

# Agenda Item 6

## List of Enclosures



### List of List of Enclosures – Agenda Item 6

1. Notices of Review dated 18 and 28 September 2015 and associated documents.
2. Application for Planning Permission dated 17 January 2015 and associated plans and documents.
3. Report of Handling dated 19 June 2015.
4. Refusal of Planning Permission dated 19 June 2015.
5. Email representation from Clarke Faichnie dated 23 March 2015.
6. Consultation response from Historic Scotland dated 24 March 2015.
7. Consultation response from Roads Development Unit dated 25 March 2015.
8. Letter of representation from Roddy Macdonald dated 30 March 2015.
9. Letter of representation from Donna Heaney dated 31 March 2015.
10. Online representation from Denny and District Community Council submitted 1 April 2015.
11. Consultation response from Environmental Protection Unit 1 April 2015.
12. Email representation from Kirsten McGhee dated 1 April 2015.
13. Letter of representation from Robert Hunter dated 1 April 2015.
14. Consultation response from Planning and Environment Unit dated 14 April 2015.
15. Consultation response from Economic Development and Environmental Services dated 2 June 2015.
16. Consultation response from Visit Scotland dated 5 June 2015.
17. Online representation from T McNeil undated.
18. Online representation from Councillor Brian McCabe undated.
19. Online representation from Colin Brodie undated.
20. Online representation from Aileen McGhee undated.

21. Online representation from Lawrence Fletcher undated.
22. Online representation from Jean Weir undated.
23. Online representation from Anne Reynolds undated.
24. Online representation from David Graham undated.
25. Online representation from Letitia Graham undated.
26. Online representation from Sandy Smith undated.
27. Consultation response from Roads Development Unit dated 24 September 2015.
28. Consultation response from Historic Scotland dated 28 September 2015.
29. Email representation from Roddy Macdonald dated 6 October 2015.
30. Letter of representation from Donna Heaney dated 6 October 2015.  
Email representation from Kirsten McGhee dated 7 October 2015.
31. Policies/Documents Applicable to Review:-
32. Biodiversity and Development Supplementary Guidance SG05.
33. Trees and Development Supplementary Guidance SG06.
34. Landscape Character Assessment and Landscape Designations Supplementary Guidance SG09.
35. Falkirk Council Structure Plan  
<http://www.falkirk.gov.uk/services/planning-building/planning-policy/structure-plan/>
  - Policy ECON.7 - Tourism
36. Falkirk Council Local Development Plan -  
<http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-development-plan/>
  - Policy CG01 - Countryside
  - Policy CG04 - Business Development in the Countryside
  - Policy D09 - Listed Buildings
  - Policy D12 - Historic Gardens and Designed Landscapes
  - Policy GN03 - Biodiversity and Geodiversity
  - Policy GN04 - Trees, Woodland and Hedgerows
  - Policy INF12 - Water and Drainage Infrastructure

37. Falkirk Council Local Plan -  
<http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-plan>
- Policy EP16 - Leisure and Tourism Development in the Countryside
  - Policy EQ14 - Listed Buildings
  - Policy EQ18 - Historic Gardens and Designed Landscapes
  - Policy EQ19 - Countryside
  - Policy EQ24 - Ecological Sites and Features
  - Policy EQ25 - Biodiversity
  - Policy EQ26 - Trees, Woodland and Hedgerows
  - Policy ST11 - Sustainable Urban Drainage
38. Falkirk Council - Tourism Strategy 2015 - 2020

# Notice of Review

Date of request for review 18<sup>th</sup> September 2015

## **( 1/2 ) Applicant:**

Jillian EDMUND  
Denovan Village Limited  
Denovan Park  
Denovan Road  
Dunipace  
Denny FK6 6BJ

Agent:

Wesley EDMUND  
Denovan Park  
Denovan Road  
Dunipace  
Denny FK6 6BJ

## **(3) Planning Authority Falkirk Council**

Application Reference: P/15/0022/FUL

Site Address:

Denovan House, Denovan Park, Denovan Road, Dunipace FK6 6BJ

The proposed development is to create a self catering raised deck chalet and glamping facility with a club house, wash and shower room, toilets and a café.

