

# List of Enclosures for Item 5

### List of Enclosures – Agenda Item 5

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|----|--|-------------|
| 1. | Minute of Meeting of the Planning Review Committee on 26 January 2018.   | 14-17       |
| 2. | Request for written submission from Director of Development Services dated 1 February 2018.  | 18-19       |
| 3. | Response to request for written submission from Director of Development Services dated 19 February 2018.   | 20-31       |
| 4. | Request for Applicant's response to Director of Development Service's written submission dated 22 February 2018.   | 32-33       |
| 5. | Applicant's response to written submission from Director of Development Services dated 12 March 2018.  | 34-52       |
| 6. | <b><u>Important Note:</u></b> - the previous papers on this item were submitted to the meeting of the Planning Review Committee on 26 January 2018. These papers are available to view on the Falkirk Council website at:- | See website |

[http://www.falkirk.gov.uk/services/council-democracy/councillors-decision-making/committees/planning local review body](http://www.falkirk.gov.uk/services/council-democracy/councillors-decision-making/committees/planning%20local%20review%20body)

**DRAFT**

**FALKIRK COUNCIL**

**Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on Friday 26 January 2018 at 9.30 A.M.**

**Councillors:** David Alexander (Convener)  
Robert Bissett  
Jim Blackwood  
Gary Bouse  
John McLuckie

**Officers:** Douglas Blyth, Team Leader, Legal Services  
Antonia Sobieraj, Committee Services Officer  
Bernard Whittle, Development Management Co-ordinator

**PRC48. Apologies**

Apologies were intimated on behalf of Councillor Murtagh.

**PRC49. Declarations of Interest**

No declarations were made.

**PRC50. Minute**

**The minute of meetings of the Planning Review Committee held on 18 December 2017 was approved.**

**PRC51. Opening Remarks**

The Convener welcomed everyone in attendance to the meeting of the Planning Review Committee and following a short introduction asked Mr Blyth, Team Leader, Legal Services, to provide a summary of the procedure to be followed at the Committee.

**PRC52. Planning Application P/17/0389/FUL - Extension to Dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert FK5 4QH**

The Committee considered documents which related to the Application for Review for planning application P/17/0389/FUL for a two storey extension to a rear of a detached dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert.

After discussion, the Committee **AGREED** that it did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an unaccompanied inspection of the site.

**PRC53. Planning Application P/17/0517/FUL - Erection of 2 Dwellinghouses at Land to the North East of Standburn Villa, Falkirk**

The Committee considered documents which related to the Application for Review for planning application P/17/0517/FUL for the erection of two detached dwellinghouses on land to the north east of Standburn Villa, Falkirk.

After discussion, the Committee **AGREED** that it did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an unaccompanied inspection of the site.

The meeting adjourned at 9.40 a.m. for the purpose of conducting site inspections and reconvened at 11.00 a.m., with all those present as per the sederunt.

**PRC54. Planning Application P/17/0389/FUL - Extension to Dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert FK5 4QH**

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/17/0389/FUL for a two storey extension to a rear of a detached dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert.

The Committee requested and heard a short presentation from Mr Whittle, who provided a summary of the application and the papers before the Committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed, the applicant's supporting statement and the representations.

After further discussion and having sought and heard advice from Mr Blyth and Mr Whittle, and having given consideration to the material contained within the documentation, the Committee considered that it had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Supplementary Guidance - Residential Extensions and Alterations.
- (2) Policy HSG07 - Residential Extensions and Alterations of the Falkirk Local Development Plan;

- (3) the consultation responses received;
- (4) the representation submitted;
- (5) the site history; and
- (6) the benefit of the site inspection.

After discussion, and having sought and heard advice from Mr Blyth and Mr Whittle, the Committee **AGREED:-**

- (1) To **GRANT** planning permission, subject to such conditions as the Director of Development Services shall deem appropriate; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

**PRC55. Planning Application P/17/0517/FUL - Erection of 2 Dwellinghouses at Land to the North East of Standburn Villa, Falkirk**

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/17/0517/FUL for the erection of two detached dwellinghouses on land to the north east of Standburn Villa, Falkirk.

