



AGENDA ITEM

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**PLANNING APPLICATIONS –
P/14/0398/PPP - DEVELOPMENT OF
LAND FOR RESIDENTIAL PURPOSES
AT DENOVAN HOUSE,
DENNY, FK6 6BJ**

Documents relating to Agenda Item 4

1. Request for Hearing written submission to Applicant dated 4 November 2015. (Pages 7 to 8)
2. Response to request for Hearing written submission from Applicant dated 24 November 2015. (Pages 9 to 14)
3. Important Note: - the previous papers on this item were submitted to the meetings of the Planning Review Committee on 25 September 2015. These papers are available to view on the Falkirk Council website at:-

<http://www.falkirk.gov.uk/services/council-democracy/councillors-decision-making/committees/planning-local-review-body>

See website

Enquiries to: Antonia Sobieraj
Direct Dial: (01324) 501277
Email - Antonia.sobieraj@falkirk.gov.uk
Our Ref: AS
Date: 4 November 2015

Ist Class Post

Colm Curran
McFarlane Curran
12 Main Street
Comrie
Dumfermline
KY12 9HD

Dear Mr Curran,

**LOCAL PLANNING REVIEW COMMITTEE - PLANNING APPLICATION -
P/14/0398/PPP - DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT
DENOVAN HOUSE, DENNY FK6 6BJ**

I refer to your application for review of the recent decision in relation to the above planning application on behalf of your client, Dr Wesley Edmund, whom I have copied into this letter.

I would confirm that the date for the Hearing will be confirmed as soon as possible and you will be advised of the date in due course.

In line with the terms of Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the Regulations) you are entitled to appear at the Hearing and required to send to me no later than **Thursday 26 November 2015** the following:-

- (a) A Hearing Statement; and
- (b) Where you intend to refer to or rely on any documents when presenting your case (i) a list of all such documents; and (ii) a copy of every document (or the relevant part of a document) on that list which is not already available for inspection as part of the review papers.

To clarify, a "Hearing Statement" means, and is comprised of:-

- (a) a written statement which fully sets out the case relating to the specified matters which a person proposes to put forward at a hearing session;
- (b) a list of documents (if any) which the person putting forward such case intends to refer to or rely on, and
- (c) a list of any other persons who are to speak at the hearing session in respect of such case, any matters which such persons are particularly to address and any relevant qualifications of such persons to do so.

As I had advised previously the specified matters referred to above are:-

- (a) Whether there is justification for the proposed development in terms of meeting the prescribed circumstances to permit new housing development in the countryside under the Development Plan or the existence of any material considerations that would justify going against the plan.

Again, I would advise that no other matters beyond these specified matters are to be considered at the Hearing.

In summary, you are requested to provide to me in the terms outlined above a Hearing Statement on or before **Thursday 26 November 2015**.

Should you require any further information please contact me at the above telephone number.

Yours sincerely,

Committee Services Officer
for Chief Governance Officer

cc Dr Wesley Edmund, Denovan Park, Denovan Road, Dunipace FK6 6BJ

For: Falkirk Council, Local Planning Review Committee

Planning Application P/14/0398/PPP

This is the preliminary application to P/15/0022/FUL – Denovan Holiday Village a Holiday self catering project.

It should be noted that a considerable amount of time was spent discussing this proposal with the planning officer, and advice sought on what may be appropriate. It was Mr Vivian's suggestion that I should apply for planning in principle for my proposed family development, the Full application was made in reference to the agreed local area plan and garnered a conspiracy of objections. His advice has been appreciated even if his conclusions have not.

Hearing Statement: Reason to grant application to build.

This is an application for permission to build 2 dwellings at Denovan Road, Dunipace. The application was made following an illness that left me with a serious walking problem and requiring the regular use of a wheelchair. Our home at Denovan House was no longer suitable for my needs and my Occupational Therapists recommendation was for a home with a ground floor bedroom and facilities and wide doors and floor suitable for wheelchair use. They also recommended that I live with or close to family should I require future help. This application fulfils that need.

