



Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: 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 000126655-001

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.

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:

Hardie Associates

Ref. Number:

First Name: *

Colin

Last Name: *

Hardie

Telephone Number: *

01506 633979

Extension Number:

Mobile Number:

Fax Number:

01506 634656

Email Address: *

chardie@hardie-associates.co.uk

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

Building Name:

Building Number:

78

Address 1 (Street): *

Hopetoun Street

Address 2:

Town/City: *

Bathgate

Country: *

UK

Postcode: *

EH48 4PD

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | |
|-----------------------|------------------------------------|
| Title: * | <input type="text" value="Mr"/> |
| Other Title: | <input type="text"/> |
| First Name: * | <input type="text" value="Scott"/> |
| Last Name: * | <input type="text" value="Bruce"/> |
| Company/Organisation: | <input type="text"/> |
| Telephone Number: | <input type="text"/> |
| Extension Number: | <input type="text"/> |
| Mobile Number: | <input type="text"/> |
| Fax Number: | <input type="text"/> |
| Email Address: | <input type="text"/> |

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

| | |
|-----------------------|---|
| Building Name: | <input type="text"/> |
| Building Number: | <input type="text" value="63"/> |
| Address 1 (Street): * | <input type="text" value="Colliertree Avenue"/> |
| Address 2: | <input type="text"/> |
| Town/City: * | <input type="text" value="Airdrie"/> |
| Country: * | <input type="text" value="Scotland"/> |
| Postcode: * | <input type="text" value="ML6 7DR"/> |

Site Address Details

| | |
|---------------------|--|
| Planning Authority: | <input type="text" value="Falkirk Council"/> |
|---------------------|--|

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

| | | | |
|------------|----------------------|-----------------------|----------------------|
| Address 1: | <input type="text"/> | Address 5: | <input type="text"/> |
| Address 2: | <input type="text"/> | Town/City/Settlement: | <input type="text"/> |
| Address 3: | <input type="text"/> | Post Code: | <input type="text"/> |
| Address 4: | <input type="text"/> | | |

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

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="672005"/> | Easting | <input type="text" value="285074"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *

(Max 500 characters)

Siting of a residential caravan (in retrospect)

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see the attached appeal statement.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? *

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Appeal Statement Document

Application Details

Please provide details of the application and decision.

What is the application reference number? *

P/15/0289/FUL

What date was the application submitted to the planning authority? *

08/05/15

What date was the decision issued by the planning authority? *

22/06/15

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

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

☒ Yes ☐ No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

It may be appropriate for the LRB to visit site and see the low impact of the caravan whilst acknowledging its temporary nature.

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Colin Hardie

Declaration Date: 21/07/2015

Submission Date: 21/07/2015

HARDIE ASSOCIATES LTD

PROPOSED SITING OF A RESIDENTIAL CARAVAN
HOMESTEAD FARM, SLAMANNAN

SUPPORTING INFORMATION FOR
LOCAL REVIEW BODY

JULY 2015

78 HOPETOUN STREET, BATHGATE, WEST LOTHIAN, EH48 4PD TEL. 01506 633979

BACKGROUND

The application site is encompassed within a larger agricultural holding, which has extant consents for the existing outbuilding, equestrian arena and a dwellinghouse associated with the agricultural land use.

Our Planning application for the residential caravan was lodged on 21/05/15, following initial consultations with Falkirk Council. It has become apparent that there is considerable history with this site and its previous occupants. It is acknowledged that Mr Bruce brought the residential caravan to site prior to the application, as he was unaware that he needed specific consent to do so.

The purpose of the temporary caravan is to allow Mr Bruce to be present on site while establishing the agricultural business and supervising the house construction.

REASON FOR REFUSAL

'The proposal is considered to be contrary to Local Plan Policy EQ19-Countryside – in that it has not been demonstrated that the presence of the caravan, albeit for a temporary period, is required in connection with any appropriate rural business or activity and its presence is considered to adversely impact on the character of the countryside'

The original approval for a house associated with a livestock rearing business has been implemented and is extant (F/2004/0310). The original applicant (Mr Prentice) obtained written confirmation from Falkirk Council that the consent was activated and is valid. We are currently in the process of purifying the conditions relating to tree planting/ site levels and have submitted details to Falkirk Council Planning Department for consideration. Once confirmed, Mr Bruce will commence the agricultural operations and construction of the approved house.

It is wholly inaccurate to state that there is no justification for the siting of the caravan, when it is connected with the "appropriate rural business" previously approved by Falkirk Council.