Date of Application: 19<sup>th</sup> January 2015

Date of Decision: 19<sup>th</sup> June 2015

## **(4) Nature of Application**

Application for Full Planning Permission

## **(5) Reasons for seeking a review**

We are seeking a review following refusal by appointed officer.

## **(6) Review procedure**

The Review would benefit from One or more hearing sessions and a Site Inspection.

We consider a hearing and site inspection will clearly show the positive benefits to the local community and confirm the developments site suitability, sustainability and low impact on its environment. The site inspection would clearly show that the Denovan Village project has much less impact than the two quarries at the east and west entrances to Denovan Road and the Wind

Turbines that overshadow the area. It would also confirm the low impact on Denovan House, Denovan Church, The Gardens and would enhance the area unlike the objectors at Denovan Mains Farm.

## **(7) Site Inspection**

The site can be inspected from the public road and has easy access using the current entrance at West Lodge, Denovan Road. It would be best if the site inspection was notified to the Agent or Applicant to ensure the gate is unlocked. The plans show a new entrance on Denovan Road that has a minimum of 60 metre of site lines and by lowering the existing wall and providing a footpath inside will make access to the site by foot and vehicles easy and safe.

## **(8) Statement:**

We believe that the submitted plan meets the needs of the Falkirk 2020 Tourism Vision. Denovan Village will assist in meeting the target for a 20% increase in self catering accommodation. It will create local jobs both fulltime, part time and seasonal. As the site is within walking distance of Denny High School, St Patricks Primary school and Dunipace primary school some jobs will be designed to suit applicants who have school age children and fit with school hours.

Denovan Village meets the strategic priorities targeting a key market of providing accommodation for families and couples.

Four Chalets are specifically designed to meet the needs of disabled persons and these require a road through the site to enable parking directly adjacent to the chalet. There will be no access to the development past West Lodge.

The Glamping pods provide low cost accommodation to walkers and cyclists using the core footpaths and the John Muir way.

A full tree survey was undertaken, a number of dangerous trees have been removed and a few diseased trees will be removed from the site. New planting will be undertaken to replace the removed trees and further enhance the site environment. By building on piles with decking this will protect the existing root system of the trees and be low impact on its environment. The site will be designed to meet Visit Scotland initiatives, be sustainable and employ green initiatives.

The Denovan Village project will have less impact on the Denovan Road and the environment than the existing quarry at the East end of Denovan Road, the recently granted permission for a stone quarry at the West end of Denovan Road and the Wind turbines that overshadow the area. It will enhance the area unlike the situation at Denovan Mains.

A suggestion from the planning department that the design should exclude a planned road was carefully considered. Unfortunately this would have resulted in the loss of 4 disabled chalets. The project would not be viable with this loss. This was designed to allow disabled users the ability to park beside their chalet as all others would park in the main car park. Excluding this disabled facility would destroy the project and render it financial unviable. Consideration was given to allow access past West Lodge however with the level of objection from the householder this was quickly discounted.

There are no visible windows from any adjoining property overlooking the site and the main part of the site does not overlook any neighbour.

As already noted any trees removed will be replaced.

(9) Documents

We would refer the committee to the published document  
Falkirk Area Tourism Strategy 2015 – 2020

It would be hope this document would be provided to all committee members

Declaration:

I the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

***Signed: Jillian Edmund (applicant) 18.09.15***

Signed : Wesley Edmund (agent)





## 2. Tourism In 2020

### Vision, targets and strategic priorities



#### Vision

To make Falkirk a destination of first choice for high quality, value for money and world-class attractions offering memorable customer experience, delivered by skilled and passionate people.

The vision, targets and strategic priorities have been developed through extensive consultation with many key stakeholders and tourism businesses. Consultation has included the following.