The Committee requested and heard a short presentation from Mr Whittle, who provided a summary of the application and the papers before the Committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed, the applicant's supporting statement and the representations.

After further discussion and having sought and heard advice from Mr Blyth and Mr Whittle, and having given consideration to the material contained within the documentation, the Committee considered:-

- (1) Supplementary Planning Guidance H.STA1 - Standburn Housing Allocation;
- (2) Policies D01, GN04, HSG02, HSG04, INF02, INF04, INF05, INF07 and INF12 of the Falkirk Local Development Plan;
- (3) Allocated Housing Site H73 of the Falkirk Local Development Plan;
- (4) the consultation responses received;
- (5) the representation submitted;
- (6) the site history; and

- (7) the benefit of the site inspection.

After discussion, the Committee considered that it still did not have sufficient information to allow it to make a determination. Thereafter, the Committee **AGREED:-**

- (1) that the matter be continued to a future meeting of the Committee on a date to be agreed;
- (2) that further information in the form of written submissions, be submitted by:-
  - (a) the Director of Development Services providing information on:-
    - (i) the planning history of the allocated housing site (H73) within the Local Development Plan;
    - (ii) the previous applications relating to the application site;
    - (iii) the roads access to the application site; and
    - (iv) the detailed clarification on the requirement for developer contributions.
- (3) that the written submissions requested be provided within a period of 14 days from receipt of the request; and
- (4) that the written submissions requested from the Director of Development Services be copied to the applicant in order that the applicant may make comments in reply.

Enquiries to: Antonia Sobieraj  
Direct Dial: (01324) 501277  
Email - antonia.sobieraj@falkirk.gov.uk  
Our Ref: AS  
Date: 1 February 2018

Director of Development Services  
Falkirk Council  
Abbotsford House  
David's Loan  
Falkirk  
FK2 7YZ

Dear Mrs Geisler,

**PLANNING APPLICATION P/17/0517/FUL - ERECTION OF 2  
DWELLINGHOUSES AT LAND TO THE NORTH EAST OF STANDBURN VILLA,  
FALKIRK**

**NOTICE OF REQUEST FOR WRITTEN SUBMISSION**

The Planning Review Committee met on 26 January 2018 to consider the above application for review. Following an adjournment and subsequent site inspection, the Committee determined that it still did not have enough information to determine the application, and requested, in accordance with Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 ("the 2013 Regulations"), that a further representation or information by way of a written submission be provided by the Director of Development Services.

The Committee asked that the Director of Development Services provide the following information:-

- (1) the planning history of the allocated housing site (H73) within the Local Development Plan;
- (2) the previous applications relating to the application site;
- (3) the roads access to the application site; and
- (4) the detailed clarification on the requirement for developer contributions.

The Committee agreed to a timescale of 14 days from receipt of the request for provision of this information. I should be grateful if you would forward to me any appropriate information on or before **Monday 19 February 2018**. The information which you provide will then be provided to the applicant who will then have 14 days in which to respond.

Should you require any further clarification do not hesitate to contact me.

Yours sincerely,



Committee Services Officer  
*for* Chief Governance Officer



**Sobieraj, Antonia**

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**From:** brown, kevin  
**Sent:** 19 February 2018 16:23  
**To:** Sobieraj, Antonia  
**Subject:** FW: P/17/0517/FUL - Land To The North East Of Standburn Villa  
**Attachments:** Figure 1 - Areas of Search.pdf; Standburn Housing Allocation report.pdf; Standburn summary of comments and responses.pdf

FAO Committee Services Officer and Chief Governance Officer,

I write in response to your letter of 01<sup>st</sup> February regarding the above application. Following the request by the Planning Review Committee for further information by way of written submissions I can advise as follows:

**1. Planning history of the allocated housing site (H73) within the Local Development Plan.**

During preparation of the Falkirk Council Local Plan adopted in December 2010, the local plan enquiry reporter recommended an allocation of a new housing opportunity (H.STA01) to the general settlement area of Standburn as opposed to allocating a specific housing site. This opportunity contained wording advising that the location and detailed boundaries of the allocation were to be determined by the preparation of Supplementary Guidance. The opportunity did however set the indicative capacity for this opportunity at up to 30 units.

