

P151. ERECTION OF REPLACEMENT FARMHOUSE AND OUTBUILDING ANNEXE, INCORPORATING GARAGE AND ESTATE OFFICE ON LAND TO THE WEST OF NETHERVIEW COTTAGE, BONNYBRIDGE FOR BLACK BULL ESTATES LTD - P/13/0741/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P132 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a replacement farmhouse and an outbuilding annexe, incorporating a garage and an estate office on land to the west of Netherview Cottage, Bonnybridge.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2) Before the development commences, the exact details of the colour and specification of the proposed external finishes shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- (3) Before the development commences, the exact details of the height, location and construction of all proposed fences, walls and other means of enclosure shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking and re-enacting that Order), no fence, wall, gate, or other means of enclosure exceeding one metre in height shall be erected without the prior express consent of the Planning Authority.**
- (5) For the avoidance of doubt, the defined curtilage of the proposed dwellinghouse shall be as defined on approved plan 04A (Drawing Number RMDL/254/001 Revision E).**
- (6) Before the development commences, a scheme of soft landscaping works (including the proposed plant bund) shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-**
 - (i) Existing and finished ground levels/profiles in relation to a fixed datum, preferably ordnance;**

- (ii) An indication of existing landscape and planting features to be removed, those features to be retained and, in the case of damage, proposals for their restoration;
- (iii) The location of new trees, shrubs, hedges and grassed areas;
- (iv) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and
- (v) A programme of completion and subsequent maintenance.

No existing vegetation shall be removed prior to approval of the scheme of soft landscaping works, and, following approval of the scheme, the development shall be carried out in accordance with the approved details.

- (7) Before the development commences, a contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. Before the development is brought into use, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation completion report/validation certificate shall be submitted to and approved in writing by the Planning Authority.
- (8) Before the development commences, a proposed strategy to deal with surface water run-off shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved strategy shall be fully implemented prior to the development being brought into use.
- (9) The dwellinghouse hereby approved shall be used and occupied in all-time coming for no other purpose than exclusively for a person employed, or last employed, in the farm business associated with the proposed development, or widow or widower of such persons, and any resident dependants of such a person.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2-4,6) To safeguard the visual amenity of the area.
- (5) In order to confirm the defined curtilage for the proposed dwellinghouse.
- (7) To ensure the ground is suitable for the proposed development.
- (8) To ensure that adequate drainage is provided.
- (9) The proposed development is at a countryside location and is considered to be inappropriate unless tied to the agricultural use of the land.

Informative(s):-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.

- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04A, 05, 06, 08 and 09.
- (3) Scottish Water have advised that any planning approval granted by the local authority does not guarantee a connection to their infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.
- (4) The Coal Authority have advised that the proposed development lies with a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.