



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND)
ACT 1997 (AS AMENDED)
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL
REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008



Falkirk Council

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review. Please note that the guidance notes are issued by the Scottish Government. They apply to planning authorities generally and not specifically to Falkirk Council

In terms of the Act and regulations referred to above, Falkirk Council's Planning Review Committee sits as the "local review body".

Please use BLOCK CAPITALS if completing by hand.

Applicant(s)

Name	Mr & Mrs S Myles
Address	225 Grahamsdyke Street
	Laurieston
	Falkirk
	Postcode: FK2 9LT
Tel	-
Mobile	[REDACTED]
Fax	-
e-mail *	-

Agent

Name	Neil McFadyen
Address	1 Bellevue Street
	Falkirk
	-
	Postcode: FK1 1SB
Tel	-
Mobile	07954360425
Fax	-
e-mail *	neilmcfadyen@sky.com

Mark this box to confirm all contact should be through your agent or representative:



* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒

No ☐

Planning authority's application reference number

P/13/0169/PPP

Site address

225 Grahamsdyke Street, Laurieston, Falkirk FK2 9LT

Description of proposed development

Sub-division of garden ground and erection of dwelling.

Date planning application declared
valid by Planning Authority

19 March 2013

Date of Decision (Leave blank if
appeal against non-determination)

29 April 2013

Note. This notice must be served on the planning authority within **three months** of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Planning Review Committee will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you consider that the review should be conducted by a combination of procedures. Please note, however, that the final decision as to procedure will rest with the Planning Review Committee.

1. Further written submissions
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

☐
☐
☒
☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Planning Review Committee decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land?

Yes

☒

No

☐

2. Is it possible for the site to be accessed safely, and without barriers to entry?

☒☐

If there are reasons why you think the Planning Review Committee would be unable to undertake an unaccompanied site inspection, please explain here:

It would be better to give notice to the applicant/agent of a site inspection, to ensure the rear access gates to the site are left unlocked/open, in order to satisfy the above two questions.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Planning Review Committee to consider as part of your review.

If the Planning Review Committee issues a notice requesting further information from any other person or body, copies of any such information received will be sent to you and you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State In the space provided the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Are you submitting a statement of reasons for review in a separate document?

Yes
☒

No
☐

Reasons for Notice of Review

See separate sheet.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes
☐

No
☒

Are you submitting additional documentation?

☒

☐

If you answer yes to either or both of the above questions, you should explain in the box below, why you are raising new material and/or introducing additional documentation, why it was not raised with or made available to the appointed officer before your application was determined and why you think it should now be considered in your review. Please note that it will be for the Planning Review Committee to decide whether or not all or any of the new material/additional documentation will be considered in the review.

Due to the main concern regarding the application being "over-development of the plot and concerns in regard to the provision of adequate residential amenity levels" I attach several examples of small building plots for sale and examples of houses built on small plots.

Photographs of the adjoining properties "overlooking the site"

These documents were not required at the time of submission as each individual application is "dealt with under its own merits"

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

1.	A plan of the plot and location plan.
2.	Examples of houses built on small plots.
3.	Examples of small building plots for sale.
4.	Examples of small footprint house types (not the designs for this application)
5.	Photographs of the adjoining properties "overlooking" the site.
6.	

7.	
8.	
9.	
10.	

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form ☒

Statement of your reasons for requiring a review ☒

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. ☒

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

24/7/13

This form and other documents should be returned to:

The Development Manager,
Development Services