

**FC11. REFERRAL FROM ENVIRONMENT AND HERITAGE COMMITTEE – 9
APRIL 2008
FALKIRK COUNCIL LOCAL PLAN – SUMMARY OF REPRESENTATIONS
AND PROPOSED RESPONSES**

There was submitted (circulated) (a) Minute of Special Meeting of the Environment and Heritage Committee held on 9 April 2008, and (b) Report by the Director of Development Services submitted to the meeting of the Environment and Heritage Committee held on 9 April 2008.

Councillor Mahoney, seconded by Councillor Nicol moved the recommendations agreed at the Special Meeting of the Environment and Heritage Committee held on 9 April 2008 including the following additional changes:-

(a) California Park, California

Motion

To reject representation no. 102/179 (Ogilvie Homes) to delete H.CAL4 as a new housing allocation, and to retain H.CAL5 as a preferred site for housing growth in the village.

Changes to Council Responses (Appendix 1)

Representation No. 102/197

Amend Response to: Objection not accepted

Amend Reason to:

This site is proposed for removal from the Local Plan, since its development would have a detrimental effect on the residential amenity of residents of California Park by virtue of increased traffic movements on a sub standard road network.

Rep No. 006/012

Amend Reason to:

Church Road does not meet current standards for a residential access road, and further development beyond that which is already allocated would have a detrimental effect on residential amenity and road safety. Additional development in California would also cause concerns about capacity in the local primary school.

Rep No. 013/035

Amend Reason to:

Support welcomed

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Delete Modifications 16.1 & 16.2

Additional Modification

Proposal H CAL4 Church Road 2, California

- Delete Proposal H. CAL4.
- Amend California Village Limit as shown on accompanying map
- Paragraph 5.1 (page 229), delete paragraph and replace with “*current commitments comprise the large site at Church Road, which is under construction, and a smaller site a Cockmalane. A further small site to the east of Church Road has been allocated for future growth*”
- Make consequential changes to housing figures in paragraph 6.2 of Rural Area general Chapter (page 202) and Table 4.1

Reason: In response to representations by Ogilvie Homes, Mr Young, Mr Robertson and Hamilton & Kinneil Estates the approach to the expansion of California has been reassessed in order to avoid detrimental effects on residential amenity and road safety in California Park.

Changes to Environmental Report

Make consequential changes to Environmental Report.

(b) Dennyloanhead

Motion

To accept Representation No 103/197 (MacTaggart & Mickel) and expand the site to the west to allow an additionally access point to be formed, and additionally, bring forward the site for immediate, rather than long term development.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection accepted

Amend Reason to:

It is accepted that the proposed extension of site H.B&B21 is desirable to allow a further satisfactory access to be secured. The phasing should be brought forward, to allow continuity of the housing land supply in the area.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Amend Modification 8.7

Opportunity H.B&B21 – Longcroft/Dennyloanhead

- Amend Opportunity H.B&B21 from Long Term Development Opportunity to New Allocation
- Amend boundary of H.B&B21 as shown in Map 4 of “Proposed Pre-Inquiry Modifications”. Incorporate H.B&B2 into H.B&B21 and delete as a separate site

- Amend text as follows:

“H.B&B21	Longcroft/Dennyloanhead
Site Area	29 hectares
Capacity	500 units
Developer	Private
Status	New Allocation
Comments:	Development brief and masterplan required. Design will have to address access issues and the visual impact of the development on rising ground. There may also be a history of poor ground stability and land contamination. Provision will have to be made for social and physical infrastructure. A contribution will be required towards the Denny Eastern Access Road”.
- Amend Dennyloanhead Urban Limit to include Opportunity H.B&B21
- Paragraph 4.1 (page 98). In 1st bullet point, delete the word “limited”. Delete 2nd bullet point
- Paragraph 6.3 (page 101). Delete first three sentences and replace with:
“The substantial supply of land for housing in the Bonnybridge/Dennyloanhead/Longcroft area means that there is no quantitative need to allocate new sites in the period up to 2015. However, the building rates through the early years of the Structure Plan period have been faster than expected and there is considered to be a need to allocate additional sites to maintain a continuity of housing land supply throughout the Local Plan period to 2015. One large new allocation has been made at Dennyloanhead with three further smaller sites between Haggs and Longcroft to provide an additional element of flexibility and to permit the logical rounding off of the urban settlement limits”.
- Paragraph 6.4 (page 101). Delete paragraph
- Make consequential changes to housing figures in paragraph 6.2 and table 4.1

