

P30. Erection of Dwellinghouse and Domestic Garage on Land to the West of 10 Agricultural Holdings, Kilsyth Road, Longcroft for Mrs Fiona Carlin – P/16/0359/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a four bedroom two storey detached dwellinghouse and an attached double garage on a site consisting of open grazing land lying to the west of an existing dwellinghouse on land to the west of Agricultural Holdings, Kilsyth Road, Longcroft. The proposal had been the subject of a previous planning application which was approved on 27 April 2016. The current application had been submitted due to the application site increasing in size by extending further to the north. The location of the proposed dwellinghouse had therefore materially changed and would sit further back into the site.

Decision

The Committee (1) noted the undertaking by the owner of the entire H10 site that she (a) has no intention now or in the future of allowing development of the site with the exception of the self build house which is the subject of the application; and (b) will support removal of the site from the Falkirk Local Development Plan; and (2) agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority;**
- (2) No development shall commence until the exact details of the colour and specification of the proposed external finishing materials have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details;**
- (3) No development shall commence until the exact details of the height, location, construction, colour and plant species etc. of all proposed means of boundary enclosure have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and a timescale(s) to be agreed in writing by the Planning Authority;**
- (4) The dwellinghouse shall not be occupied until acoustic glazing with a specification of 10/12/6 or acoustic equivalent is installed and permanent ventilation is provided in order that windows can be kept closed without loss of ventilation. The acoustic glazing shall ensure that internal levels with the windows closed do not exceed 35dB daytime and 30dB nighttime, when measured as LAeq,T.;**

- (5) Vehicular access to the property shall be via a dropped kerb footway crossing, formed in accordance with details to be approved in writing by the Planning Authority;**
- (6) The driveway shall be formed with a maximum gradient of 1 in 10 and in a manner to ensure that no surface water is discharged, or loose material is carried, onto the public road; and**
- (7) The dwellinghouse shall not be occupied until visibility splays measuring 2.4 metres x 59 metres are provided in both directions from the access onto the A803. There shall be no obstruction to visibility greater than 600mm above the height of the carriageway within these splays.**

Reason(s):-

- (1) As these drawings and details constitute the approved development.**
- (2,3) To safeguard the visual amenity of the area.**
- (4) To ensure the occupiers of the property are safeguarded against excessive noise intrusion from transportation noise.**
- (5-7) To safeguard the interests of the users of the highway.**

Informative(s):-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04 and 05.**
- (3) Formation of the dropped kerb will require Minor Roadworks Consent. The applicant should contact Roads Services on 01324 506070 to obtain the relevant application form.**
- (4) The applicant is advised to ensure that noisy works that are audible at the application site boundary are only conducted during the following hours:-**

**Monday to Friday 0800 to 1800 hours
Saturday 0900 to 1700 hours
Sunday/ Bank Holidays 1000 to 1600 hours**

Deviation from these hours will not be permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

- (5) The applicant is advised to ensure that all works on the affected of the application site cease in the event that any made ground, suspect substances or odours are encountered following the commencement of the development. In such circumstances, the applicant is required to notify the Planning Authority immediately, carry out a contaminated land assessment and undertaken any necessary remediation works, and only recommence the development with the prior written approval of the Planning Authority**