- Issuing a survey to local tourism businesses.
- A consultation workshop bringing together existing tourism partners, including VisitScotland, Falkirk Delivers, Falkirk Community Trust, Scottish Canals, Scottish Railway Preservation Society and Falkirk Council representatives from Economic Development, Planning, Communications, Governance and other services.
- A further meeting with local tourism businesses and national agencies including Scottish Tourism Alliance, VisitScotland, accommodation providers, attractions operators, restaurants, transport representatives and community councils.

#### Targets

To increase visitor expenditure in the Falkirk area by 20% over the next five years to 2020.

To increase overnight visitor accommodation (serviced bedrooms and self-catering units) in the Falkirk area by 20% over the next five years to 2020.

To develop a Falkirk Tourism Partnership to take ownership of, to review and to implement the strategy.

#### Strategic Priorities

The vision and the targets will be delivered through the three strategic priorities identified below.

- Targeting key markets
- Providing enjoyable and marketable experiences
- Improving the customer journey



# Providing Enjoyable and Marketable Experiences

In recent years, businesses and organisations have shown great creativity in developing new experiences which attract visitors to the Falkirk area. New assets such as the Falkirk Wheel and the Kelpies have been created and older features like the canal network and the Hippodrome have been restored and are now important tourism generators.

The Falkirk tourism experience is based not only on a growing portfolio of visitor attractions, events and activities but equally importantly on accommodation, food and other services which, along with the quality of the environment (place), form an integral part of the visitor experience. The business tourism experience also relies on most of these features.

It is a priority of the Tourism Strategy to continue to improve and expand the Falkirk tourism experience throughout the area. The main opportunities to do so include the following.

## Development at Major Attractions

The most visited sites in the Falkirk area are the Falkirk Wheel and Helix Park. Especially in the latter case there is the need to complete Helix facilities with the visitor centre and address parking pressures. Furthermore, as both the Falkirk Wheel and the Helix already have large visitor numbers on site, they should be attractive locations for the development of further visitor facilities and services by both the private and public sectors.

There is development land within, or adjacent to, both sites. This makes it possible to pursue the development of the following types of facilities.

- Visitor attractions and experiences which are complementary to, and compatible with, the existing main attractions.

- The staging of events on existing event space, and the improvement of events infrastructure, including facilities for conferences and meetings.
- Hotel and self-catering including caravan and camping accommodation.
- Food and beverage provision.
- Encouraging people to extend their customer journey to neighbouring sites.

The existing visitor numbers at key sites should provide a ready clientele for many prospective developers. New developments themselves should extend the appeal of the sites and bring more visitors to the core attraction.

There are other sites at which the principle of nodal development can be followed, where additional visitor facilities can make a location more marketable and viable. The following are examples of sites with such opportunities.

- Callendar House and Park
- Kinneil House and Estate
- Falkirk and Bo'ness town centres

A nodal development policy was pursued for the restored canals under the Canal Corridor Development Framework. A similar nodal approach would be appropriate for the other linear features in the area – the Antonine Wall and the John Muir Way.

Consideration could be given to extending the range and quality of services at visitor nodes through commercial partnerships and outsourcing.

## Place-making and Enhancing the Environment

The quality of the environment and a sense of place are key to the enjoyment of any visit. People generally make a trip to somewhere they feel is distinctive in some way. They certainly notice the surroundings when they get there.

The Falkirk area has seen a lot of place-making and regeneration in recent years. The Falkirk Wheel and canal corridor, the

Helix and Bo'ness town centre are among the most notable in scale to date but there are many other examples including the Faw Kirk graveyard, nature reserves and paths networks.

At present, work is progressing on the Falkirk THI initiative and Denny town centre. These are vital for maximising the value of intrinsic assets and giving the visitor a quality experience as they travel in the area. Improved town centres will be better placed to attract retail investment and support the wide range of independent retailers which are a distinctive feature of the area and which can draw significant visitors.

Further environmental initiatives will be pursued at sites including the following.