Reason: In response to an objection by MacTaggart and Mickel, the change to the site boundary and capacity will allow improved access to the site. Bringing forward the site will also enable the continuity of housing land supply in the area to be maintained.

Changes to Environmental Report

Make consequential changes to Environmental Report

(c) Glasgow Road, Camelon

Motion

To partially accept Representation No 156/298 (Tesco Stores Limited) and to allow a foodstore as part of any wider development mix in the Glasgow Road Camelon business and industry retention area, with no stated restriction on floorspace.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection partially accepted

Amend Reason to:

It is accepted that the inclusion of a retail element can be justified in terms of facilitating the wider regeneration of the Glasgow Road industrial area, and replacing the employment which has been lost in the area.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

Amend Modification 10.6 as to read as follows:

Policy EP2 Land for Business and Industrial Use (page 51)

- Policy EP2. Insert at the end of the sub-section 2:
“... and the Glasgow Road Camelon Industrial Area which may include a food retail element as part of the mix”.

Reason: In response to an objection by Tesco Stores Limited, it is considered that a foodstore could be beneficial to the regeneration of the wider Glasgow Road industrial area, and replace employment which as been lost in the area.

By way of an Amendment, Councillor Alexander, seconded by Councillor Kenna moved to reject the Administration’s proposals for:-

- Milnquarter Farm
- Dennyloanhead
- Mydub
- Denny Eastern Access Road (DEAR)
- Broad Street, Denny
- Glasgow Road, retail provision
- Station Road
- Airth Castle
- Letham
- Stein’s Brickworks
- Reilly Road
- Slamannan Road, Limerigg
- Dennyloanhead
- Longcroft

It was confirmed that the Administration’s proposals for the following areas were acceptable:-

- Garngrew Road
- Nethermain Road
- Duke Street
- Camelon Road congestion
- Gilston
- Avondale
- Castleview

- Church Road 2/California Park
- Bo'ness Road

The meeting adjourned for a short time at this point to consider the terms of the Motion and the Amendment.

On reconvening, and with the consent of the Provost and Councillor Nicol as seconder, and in accordance with Standing Order 19.7, Councillor Mahoney altered the text of his Motion to withdraw the proposals relating to Longcroft that appear at paragraph (20) of the minute of the Special Meeting of the Environment and Heritage Committee (page 78 of the agenda).

Councillor J Constable gave notice of a further amendment.

In terms of Standing Order 21.4(i) a vote was taken by way of a roll call, there being 32 Members present, with Members voting as undernoted:-

For the Motion (17) - Depute Provost A Black; Councillors Blackwood, Buchanan, Fry, Goldie, Gow, Lemetti, C MacDonald, Mahoney, C Martin, C R Martin, McLuckie, McNeill, Nicol, Nimmo, Patrick and Waddell.

For the Amendment (14) – Councillors Alexander, Carleschi, Coleman, H Constable, J Constable, Hughes, Jackson, Kenna, MacDonald, McNally, Meiklejohn, Oliver, Spears and Thomson.

Abstentions (1) – Provost Reid

Accordingly, **RESOLVED** in terms of the Motion which became the substantive Motion.

At this point the Council **AGREED** to a short adjournment for dinner. The meeting adjourned at 6.20 pm and reconvened at 7.00 pm with all Members present as per the sederunt.

