

Morris, John

From: Crawford, Grahame
Sent: 23 December 2016 10:10
To: adm1dmbcorr
Cc: Steedman, Russell; Agnew, Sharon
Subject: P/16/0721/FUL

Development Services

Memo

To: Julie Seidel
 Planning and Transportation

From: Grahame Crawford
 Roads and Design (Roads Development)

Date: 23 December, 2016 **Enquiries:** 4733 **Fax:** 4850

Our Ref: 161223-GC **Your Ref:** P/16/0721/FUL

Development	Change of Use of Public Open Space to Private Garden Ground and Erection of Outbuilding		
Location	4 Kinglass Court, Bo'ness, EH51 9RH,,		
Grid Ref	Easting	300379	Northing 680537

I refer to the above planning application, received on the 22 December 2016 concerning the above proposals.

The land in question forms part of the public open space that surrounded this development. This space was planted with trees and shrubs to form a noise pollution barrier for the dwellings within the development. The part along the south and east boundaries of the site has a bund and drainage systems within it to prevent flooding of the estate. The whole boundary space remained in the ownership of the developers and their successors, namely Persimmon Homes, who employed the Greenbelt Company to maintain the area and its protection features.

The recent sale of the land to an individual house holder, who has now started to sell off parts to the neighbouring householders, and this sale, have failed to recognise the purpose and use of the boundary area and any planning conditions that may have been attached to it.

I have concerns, that as in this case, where all trees have been felled, the noise pollution barrier has been breached and more importantly if new owners decide to change the structure of the boundary area the estate, and neighbouring properties may become subject to a higher flood risk.

The above could impact on the public adopted roads and footpaths within the estate, in that householders could be in conflict with various legislator bodies by allowing water or other materials to interfere with the dwellings, roads and other properties.

For the above reasons Roads Development would object to the change of use, unless there is a legal responsibility passed on to the new owners to maintain the protection features.

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