Supplementary Planning Guidance in the form of Standburn Housing Allocation – H.STA1, was then prepared with a consultation exercise undertaken between 25<sup>th</sup> February – 8<sup>th</sup> April 2011. The community, landowners, Community Council and key stakeholders were asked to comment on options for sites, which included 3 areas of search. The results of consultation were reported back to the Economic Strategy and Development Committee on the 14th June 2011. A copy of this report is attached along with a plan showing the areas of search which were considered at the time. It is noted that amongst a number of responses, the Community Council response to the consultation process included suggestions for traffic calming features to be considered at either end of the village. In consideration of this aspect, the Roads Development Unit advised that Scottish Government guidance at that time advised against the use of traffic calming on Class A or B roads such as the B825 which runs through Standburn. The Roads Development Unit advised that the siting of a compact or mini roundabout on the Road through Standburn could be a possibility although the criteria associated with this type of facility could be difficult to satisfy. The proper visibility splays, room for kerb realignment and deflection, forward visibility, speed of vehicles, the traffic flows and turning proportions involved, are all requirements that must be looked at before any such feature would be approved. In conclusion, the Roads Development Unit advised that the preferred arrangement for accessing what is now the H73 site would be by way of a standard priority junction.

Following presentation of the attached report to the Economic Strategy and Development Committee, the preferred housing site (now known as allocated site H73) was then taken forward as the sole site within the H.STA1 Supplementary Planning Guidance and the preferred site then became a geographically defined allocated housing site within the Falkirk Local Development Plan. As well as identifying the housing allocation, the supplementary guidance also considers key design, environmental and infrastructural issues to be taken into account when preparing development proposals. This SPG is now a material consideration in the assessment of any housing proposals on the H73 site.

**2. The previous applications relating to the application site.**

The planning application history of the site is as follows:

06/0822/OUT - Application Refused 23.10.2006 - Development of Land for Housing Purposes

P/07/0614/OUT - Outline Refused 04.10.2007 - Development of Land for Housing Purposes

P/07/1118/OUT - Outline Granted 08.07.2008 - Development of Land for Housing Purposes

P/09/0228/FUL - Detail - Granted 25.08.2011 - Erection of 3 Dwellinghouses

P/17/0309/FUL - Application Withdrawn - 14.07.2017 Erection of Two Dwellinghouses

With the exception of previous application P/17/0309/FUL which was withdrawn in July 2017, each of the previous applications were made and determined prior to the adoption of the current Local Development Plan and prior to the production of Supplementary Planning Guidance – Stanburn Housing Allocation – H.STA1. The previous applications were also determined prior the preparation of current adopted supplementary guidance in regard to developer contribution requirements. None of previous approvals were implemented on site and these permissions have therefore lapsed. All fresh applications require to be assessed against current Local Development Plan policies and guidance and whilst previous applications are material planning considerations, they hold only limited weight in consideration of the current proposal given the passage of time and the emergence of detailed policy guidance in respect of this area.

### **3. The roads access to the application site.**

A standard footway crossing access serving the proposed development would be sufficient to serve the two houses proposed if they were to be considered as a stand-alone development. The application site is however part of a wider allocated housing site (H73) The current application cannot therefore be considered as a stand-alone proposal and must take account of the wider allocation. The applicant has, in the supporting documents of 28 Sept 2017, shown an alternative access location for the wider H73 site. This rough sketch shows the access situated to the west of the proposed site but does not offer any details of the visibility onto the B825 or the topography of the ground itself. To accept this as an alternative access road that would be adopted, we would require details of the proposed and available visibility splay at the B825, and that the land to the wider H73 site would comply with the maximum gradients etc. There would also need to be enough land to provide, a minimum of a 5.5m carriageway, with a 2m wide footway on both sides and possibly a 2m verge if filter trenches are required. A possible 10m radius bell-mouth would also be required at the junction with the B825. Whilst it is understood that the submitted access plan is a rough sketch proposal, it does not adequately demonstrate that this alternative access is viable as a public adopted road serving the wider site. Also, irrespective of the road safety merits of separate access points for the current proposed development site and the wider H73 site, it has not been demonstrated that this form of layout would be in the best interests of urban design and placemaking. A grant of planning permission for the current application without addressing the access issues for the wider site could result in a sterilisation of the wider H73 site or for a less than preferable layout and frontage to the B825 being achieved.

