

**P154. EXTENSION TO THE OPERATIONAL AREA AND FORMATION OF
HARDSTANDING FOR THE PURPOSES OF MATERIAL STORAGE ON
LAND TO THE EAST OF 34 BROOMHILL ROAD, BROOMHILL ROAD,
HIGH BONNYBRIDGE FOR CENTRAL DEMOLITION LTD -
P/13/0620/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for an extension to the operational area and the formation of hardstanding for the purposes of material storage on land to the east of 34 Broomhill Road, Broomhill Road, High Bonnybridge.

Bailie Paterson left the meeting prior to the decision being taken on this item of business.

Decision

The Committee agreed that it is MINDED to GRANT planning permission subject to the following conditions:-

- (a) The satisfactory conclusion of a Legal Agreement with Sportscotland (or any alternative mechanism that may be appropriate) that outlines the compensation proposals for Loch Park and the mechanism and timescale for their delivery; and**
- (b) And thereafter subject to the satisfactory conclusion of the foregoing matters, remit to the Director of Development Services 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, a scheme of soft and hard landscaping works 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 in relation to a fixed datum, preferably ordinance;**
 - (ii) An indication of existing trees, shrubs, hedges and grass areas to be removed, those to be retained and in the case of damage, proposals for their restoration;**
 - (iii) The location, height and specification of all proposed fences, walls and gates;**
 - (iv) The location of all new trees, hedges and grass areas;**
 - (v) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and**
 - (vi) A programme for completion and subsequent maintenance.**

Thereafter the development shall be carried out and maintained in accordance with the approved details.

- (3) No development shall commence until a Woodland Management Plan to secure the retention and ongoing maintenance of the existing woodland adjoining the application site has been submitted to and approved in writing by the Planning Authority. Thereafter, the woodland shall be maintained in accordance with the approved details.
- (4) For the avoidance of doubt, the 20 metre buffer zone as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall be maintained as such for the lifetime of the development hereby approved, in accordance with the details approved within the terms of condition 2 of the permission.
- (5) For the avoidance of doubt, the application site excluding the 20 metre buffer zone shall be used solely for the purposes of storage and access, as shown on the approved site layout plan (Figure 3: Rev 7.3.14).
- (6) The height of the materials stored within the 'processed material storage' areas and the 'material for crushing' area as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall not at any time exceed 8 metres.
- (7) Unless otherwise agreed in writing by this Planning Authority, the height of the skips stored within the 'skips storage area' as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall not at any time exceed 2 metres.
- (8) For the avoidance of doubt, the proposed boundary fencing shall be located so that it accords with the approved boundary fencing plan (Figure: BF 17.01.14) and no other fencing shall be erected without the prior written approval of the Planning Authority.
- (9) Unless otherwise agreed in writing by the Planning Authority, no development shall commence until a Contaminated Land Assessment has been 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.
- (10) For the avoidance of doubt, the proposed boundary fencing as shown on the approved boundary fencing plan (Figure: BF 17.01.14) shall not include any means by which to provide access to the site.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2-4, 6-8) To safeguard the visual amenity of the area and/or the setting of the Antonine Wall World Heritage Site.
- (5,10) For the avoidance of doubt.
- (9) To ensure that the ground is suitable for the proposed development.

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 , 03C and 04B.
- (3) SEPA have advised that the existing Waste Management Licence will require to be modified prior to any waste being stored in the area being applied for.
- (4) SEPA have advised that the existing waste treatment area will require to be appropriately sized to accommodate the increase in site area.
- (5) SEPA have advised that details of their regulatory requirements and good practice advice can be found on their website at www.sepa.org.uk/planning.aspx. Alternatively the operations team at the local SEPA office can be contacted at:- Bremner House, the Castle Business Park, Stirling FK9 4TF on telephone: 01786 452595.
- (6) The Coal Authority have advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include:- mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); and mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

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.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is available on the Coal Authority website www.coal.decc.gov.uk.

- (7) Corporate and Neighbourhood Services have advised that the proposed compensation works at Loch Park will require suitable measures to be put in place to safeguard the existing users of the adjacent play facilities, and to protect the individual trees on the site from compaction around their bases from machinery and stored/excavated materials. In addition, the adjacent road and car parking area will require to be swept routinely during the works.