

P150. Distributor Road and Associated Earth Works on Land to the North of Shamistle, Maddiston, Falkirk for Manor Forrest Ltd and Land Options West Ltd - P/14/0483/PPP (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 27 May, 25 June and 28 October 2015 and 24 February 2016 and 25 January 2017 (Paragraphs P23, P35, P80, P136 and P111 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the construction of a distribution road and associated earth works measuring 7.3 metres in width with 2 x 2 metre wide verges and a 3 metre wide footway/cycleway linking to the recently constructed roundabout at the Parkhall housing development at Maddiston to an approved roundabout on the A801 on land to the north of Shamistle, Maddiston, Falkirk.

Decision

The Committee agreed to refuse planning permission in principle for the following reasons:-

- (1) The application is considered to be contrary to Policy D09 (Listed Buildings) of the Falkirk Local Development Plan as the development proposal has the potential for significant adverse effects on the setting of a B-Listed building (The Haining).**
- (2) The application is considered to be contrary to Policy D12 (Historic Gardens and Designed Landscapes) of the Falkirk Local Development Plan as the development proposal would not retain the character and setting of a non-inventory designed landscape (The Haining).**
- (3) The application is considered to be contrary to Policy GN04 (Trees, Woodland and Hedgerows) of the Falkirk Local Development Plan as the development proposal would not protect a long established woodland of plantation origin as a habitat resource of irreplaceable value.**
- (4) The application does not reflect the guidance as contained in the approved Development Framework for the Maddiston East Strategic Growth Area which indicates that the preferred strategic access option is to the north of The Haining walled garden. Granting the application would be premature in advance of a detailed assessment to determine the best and precise alignment of the strategic access.**