

P94. DEMOLITION OF EXISTING STABLES AND DEVELOPMENT OF LAND FOR RESIDENTIAL USE AT HOME FARM, DROVE LOAN, HEAD OF MUIR, DENNY FK6 5LH FOR MR STEVEN RUSSELL – P/14/0140/PPP (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 29 October 2014 (Paragraph P81 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 seeking planning permission in principle to demolish an existing stables and ménage and to develop the land for residential purposes at Home Farm, Drove Loan, Head of Muir, Denny.

Decision

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

- (1) Plans and particulars of the matters specified below shall be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the Planning Authority has been given, and the development shall be carried out in accordance with that approval. The specified matters are:-**
 - (a) the siting of the building(s);**
 - (b) the design of the building(s);**
 - (c) the external appearance of the building(s);**
 - (d) details of the access arrangements;**
 - (e) details of landscaping of the site; and**
 - (f) details of proposed boundary treatment.**
- (2) As part of any application for Matters Specified in Conditions, details of the following shall be submitted to the Planning Authority and only the approved details shall be implemented:-**
 - (a) siting, size, height, design and external appearance, including all external finishing materials, of the proposed development;**
 - (b) details of access arrangements;**
 - (c) details of all boundary fences;**
 - (d) details of surface water and foul drainage arrangements;**
 - (e) details of landscaping of the site and future maintenance of landscaping; and**
 - (f) a scheme for protecting the new dwellinghouses from noise transportation noise.**
- (3) As part of any application for Matters Specified in Conditions, details of the provision of lighting along the access road and future maintenance of the lighting shall be submitted to the Planning Authority. The approved details shall be implemented before occupation of any of the dwellinghouses and thereafter retained and maintained.**

Reason(s):-

- (1) To ensure that the matters specified are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
- (2) To ensure that an appropriate level of detail is considered prior to work commencing on site.
- (3) To safeguard the interests of the users of the private access road.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01.
- (2) Plans and particulars of the matters listed above shall be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of Falkirk Council as Planning Authority has been given, and the development shall be carried out in accordance with that approval.
- (3) The applicant is requested to complete and return the attached Agricultural Questionnaire.
- (4) In the event that any made ground, suspect substances or odours are encountered during any site works/operations following the commencement of the development, the applicant is advised to cease all work on the affected part of the site, notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. The applicant is advised to only recommence the development with the prior written approval of the Planning Authority.
- (5) The applicant shall ensure that noisy work which is audible at the site boundary shall **ONLY** be conducted between the following hours:-

Monday to Friday	0800 to 1800 hours
Saturday	0900 to 1700 hours
Sunday/ Bank Holidays	1000 to 1600 hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.