- Portdownie (a canal-side regeneration site close to the Falkirk Wheel)
- Rosebank (a disused distillery building beside the Forth & Clyde Canal in Falkirk)
- Nature reserves and core paths network

Such work will help continue the transformation of disused industrial areas to viable uses which contribute to the quality of the visitor experience.

The Council will also develop an Invest in Falkirk message to pro-actively promote the area for additional investment by new and existing accommodation providers to enhance the capacity, choice and quality of serviced and unserviced (self-catering) accommodation.

## Cultural and Heritage Tourism

Much of the Falkirk area's tourism product is based on culture and heritage. Lacking the dramatic scenery and large rural spaces found in the north and south of Scotland, the Falkirk area has had to create its tourism based on its people and their works past and present. Fortunately the area has seen more than sufficient human activity and drama to leave a rich heritage and to make a compelling story. Re-telling these stories and re-living the experiences is the basis of much of



# Denovan Village Limited

Denovan Park, Denovan Road, Dunipace Stirlingshire FK66BJ  
Telephone: 01324 826916

**Mr Brent Vivian**  
Senior Planning Officer  
Falkirk Council  
Davids Loan  
Falkirk

28<sup>th</sup> September 2015



Dear Mr Vivian

Please find enclosed a written copy of our " Notice of Review " for planning application P/15/002/FUL.

It would be appreciated if all members of the review committee had a copy of the **Tourism 2015/2020 brochure produced by Falkirk Council.**

The Denovan Village project cannot succeed if it is unable to provide proper access for disabled clients. This project has been designed to meet the needs of the Tourism plan for Falkirk and District, it is an adult and family oriented facility also designed to blend into the site with a full programme of replanting and landscaping. Denovan Village is designed to be a quiet and get away from noise site with low cost facilities for walkers and cyclists in particular those benefiting from the core footpaths in Falkirk West.

With regards

Yours sincerely

A large black rectangular box redacting the signature of Jillian Edmund.

Jillian Edmund  
Director



# 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 2013  
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**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 IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>**

1. Applicant's Details		2. Agent's Details (if any)	
Title	MISS	Ref No.	P/15/0022/FUL
Forename	JILLIAN	Forename	WESLEY
Surname	EDMUND	Surname	EDMUND
Company Name	DENOVAN VILLAGE LTD.	Company Name	DENOVAN VILLAGE
Building No./Name	DENOVAN PARK	Building No./Name	DENOVAN PARK
Address Line 1	DENOVAN ROAD	Address Line 1	DENOVAN ROAD
Address Line 2	DUNIPACE	Address Line 2	DUNIPACE
Town/City	DENNY	Town/City	DENNY
Postcode	FK6 6BJ	Postcode	FK6 6BJ
Telephone	[REDACTED]	Telephone	[REDACTED]
Mobile		Mobile	
Fax	[REDACTED]	Fax	[REDACTED]
Email	[REDACTED]	Email	[REDACTED]
<b>3. Application Details</b>			
Planning authority		FALKIRK COUNCIL	
Planning authority's application reference number		P/15/0022/FUL	
Site address			
LAND TO THE WEST OF DENOVAN HOUSE DENOVAN ROAD DUNIPACE DENNY FK6 6BJ			
Description of proposed development			
TO CREATE RAISED DECK CHALET AND GLAMPING FACILITY WITH A CLUB HOUSE, WASH + SHOWER FACILITY, TOILET AND CAFE			

Date of application

19 JAN 2015

Date of decision (if any)

19 JUNE 2015

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

#### 4. Nature of Application

Application for planning permission (including householder application)



Application for planning permission in principle



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)



Application for approval of matters specified in conditions



#### 5. Reasons for seeking review

Refusal of application by appointed officer



Failure by appointed officer to determine the application within the period allowed for determination of the application



Conditions imposed on consent by appointed officer



#### 6. Review procedure

The Local Review Body 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 wish the review to be conducted by a combination of procedures.