### **4. The detailed clarification on the requirement for developer contributions.**

#### **Affordable Housing**

Affordable housing requirements are set out within Supplementary Guidance SG12 – Affordable Housing. This guidance sets out a requirement for sites of 20 units or more in this area to provide 25% of those units as affordable housing. The current application site is part of a wider allocation (H73) which is identified as having an indicative capacity of 30 units. This site therefore needs to meet the 25% affordable housing provision. A grant of planning permission for the current application without addressing this issue could allow for a precedent to be set for further ‘salami slicing’ of the H73 site. This could result in little or no provision of affordable housing on the site and therefore increases the potential for a shortfall in affordable housing provision in the area.

#### **Open Space**

Open Space requirements are set out within Supplementary Guidance SG13 – Open Space and New Development. In the absence of a masterplan for the wider H73 site, it is not possible to establish the total extent of on-site passive and active open space provision which would be created. It is not therefore possible to calculate whether there would be a shortfall in open space provision and in turn what the total developer contributions would require to be for each house on the site. The current proposal does not contain a masterplan and does not contain any on-site open space provision which would contribute towards the overall requirements for the H73 site. A grant of planning permission for the current application without addressing this issue could allow for a precedent to be set for further 'salami slicing' of the H73 site. The current proposal therefore increases the potential for a shortfall in open space provision in the area.

### **Education**

Children's Services have confirmed that based on current roll projections the housing on the H73 site would require to provide developer contributions at a rate of £2,100 per house towards capacity related investment at Braes High School. A grant of planning permission for the current application without addressing this issue and obtaining an appropriate level of developer contributions could allow for a precedent to be set for further 'salami slicing' of the H73 site. The current proposal therefore increases the potential for a shortfall in education provision in the area.

### **Core Path Upgrades**

Supplementary Planning Guidance – Standburn Housing Allocation – H.STA1 highlights the need for upgrade works to the core path network adjacent to the site and sets out that developer contributions from any housing on H73 should contribute towards these works. Consultation with the Outdoor Access Team has clarified that a total contribution of £5,000 would be appropriate to be sought from the current proposal for 2 dwellinghouses with further pro-rata contributions required from the remainder of the houses to come forward as part of any future development on H73. A grant of planning permission for the current application without addressing this issue could allow for a precedent to be set for further 'salami slicing' of the H73 site. The current proposal therefore increases the potential for a shortfall in open space provision in the area.

I hope the above information is of use and allows the Review Committee to progress matters.

Regards

Kevin

Kevin Brown  
Planning Officer  
Development Management  
01324 504701

For information, the following is the direct link to the Scottish Government ePlanning website:  
<https://www.eplanning.scot/ePlanningClient/>

The link below is for the Development Management Survey which we would be grateful if you would complete and submit: [https://www.surveymonkey.com/s/dev\\_management](https://www.surveymonkey.com/s/dev_management)

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**FALKIRK COUNCIL**

**Subject:       STANDBURN HOUSING ALLOCATION:  
                  DRAFT SUPPLEMENTARY PLANNING GUIDANCE**  
**Meeting:       ECONOMIC STRATEGY AND DEVELOPMENT COMMITTEE**  
**Date:           14<sup>th</sup> JUNE 2011**  
**Author:        DIRECTOR OF DEVELOPMENT SERVICES**

**1.       INTRODUCTION**

- 1.1    A report on the Consultative Draft Supplementary Planning Guidance (SPG): Standburn Housing Allocation was presented to the Economic Strategy and Development Committee on 22nd February 2011. It was agreed that officers undertake consultation and report back in due course.
- 1.2    The draft SPG made provision for a housing allocation based on a preferred site option. It is important to note that the identification of a housing allocation of up to 30 units in Standburn is a requirement of the Local Plan.
- 1.3    This report sets out the results of the consultation exercise and recommends an extension to the preferred site and that this should now form housing allocation H.STA1, as referenced in the Local Plan.

