

Reference No. P/16/0313/FUL



**Town and Country Planning (Scotland) Act 1997 as Amended  
Issued under a Statutory Scheme of Delegation.**

**Falkirk Council**

**Refusal of Planning Permission**

Applicant  
Supreme Fast Foods  
Mrs Yasmin Kayes  
105 Clydeholm Road  
Whiteinch  
Glasgow  
G14 0QQ

This Notice refers to your application registered on 17 May 2016 for permission in respect of the following development:-

Development      Siting of Catering Outlet and Erection of Fence (Retrospective) at

Location          Kelpies Hub, The Helix, Falkirk

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

**Refuses Detailed Planning Permission**

The Council has made this decision for the following

Reason(s):

1. The development fails to enhance or integrate sensitively to the surrounding Kelpies and Helix Park landscape. The scale, siting and design of the development does not respond positively or sympathetically to the site's surroundings and it is an incongruous addition to the designed landscape and architectural character of the area, contrary to policies D02 'Sustainable Design Principles' and D03 'Urban Design' of the Falkirk Local Development Plan.
2. The development fails to demonstrate a specific need, being located directly adjacent to the Helix visitor centre and café. The development results in an adverse impact on local amenity and the visual quality of the locality, contrary to policy TC04 'Food and Drink' of the Falkirk Local Development Plan.
3. The development fails to protect or enhance the visual amenity of the canal and its environs. The development does not achieve a high design standard, with particular emphasis on siting, materials, detailing and impact on canal-side landscaping, contrary to policy D14 'Canals' of the Falkirk Local Development Plan.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 07 and Supporting Documents.

1 July 2016

[Redacted Signature]

Director of Development Services

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