

**P128. ERECTION OF 167 HOUSING UNITS WITH SUPPORTING INFRASTRUCTURE AND GREEN SPACE AT LAND TO THE SOUTH OF KINGLASS COTTAGE, BORROWSTOUN ROAD, BO'NESS FOR MILLER HOMES AND AWG PROPERTY LTD - P/15/0364/FUL**

With reference to Minute of Meeting of the Planning Committee held on 1 February 2016 (Paragraph P121 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the erection of 167 housing units with green space at Borrowstoun Road, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

Mr Fleming, the applicant's agent, was heard in relation to the application.

Mr McArthur, the applicant's representative, was heard in relation to the application.

Mr Fearnside, the applicant's representative, was heard in relation to the application.

Ms Robertson, an objector, was heard in relation to the application.

Ms Chirray, an objector, was heard in relation to the application.

Mrs Watt, an objector, was heard in relation to the application.

Mr Hawthorne, an objector, was heard in relation to the application.

Mr Shanks, an objector, was heard in relation to the application.

Mr Buchanan, an objector, was heard in relation to the application.

Mr Livingstone, an objector, was heard in relation to the application.

The submitted letter of support was noted.

The objections included the following issues:-

- The dangerous access road to the site;
- The lack of information about traffic calming on the access road including the change in speed limit;
- The unacceptable pressure on outlying roads including Gauze Road;
- That Councillors had guaranteed local residents that the site would never be developed;
- The existing drainage issues and a lack of information in relation to drainage in the application in terms of design and maintenance;
- That lack of allowances for the educational needs of local children and of extra provision for NHS;
- The dental surgeries being oversubscribed;
- That Bo'ness has insufficient services including police and fire;
- That effect on the existing wildlife including pipistrelle bats, badgers and deer frequenting the site;

- The cash resulting from the builders to upgrade the town centre including the construction of a new supermarket;
- The bore reports being out of date;
- The application was withdrawn then resubmitted and the mishandling of the application by the Council;
- The Council amended the Structure Plan to accommodate the proposed development;
- The loss of countryside and green belt;
- The noise pollution affecting adjacent residents;
- The residents of the adjacent Kinglass residential development having purchased their houses due to the semi-rural location;
- The impact on surrounding householder's property prices;
- The loss of prime arable farmland;
- The addition to the country's unacceptable drop in cereal production;
- The loss of urban open space contrary to policy INF03;
- The more suitable sites within Bo'ness including the foreshore and next phase of the Drum development;
- The objections from an adjacent landowner to proposed footpath links entering the area of land and for the links to be removed from the south-west corner of the application site; and
- That number of questions from residents of Kinglass Cottage being dealt with by the applicant.

Questions were then asked by Members of the Committee.

Councillor Ritchie, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined at the Planning Committee on 24 February 2016.

Members thereafter visited sections of the adjacent road to the site.