Further written submissions



One or more hearing sessions



Site inspection



Assessment of review documents only, with no further procedure



If you have marked either of the first 2 options, 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 necessary.

THE HEARING WILL SHOW THAT THIS PLAN IS IN AGREEMENT WITH THE FALKIRK 2015-2020 TOURISM STRATEGY.

#### 7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?



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



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

IT WOULD BE BEST TO HAVE NOTIFICATION TO ENSURE THAT THE GATE IS UNLOCKED.

## 8. 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. Note: 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 Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, 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 here 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.

WE BELIEVE THAT THE SUBMITTED PLAN MEETS THE NEEDS OF THE FALKIRK 2020 TOURISM VISION. DENOVAN VILLAGE WILL ASSIST IN MEETING THE TARGET FOR A 20% INCREASE IN SELF-CATERING ACCOMODATION. IT WILL CREATE LOCAL JOBS BOTH FULL-TIME, PART-TIME AND SEASONAL. AS THE SITE IS WITHIN WALKING DISTANCE OF DENNY HIGH SCHOOL, ST PATRICK'S PRIMARY SCHOOL AND DUNIPACE PRIMARY SCHOOL SOME JOBS WILL BE DESIGNED TO SUIT APPLICANTS WHO HAVE SCHOOL-AGED CHILDREN AND FIT WITH SCHOOL HOURS.

DENOVAN VILLAGE MEETS THE STRATEGIC PRIORITIES OF SELF-CATERING ACCOMODATION FOR FAMILIES AND COUPLES. GLAMPING PODS WILL BE EXCELLENT ACCOMODATION FOR FOOTPATH WALKERS AND CYCLISTS.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.



## 9. 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

WE WOULD REFER THE COMMITTEE TO THE PUBLISHED DOCUMENT FALKIRK AREA TOURISM STRATEGY 2015-2020 AND HAVE REQUESTED THAT THE PLANNING OFFICER ENSURES THAT THE COMMITTEE HAS SIGHT OF THIS DOCUMENT AS EVIDENCE OF THE APPROPRIATENESS OF THE PROJECT.

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.

## 10. Checklist

Please mark the appropriate boxes to confirm that 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 requesting 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 hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

JILLIAN EDMUND

Date:

28-9-2015

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



**Falkirk Council**

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: [planning.applications@falkirk.gov.uk](mailto:planning.applications@falkirk.gov.uk)

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE                      000109086-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Proposed change of use from estate forest land to holiday park with chalets, camping pods and reception building and associated roads and drainage facilities

Is this a temporary permission? \* ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \* ☐ Yes ☒ No

Have the works already been started or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	McFarlane Curran
Ref. Number:	
First Name: *	Colm
Last Name: *	Curran
Telephone Number: *	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	

You must enter a Building Name or Number, or both:\*

Building Name:	Mafeking
Building Number:	12
Address 1 (Street): *	Main Street
Address 2:	Comrie
Town/City: *	Dunfermline
Country: *	UK
Postcode: *	KY12 9HD

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Miss's
First Name: *	Jillian and Helen
Last Name: *	Edmund
Company/Organisation:	Denovan Village Ltd
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	The Cabin
Building Number:	1
Address 1 (Street): *	Denovan Park,
Address 2:	Denovan Road,
Town/City: *	Dunipace
Country: *	UK
Postcode: *	FK6 6BJ

## Site Address Details

Planning Authority: Falkirk Council

Full postal address of the site (including postcode where available):

Address 1: DENOVAN HOUSE

Address 5:

Address 2: FALKIRK

Town/City/Settlement:

DENNY

Address 3:

Post Code:

FK6 6BJ

Address 4:

Please identify/describe the location of the site or sites.