**2.       CONSULTATION PROCESS**

- 2.1    The consultation period ran from 25<sup>th</sup> February 2011 – 14<sup>th</sup> April 2011. Copies of the draft SPG were sent to all residents of Main Street, Irene Terrace, individual properties at the western end of the village, landowners where known, local Members, Avonbridge and Standburn Community Council, Drumbowie Primary School, SEPA, SNH and Homes for Scotland. Consultation letters were also sent to properties at Windyetts, Farrenridge, Candie Farm and to the Forestry Commission. The draft SPG was also made available on the Council's website.

**3.       CONSULTATION SUMMARY**

- 3.1    A total of nine written comments on the draft SPG were received. These, together with suggested Council responses, are set out in Appendix A.
- 3.2    Four respondents including Avonbridge and Standburn Community Council indicated support for the preferred site. However, it was noted that should this prove problematic due to fragmented ownerships, a second preference would be for a wider development taking in land to the south of the preferred site, which is largely in single ownership. One of the respondents included an indicative layout showing a care home in addition to housing on the enlarged site.
- 3.3    Carronvale Homes supported the allocation of their site to the north and east end of the village, commenting that it was generally free from constraints and could be regarded as available for early development.
- 3.4    The remaining comments were not directly relevant to the planning issues under consideration.



#### 4. CONCLUSION

- 4.1 As a result of the consultation exercise, it is recommended that a change be made to the preferred site boundary accommodating land to the south. This would enhance the viability of the overall development. However, a broad woodland buffer would be essential to define a backdrop to the development and protect the obvious skyline ridge. In arriving at this recommendation, it is considered that a development of around 30 houses should be more readily deliverable and that the planning objectives of the draft SPG would be more comprehensively addressed.
- 4.2 The purpose of the draft SPG is to identify a housing allocation to accord with the requirements of the Local Plan. The indicative proposal for a care home is a separate issue and can be addressed on its own merits should an application eventually come forward.
- 4.3 For the reasons noted in the draft SPG and in Appendix A, the area promoted by Carronvale Homes is not the favoured option in planning terms. It is also not supported by the local community.
- 4.4 The finalised draft SPG is set out in Appendix B.

#### 5. IMPLICATIONS

- 5.1 Policy: The preparation of the SPG is a requirement of the Falkirk Council Local Plan.
- 5.2 Financial: None.
- 5.3. Legal: The SPG would become a material consideration in the Development Management process.
- 5.4 Personnel: The SPG will assist officers in undertaking the Development Management process.

#### 6. RECOMMENDATION

##### 6.1 It is recommended that Committee:

- a) agrees this report and refers the finalised Standburn Housing Allocation: Supplementary Planning Guidance to Policy and Resources Committee with a recommendation to approve.

Pp

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**Director of Development Services**  
**06 June 2011**

Contact Officer: Joyce Hartley (Planning Officer), ext 5017

#### **LIST OF BACKGROUND PAPERS**

1. Falkirk Council Local Plan.
2. Falkirk Council Local Plan Inquiry: Report of Inquiry.

## APPENDIX A

### SUMMARY OF COMMENTS RECEIVED AND PROPOSED COUNCIL RESPONSES

#### Mrs A Wynd, Windyrigg

Considers that Standburn is a small, quiet village that should not be enlarged and should remain the way it is. Concerned about increased traffic/ speeding at the entrance to the village from the west, and unauthorised parking in the driveway to Windyrigg.

#### ***Response***

The Council has a statutory duty to allocate a housing site at Standburn through the Falkirk Council Local Plan. The Local Plan went through a lengthy consultation process and was considered at a public local inquiry. Concerns about speeding have been noted by others. It may be possible to address these as part of any planning submission. Unauthorised parking on privately owned ground is not the responsibility of the Council.

#### John Duff (on behalf of Mark Agnew)

Considers that all of Area 2 should be allocated as well as the northern part of Area 1. Landowners of both areas have reached agreement about a single access point. Remaining land in Area 1 should be allocated as a long term development site once land ownership issues have been resolved. An indicative scheme accompanying the comments makes provision for housing and a nursing home in Area 2.