Material considerations in support of this application:

1. Overlooking/loss of privacy
 2. Loss of light or overshadowing
 3. Parking
 4. Highway safety
 5. Traffic
 6. Noise
 7. Effect on listed building and conservation area
 8. Layout and density of building
 9. Design, appearance and materials
 10. Disabled persons' access
 11. Development Plan
 12. Previous planning decisions (including appeal decisions)
-
1. The proposed site overlooks a waste dump, used machinery dump and other things ?
(Photographic evidence attached) It does not invade others privacy.
 2. Any proposed dwelling would face south as does the existing adjoining cottage and would have no effect causing loss of light or amenity to the adjoining property. The design of a property on the site would respect the existing buildings on Denovan Road and in keeping with recent builds. (Photograph attached)
 3. There is adequate parking space available total site area is around .75 of an acre

4. Although this has been the main entrance to the property since 1840 in relation to highway safety we intend to undertake improvements by removing the banking and resurfacing the area to improve the left turn on exit.
5. The location attracts normal vehicle traffic with a peak traffic time between 4 pm and 6pm Monday to Friday, it is expected this will reduce when the redevelopment of Denny Town centre is complete.
6. There will be no excess noise with this proposal
7. There is a listed building opposite at Denovan Mains surrounded with scrap, waste and other materials and is dilapidated and uncared for. The proposal will have no effect on this listed building and the site is not in a conservation area.
8. Ultimately it is intended that two traditional dwellings will be erected on the site of three bedrooms with open plan living dining area and one bedroom on the ground floor with disabled wet room.
9. Design will be subject to agreement with the planning manager but it is intended that it should be similar to other local properties and use traditional materials.
10. This is a level site, it drains well and is safe. Disabled visitors will have no difficulty negotiating the site once complete.

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Denovan Mains directly opposite has planning permission for a large number of dwellings.

Denovan Road has through recent planning decisions developed into a Brown field site.

To the east is a Sand Quarry that has now also become a building waste disposal site operated by Purvis.

In the middle is Headswood Mill also now a waste processing site and site for other small manufacturing businesses.

Opposite the proposed building site is Denovan Mains another waste disposal site and base of operations for Mr. David Graham and recently the site of Pot Ale disposal a high copper bearing solution that in all probability has already made its way into the River Carron. Sepa are aware.

To the west the planning authority have given permission for a Sand Stone Quarry at Dog Hillock and the whole area is overshadowed by the Wind Turbines between Denovan and Larbert.

This planning application is reasonable, it fulfils a need it is complementary to the area it has minimal impact on the surrounding area and is in keeping with other planning decisions.

These are:

- i. A new 1.5 storey Bungalow for Mr Alex Thomson.
- ii. Permission for 3 Dwellings granted to Mrs Brenda McConnell, Denovan Cottage
- iii. The Denovan Mains development
- iv. The additional development by Mr Aly Stewart at Avonside Stables
- v. The permission granted for the Stone quarry at Dog Hillock

It may also be reasonable to assume why would, any family want to stay in this area. Both my children attended Dunipace Primary School and then Denny High School. My daughter Jillian has just completed her Masters at Stirling University and my daughter Helen is in her third year at Edinburgh Napier. This is their home, their community and where their friends are.

The conspiracy by a number of local people against our planning applications lead by Denny and Dunipace Community Council and the refusal of my Local Councillor Mr McCabe to assist and a reply from my MSP Mr M Mathieson advising that my MP Mr McNally would be in touch and then conveniently ignored me can only lead to one conclusion. We are not wanted in the area by some people.

My family and I are incomers, it may be because of our religion it may be because we are from Ulster whatever it is we have been treated as such from the day we set foot in Denny. Although most would be unaware my youngest daughter was born in Scotland.

However I still believe this is a good area and despite the conspiracy of objections we have no intention of running away and giving in to the bullying and harassment we have received from individuals and organisations in Denny and Dunipace.

Wesley Edmund

25th November 2015



New Bungalow for Mr Alex Thomson



Entrance to Headswood Mill from Denovan Road, East of Proposed House Site



Denovan Mains farm with listed building on left waste and Junk yard. Direct View from Site



Entrance being created to New Stone Quarry to west of site



Entrance to Quarry at East end of Denovan Road showing Wind Turbines