Northing

683373

Easting

282037

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details

In what format was the feedback given? \*

☐ Meeting ☒ Telephone ☐ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Brent Vivien provided positive feedback to the applicant during telephone conversations and site meeting

Title:

Please Select One

Other title:

First Name:

Last Name:

Correspondence Reference  
Number:

Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

13620.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

private estate forest

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? \*

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? \*

16

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☐ Yes – connecting to public drainage network
- ☒ No – proposing to make private drainage arrangements
- ☐ Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? \*

- ☐ New/Altered septic tank.
- ☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- ☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \* (Max 500 characters)

This will be designed by specialist consultants and approved by sepa and scottish water

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

☒ Yes ☐ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details:(Max 500 characters)

Bulk refuse storage bins will be site adjacent to the site car park

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☐ Yes ☒ No

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☒ Yes ☐ No

## All Types of Non Housing Development - Proposed New Floorspace Details

For planning permission in principal applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): \*

Class 3 Restaurant / cafe

Gross (proposed) floorspace (In square metres, sq.m) or number of new (additional) rooms (if class 7 or 8): \*

72

If Class 1, please give details of internal floorspace:

Net trading space:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

☐ Yes ☐ No ☒ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land ? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Colm Curran

On behalf of: Miss's Jillian and Helen Edmund

Date: 17/01/2015

☒ Please tick here to certify this Certificate. \*

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application



g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☒ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☒ Landscape plan.
- ☒ Photographs and/or photomontages.
- ☐ Other.

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Colm Curran  
Declaration Date: 17/01/2015  
Submission Date: 17/01/2015

## Payment Details

Online payment: 54368

Created: 17/01/2015 17:30

## McFARLANE CURRAN

### Building Design

12 Main Street

Comrie

Fife

KY12 9HD

#### **Supporting Statement to accompany Application for Planning Consent for Denovan Holiday Park**

Denovan Village is an opportunity to provide much needed holiday accommodation in the Falkirk Council area. This has been a tourist forgotten area with a wholly industrial heritage and dominated by the Grangemouth refinery. In the last 15 years the opportunity to develop the Falkirk Tourist infrastructure stimulated by the Millennium Canal link has been slow to produce appropriate self catering accommodation in any great numbers. However the success of the Falkirk Wheel the Helix development and the Kelpies has at long last put Falkirk firmly on the map as a must visit destination.

Denny is changing and although the town centre has at long last been demolished the redevelopment will take time. Denovan Village will create jobs. It is envisaged that the Club House will provide a daily service for around 15 hours. With other services – wash facilities, showers, toilets etc being on a 24hr secured self use basis. Peak opportunity time will be Easter to October each year when both camping pods and cabins have the greatest potential. There are plans to provide facilities for touring clubs and cycle clubs during the off season, utilizing the cabin accommodation and catering facilities.

Denovan Village is a short walk from Denny and a few minutes' drive from Falkirk, Stirling, Glasgow and Edinburgh. It is the ideal location for a central holiday. Denovan Village is right on the core footpaths for the Falkirk Denny area. With excellent walks, Denovan Village expects to become a centre for walkers to explore Falkirk west. The wildlife is abundant; Roe Deer, Buzzards, Owls, Peregrine Falcon, Red Kites, Butterfly conservation and the opportunity to discover something new in this undiscovered area.

The challenge for Denovan Village is to build a centre that provides quality value for money accommodation and services and encourages adults to visit the area and learn the history, the sport and all the experiences. Providing self catering accommodation with supporting catering facilities and the variety that a short walk provides into Denny and the opportunity of a redeveloped town centre will bring additional revenue to both Denovan Village, Dunipace and Denny. This is a challenge that is achievable and will be a complementary benefit to Falkirk Council tourist development projects.

Denovan Village is being developed by two local sisters. Jillian and Helen Edmund. Jillian is currently completing a Masters in Behavioural Science for Business at Stirling University and Helen is back to complete her Fine Art Degree at Edinburgh Napier following a sponsored Educational Year in Indonesia during 2013/14. Denovan Village will create at least four fulltime jobs and up to eight part-time and seasonal positions.

# **Denovan Village**

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Holiday Self-catering Accommodation and  
'Glamping' Location - Falkirk/Forth Valley

**Business Plan 2015-2018**

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2. The Market Opportunity & The Need for Denovan Village
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