Councillor J Constable, seconded by Councillor H Constable moved by way of further Amendment that:-

- (1) the Council agrees with the view of the Friends of Kinneil (representation No.286) that the development of a Heritage Theme Park Strategy be included in the Falkirk Council Local Plan, and
- (2) the need for Traffic Calming measures at Carriden Brae (representation No. 259) is recognised as a priority in the Falkirk Council Local Plan.

Councillor Jackson gave notice of a further Amendment.

In terms of Standing Order 21.4(i) a vote was taken by way of a roll call there being 32 Members present, with Members voting as undernoted:-

For the Motion (17) - Depute Provost A Black; Councillors Blackwood, Buchanan, Fry, Goldie, Gow, Lemetti, C MacDonald, Mahoney, C Martin, C R Martin, McLuckie, McNeill, Nicol, Nimmo, Patrick and Waddell.

For the Amendment (14) – Councillors Alexander, Carleschi, Coleman, H Constable, J Constable, Hughes, Jackson, Kenna, MacDonald, McNally, Meiklejohn, Oliver, Spears and Thomson.

Abstentions (1) – Provost Reid

Accordingly, **RESOLVED** in terms of the substantive Motion.

Councillor Jackson seconded by Councillor Coleman moved by way of further Amendment:-

(d) Falkirk Stadium

Motion

To partially accept Representation No 157/300 (Terrace Hill Ltd), and to extend site RC.FAL 3 to the north east as far as the railway, remove the Ecopark designation from this additional land, and specify a list of appropriate uses which would be allowed on the enlarged stadium site.

Changes to Council Responses (Appendix 1)

Amend Response to: Objection partially accepted

Amend Reason to:

The site extension and confirmation of a specific set of appropriate uses will help to facilitate a wider masterplan which will ensure that the stadium is successfully developed. The extension area is not considered to be critical to the development of the Ecopark. It is not considered appropriate to include the area within the Urban Limit, as the above changes provide sufficient flexibility and certainty to secure the desired objectives for the site.

Changes to Proposed Pre-inquiry Modifications (Appendix 2)

New Modification

Proposal RC.FAL3 Westfield (page 136)

- Amend boundary of Proposal RC.FAL3 as shown on accompanying map
- Remove EN.FAL6 (Ecopark) symbol from the extension area
- Amend text as follows:

“RC.FAL 3	Westfield
Proposal:	Community
Stadium/Business/Leisure/Tourism/Garden	Centre
Site Area:	28.8 hectares
Agency:	Falkirk Community Stadium Ltd/Private
Comments:	Site has been removed from the Green belt, but rigorous control on the design and location of any additional development will be exercised. Business/leisure uses may

be permitted within the envelope of the stadium structure provided they are compatible with the principal use of the building as a stadium, and do not compromise the quality and integrity of the building design. Ancillary development on the site, in addition to the stadium structure, will comprise a mix of uses that may include the following: offices, hotel, leisure facilities, bar/restaurant, garden centre and secondary retail. Such ancillary development must conform to an overall masterplan for the site and must not compromise the setting of the stadium, the landscape design of the site, or the surrounding Ecopark”.

Reason:

In response to an objection by Terrace Hill Ltd, it is considered that extending the site and confirming a specific set of appropriate uses will help to facilitate a wider masterplan which will ensure that the stadium is successfully developed.

The meeting adjourned for a short period at this point to consider the terms of the further Amendment.

On reconvening, and in terms of Standing Order 21.4(i) a vote was taken by way of a roll call there being 32 Members present, with Members voting as undernoted:-

For the Motion (17) - Depute Provost A Black; Councillors Blackwood, Buchanan, Fry, Goldie, Gow, Lemetti, C MacDonald, Mahoney, C Martin, C R Martin, McLuckie, McNeill, Nicol, Nimmo, Patrick and Waddell.

For the Amendment (14) – Councillors Alexander, Carleschi, Coleman, H Constable, J Constable, Hughes, Jackson, Kenna, MacDonald, McNally, Meiklejohn, Oliver, Spears and Thomson.

Abstentions (1) – Provost Reid

Accordingly, **RESOLVED** in terms of the substantive Motion, as per attached Appendix.