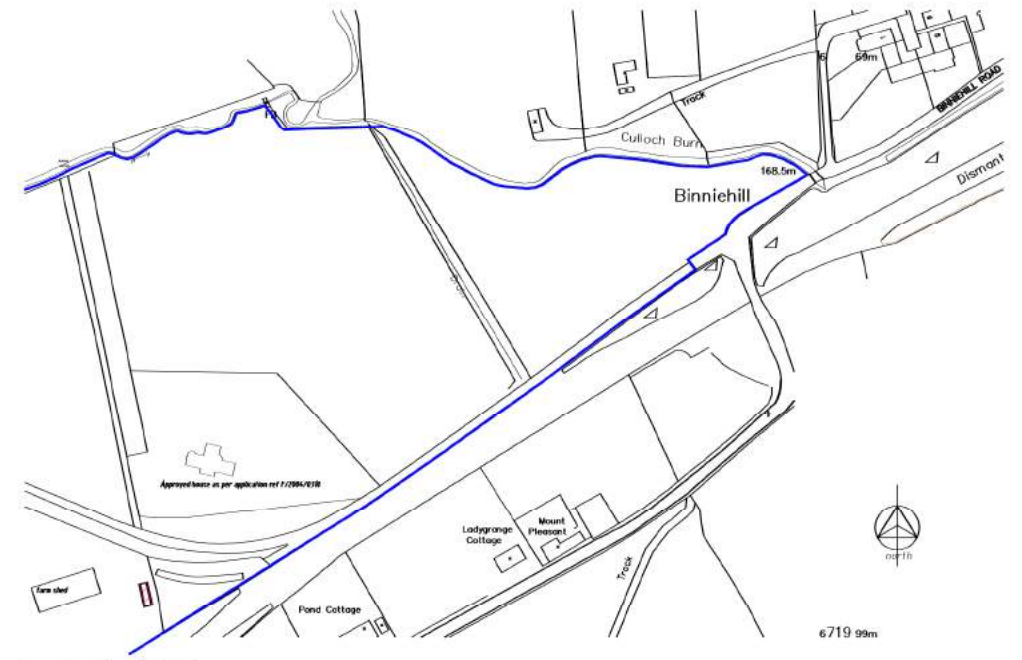
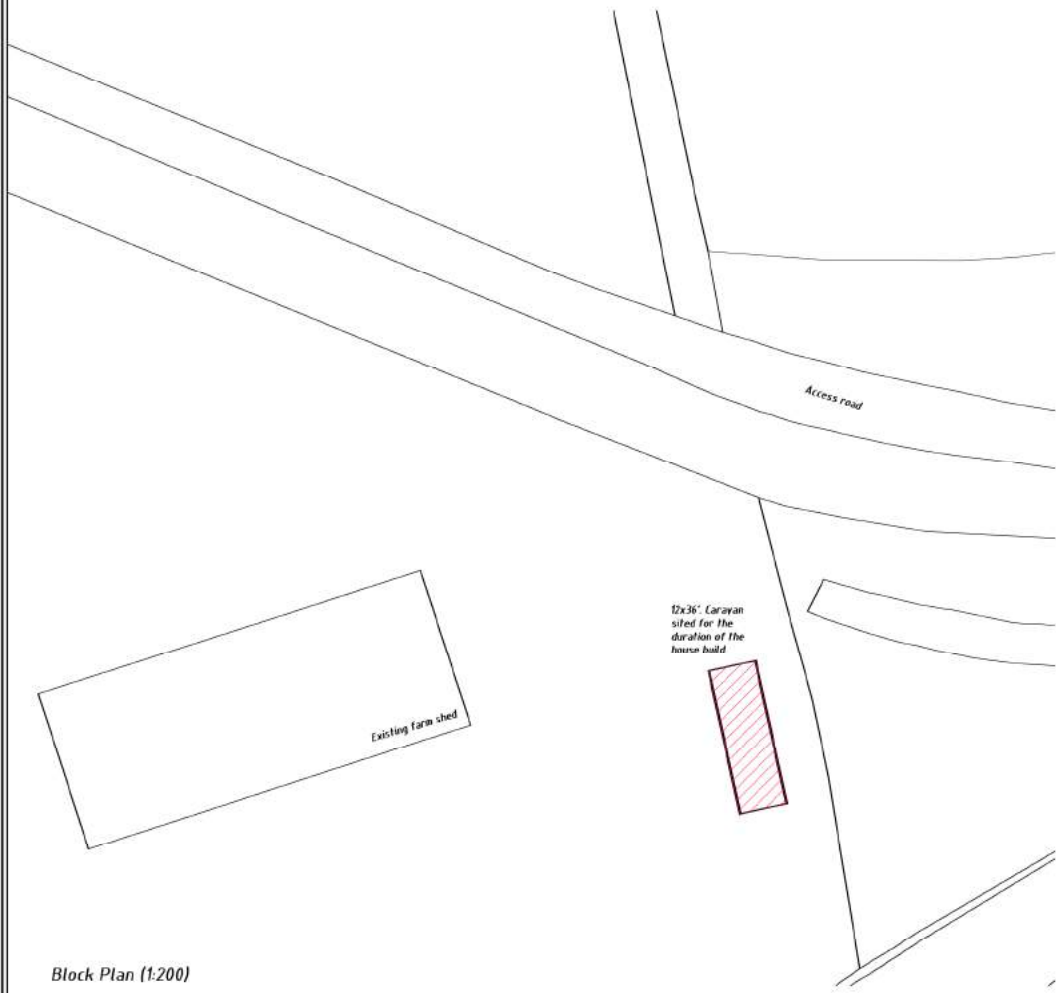
CONCLUSION

We firmly believe that this application has been prejudiced by historic activities on the site, prior to our client purchasing the land in 2014.

Mr Bruce is fully committed to operating the farm business as approved and has previously confirmed this in writing to Falkirk Council.

He is also willing to incorporate the whole tree planting scheme from the previous applications and reinvigorate the poor execution of prior tree planting.

We request that the principle of the proposal is reconsidered, as the temporary caravan allows Mr Bruce to live on site and effectively conclude all the works on site, in line with the existing approvals.



| | |
|--|--|
| Title: Block and Location Plan | |
| Client: | Mr S Bruce |
| Project: | Siting of a Caravan Homeslead Binniehill Farm Slamannan |
| Scale: | 1:200 |
| Date: | Mar 15 |
| Drawing number: | 15/016/C/PL01 |
| HARDIE ASSOCIATES LTD 78 HOPETOUN STREET BATHGATE WEST LoTHIAN EH48 4PD TEL: 01506 633979 FAX: 01506 634656 | |
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