

P102. Erection of Dwellinghouse with Integral Garage (Amendment to Housetype (Plot 4) for Planning Permission P/16/0660/MSC) on Land to the South of the Stables, Braeface Road, Banknock - P/18/0016/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a detached single storey dwellinghouse with an integral garage (amendment to plot 4 relating to planning permission in principle P/12/0124/PPP) on a site at Cloybank Estate on land to the south of the stables, Braeface Road, Banknock.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plans 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) The development shall not commence until the precise details of the colour and specification of all proposed external finishing materials and surface 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) The development shall not commence until a scheme of soft landscape works has been submitted to and approved in writing by the Planning Authority. The details of the scheme shall include (as appropriate):-**
 - (i) An indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration;**
 - (ii) The location of all new trees, shrubs, hedges and grassed areas;**
 - (iii) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and**
 - (iv) A programme for subsequent maintenance.**
- (4) Unless otherwise agreed, the proposed dwellinghouse shall not be occupied until the soft landscape works as indicated on the Landscape Plan approved under P/16/0660/MSC have been fully completed to the satisfaction of the Planning Authority.**

- (5) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 54 metres in a northerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.
- (6) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 48 metres in a southerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.
- (7) The proposed dwellinghouse shall not be occupied until the first 15 metres of the Cloybank Estate access road has been widened to a position to the west of the access that will serve the 6 private dwellinghouses, in accordance with precise details to be agreed in writing by the Planning Authority.
- (8) The individual driveways shall be formed so that their gradients do not exceed 1 in 10.
- (9) The development shall not commence until detailed design information for the proposed foul and surface water drainage system has been submitted to and approved in writing by the Planning Authority. The information to be submitted for approval shall include the network calculations, the methodology for calculating the infiltration rates and the proposed ownership and maintenance arrangements. Thereafter the development shall be carried out and maintained in accordance with the approved details.
- (10) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-

 - (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and
 - (ii) a Statement of Conformity which confirms that 10%, of the CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

- (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order), no development within Class 3 E (Gates, Fences, Walls or any other means of Enclosure) shall be undertaken without the express prior consent of the Planning Authority.**

Reasons:-

- (1) As these drawings and details constitute the approved development.**
- (2-4) To safeguard the visual amenity of the area.**
- (5-7) In the interests of road safety.**
- (8) To ensure the construction is fit for purpose.**
- (9) To ensure that adequate drainage is provided.**
- (10) To ensure the development achieves the required CO2 emission reduction as a result of development.**
- (11) To safeguard the visual amenity of the area.**

Informatives:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01,02B, 03B and 04A.**
- (2) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this 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.**
- (3) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**

Monday to Friday	08:00 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at site the boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Manager.

- (4) In the event that unexpected contamination is encountered following the commencement of development, the applicant is advised to notify the Planning Authority immediately, carry out a contaminated land assessment, undertake any necessary remediation works and only commence the development with the prior written approval of the Planning Authority.**
- (5) Care should be taken to minimise air emissions/ suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance for the construction phase.**