

Balcastle House  
Slamannan  
Falkirk FK1 3BB

10<sup>th</sup> August 2015.

Mr. John Morris  
Development Management Unit  
Falkirk Council,  
Abbotsford House  
David's Loan  
Falkirk FK2 7YZ

Dear Mr. Morris

**Siting of Residential Caravan (Retrospective)  
Homestead Farm Binniehill Road Slamannan Falkirk FK1 3BE  
P/15/0289/FUL**

Thank you for your letter of 30 July informing me that the applicant has submitted a request for a review of the Council's decision to refuse the above application. I have read the Supporting Information for the Local Review Body submitted by the applicant and wish to make further representations as follows.

Once again the applicant has misrepresented the facts in the application form where it is stated that the site cannot be seen from public roads or land. To avoid any misunderstanding, I attach photographs taken from the public road which runs from Slamannan to Southfields Farm and photographs taken from core path 023/1993 which is owned by the Council and runs directly behind the caravan. Another photograph is taken from the beginning of core path 023/1001 which unfortunately has an excellent view of the site demonstrating the impact of the caravan and the scrap vehicles on the character of the countryside. This is an area of great landscape value which is rapidly becoming an eyesore. We rely on the Council to protect our environment.

The applicant contends that it is the intention to have an "appropriate rural business" but the current business being operated from the property is neither appropriate nor rural. It looks more like a motor trade yard. The shed is designated for equestrian use but there are no horses on the premises. If the applicant intends to operate an agricultural business, why has he not applied for a change of use for the shed which, given the neglected state of the fields, and the limited acreage is the only possible location for such a business? I would ask that the Local Review Body visit the site to inspect the inside of the shed to confirm whether the activities conform to the current planning consent.

I note that the applicant says he is willing to implement the condition attached to a previous application regarding tree planting. This condition is almost 4 years old and not a tree has been planted. I would suggest that this condition should actually be carried out before any further permission is granted. As an example of how the applicant treats trees on his

property I attach a photograph of a Scots Pine with a strip of bark cut out and a wire and pulley arrangement around the trunk. This should kill the tree before too long.

There have been many promises made regarding this property. The one which causes the most offence is in the landscape report in support of the house application which stated:

“The existing mature woodland will continue to be managed as a landscape asset in perpetuity so attractive is it to the property.” Shortly after the approval for the house was given many trees were cut down and the condition for replanting ignored.

I would submit that no further permissions should be granted until all conditions attached to the property are actually implemented.

Yours sincerely

Sheila Hall (Mrs)

## OBJECTION TO SITING OF RESIDENTIAL CARAVAN IN RETROSPECT

The reason given for the residential caravan is that it is required for the duration of the house build on the adjacent site (planning application F/2004/0310 refers). One of the conditions attached to this application is that the occupier be solely or mainly employed in agriculture. The applicant is not employed in agriculture, nor is there any agricultural activity on Homestead, nor is there any livestock.

The applicant states that he believed that a caravan was permitted, despite the fact that planning decision P/10/0636/FUL specifically said that a caravan was not granted planning permission. The applicant and his agent have been in touch with the Council since January and have supposedly been made aware of all conditions attached to both these sites.

The applicant states that there are 10 parking spaces on the site, although the previous applicant stated that there were none. There are no drawings of the proposed parking spaces or details of the vehicles. There are already several vehicles on the site, including a low loader.

The applicant states there are no trees on or adjacent to the site, despite the fact that trees are shown on the photograph of the caravan. There appears to be no requirement for the application to be either truthful or accurate.

Planning decision P/10/0636/FUL dated 14.9.11 had a condition regarding the installation of screen planting on the site. The applicant is in breach of this condition and should be served with a Breach of Condition Notice.

The site is an area of great landscape value and the caravan and surrounding earth works are an eyesore and detrimental to the environmental amenity of the area.

Previously the Council has taken the view that it is not in the interest of road safety to generate additional traffic on the single track road with sub-standard and horizontal alignment. With a proposal for ten vehicle spaces in the yard, including HGVs, and at least another two on the house site, the traffic generated through Binniehill will be unacceptable.

Currently the planning condition attached to the shed is for private equine use. However there are no horses on the premises and the shed is being used for commercial purposes which includes irregular night time working. This is another breach of a planning condition.

Given the history of this site and the various existing breaches of planning conditions, this application should not even be considered until all outstanding conditions have been met.



Photograph shows the view of the caravan from the core path (023/1993) owned and maintained by the Council along the Old Slamannan Railway line. The caravan is close to boundary fence between the Council property and the site. It is clearly visible to walkers and will be even more so when the seasonal growth dies back.



Photograph shows a wire slide anchored to a tree near to the boundary of the property. The bark of the tree has been cut away and the wire secured into the flesh of the tree in a manner which will almost certainly ensure that the tree will not survive. This tree forms part of the screen between the Homestead development and the residential properties situated on the road above.



Photograph shows the view of the development from the public road known popularly as Southfield Road. The caravan is clearly in sight as is the shed, because the previous occupant felled the trees that previously screened the development. The two surviving ends of the stand of trees can be seen to the left and right. The caravan is partially screened by seasonal growth on a spoil excavation.

Photograph shows six vehicles on site, including one HGV, one breakdown truck, one other van, a yellow 4x4 and a wreck.

A close up photograph is below, along with another taken from the junction of the road and the core path (023/1001) across the valley.

This photograph also shows the contrast between the properly maintained agricultural field in the foreground (which belongs to Southfields Farm) and the rush strewn and neglected fields associated with the development.



From the junction of Southfield Road and the core path (023/1001).