development plan. With reference to the emerging replacement local plan, the Reporter concluded that the scale and density of the development would be out of character with the surroundings and that the development lacked usable, valuable and meaningful open space, which served to further highlight the concern at the loss of this site as an existing open space area.

The Reporter was also concerned that the proposed development in combination with another housing development proposed by the appellant on Mayfield Drive (subject also to appeal) would give rise to a level of traffic that would cause unacceptable disruption and conflict for road users.

Concern was also raised at the poor visibility available at the Mayfield Drive/Glasgow Road junction, as detailed in the decision on the appellant's other appeal at Mayfield Drive (ref: P/PPA/240/220).

28 February 2008

**FALKIRK COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Decision on a Planning Appeal**

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<b>Case No.</b>	<b>:</b>	<b>06/1009/FUL</b>
<b>SEIRU Reference</b>	<b>:</b>	<b>P/PPA/240/220</b>
<b>Proposal</b>	<b>:</b>	<b>Erection of 16 Dwellinghouses with Associated Infrastructure</b>
<b>Location</b>	<b>:</b>	<b>Land To The East Of 12 Mayfield Drive Mayfield Drive Longcroft Bonnybridge</b>
<b>Appellant</b>	<b>:</b>	<b>Link Group</b>

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Falkirk Council decided to Refuse Planning Permission for the development described above on 2 March 2007, for the following reason:

- "1. The existing junction at Mayfield Drive/Glasgow Road which is proposed to serve the development does not comply with the national guidelines for visibility splays for road junctions (as set out in the Design Manual for Roads and Bridges) at a location which is prone to vehicle speeding and which carries a high volume of traffic such that an increase in traffic using this junction which would arise as a result of this development would be detrimental to road safety".*

The applicant subsequently lodged an appeal to the Directorate for Planning and Environmental Appeals against the Council's decision. The appeal was dealt with by the written submissions procedure and was dismissed by the Directorate as advised in its decision letter dated 31 January 2008.

The Reporter for the Directorate concluded on this occasion the application could only be granted if existing poor visibility at the junction of Mayfield Drive and Glasgow Road (A803) could be improved, particularly in view of a host of local factors that increase the degree of potential hazard for all road users at this location.

The Reporter concluded that there is the scope to improve the alignment and configuration of the main road junction as well as the available visibility, given that the junction adjoins open space that is almost certainly Council owned and maintained. On that basis the Reporter found that this matter could be the subject of a condition of planning permission, with the requirement being to achieve as close to the minimum visibility standard of 2.4 metres back by 120 metres in both directions, as is practicable.

25 February 2008

## Information Bulletin Report

Subject: Revised policies for land use planning around large scale petrol storage sites.

Date: 3<sup>rd</sup> March 2008

### Background:

The HSE provides advice to planning authorities on development which is situated within the Consultation Distance (CD) of major hazard installations, complexes and pipelines, a number of which are located in Grangemouth. Following the explosion at Buncefield Oil Storage Depot in 2005 the HSE decided to review its policy for giving land use advice around this and similar sites. Two sites at Grangemouth, one in the docks (Kaneb Terminals) and an area within the larger Ineos site are classed as petrol storage sites and are therefore affected by the proposed change.

The HSE has decided to extend the zones and establish a new Development Proximity Zone allowing only buildings that are not normally occupied within 150m of the site. The rest of the inner zone would retain the existing levels of sensitivity (ie small factories, offices, warehousing and 1 or 2 housing units). In total, consultation distances for the outer zone will increase from 200m to 400m, 125 to 250m inner zone and 135 to 300m middle zone.

### Implications:

The impact of the proposed changes is to limit development within 150m of these sites to development such as warehousing and not offices and to increase the overall size of the zones. This is not likely to have a significant impact on development as the sites are already covered by a number of larger CD's and are within or close to the Docks area of Grangemouth.

This is likely to be an interim measure until the results of further research into the Buncefield incident are known. In the long term the HSE recognises that other sites which store substances other than petrol could represent a similar hazard and have indicated that more research is required in this area.

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