The supporting statement notes that the proposal is centrally located, and provides an opportunity to deliver:

- Affordable housing – 9 units
- Low cost housing for home buyers – 21 units
- Local employment opportunities in the nursing home
- Major environmental improvements – at no cost to public purse
- New residents to help support services including the local primary school

Control of ownership is noted in terms of future deliverability and the suggestion made that the remainder of Area 1 should be identified for longer term development in the Local Development Plan. Positive support from the Community Council is also noted.

#### ***Response***

The identified site was selected following careful consideration of the main purpose of the exercise, key objectives and potential impacts of development. The main purpose of the exercise is the identification of a site for up to 30 houses, as set out in the Falkirk Council Local Plan. Whilst a care home may be welcome, it does not form part of this process. Whilst the many benefits of the indicative proposal are acknowledged, it does not address a key planning objective, which is to deliver environmental improvement in an area presently occupied by a number of semi derelict buildings and other structures.



These combine to make the area in question look untidy and unsightly. It may be that, following further investigation, a housing development alone would be possible on the preferred site in Area 2. It may also be that additional land within the preferred site in Area 1 could also become available for development, if ownership issues can be investigated further and resolved. To enhance the overall viability of the development it is accepted that the preferred site could be extended southwards, provided a broad corridor of woodland was established to create a backdrop to the skyline ridge beyond.

The southern boundary of the preferred site was drawn to reflect a limit, beyond which development would impact significantly on the landscape and setting of Standburn. It is also considered that development over the full extent of Area 2 would have a negative impact on the character and countryside setting of the village.

### **Carronvale Homes**

Consider they are the only developer with a current land interest in Standburn, and that they own the only site capable of delivering housing which will encourage new families to the village, thereby supporting the local primary school and other services. The site (western section of Area 3) is owned by Carronvale Homes, is capable of being delivered in the next five years.

The Reporter to the Falkirk Council Local Plan Inquiry noted that a modest extension on part of the site would be more acceptable than its overall development, and would better respect the size of the village and its landscape setting. The Reporter also noted that the site was considered to be ‘effective’ – capable of being delivered within a 5 year period.

In comparing search options, Carronvale Homes make a distinction between their site, and the remainder of Area 3, which is owned by McGillivray. They consider that ribbon development would not occur on what would be a well defined and visually contained site to the south of Irene Terrace, and that it could be screened from the south by appropriate landscaping. It is considered that an appropriate access could be achieved, if necessary by utilising land in Mr McGillivray’s control (with whom they are having constructive discussions), that natural heritage issues in respect of proximity to the Bowhouse Burn would be respected, and that ground conditions will be fully assessed alongside any potential drainage, flooding and contamination matters.

In considering their site to be preferable to the other search areas, potential access, flooding, contamination and land ownership constraints in Areas 1 and 2 are noted, along with potential ground problems in the site to their east.

Carronvale Homes consider their site to be effective and marketable, and would be keen to submit a planning application as soon as possible. The company indicates that it is prepared to help fund some of the improvement measures highlighted in the draft SPG, including a village gateway, the war memorial and recreation facilities and indicates its willingness to discuss these matters further.

### ***Response***

References to the effectiveness of the site and resolution of any access and other potential constraints to development are noted, as is also the company’s willingness to enter into discussions with the Council regarding environmental and recreation improvements.

Whilst land ownership in Area 3 is less complex than in Area 1, development of this site would clearly not address amenity and appearance issues associated with the western end of the village, which is a key objective of the housing allocation. Development of the site in question is considered to be 'greenfield' and would detract from a long established defensible boundary to the village. This is a view which is reflected in a number of responses to the consultation exercise.

It is considered that a hearing at Committee regarding this matter is not warranted. The housing allocation requires to have a spatial expression through SPG, and is part of the Local Plan. As it is not a modification to the Local Plan, it does not need to be treated as such.

**Emma Hepplewhite, Farrenridge Stables**

Hopes the proposals bring some new life to Standburn and that some lost amenities may be recovered. However, concerned in equal measure that development does not impinge on view, or have any negative impact on property value.

***Response***

Comments noted. It should be noted that loss of a desirable view (where it impacts on residential amenity), and perceived loss of property value, are not material planning considerations.

**Michele and Lindsay Allen**

Express total opposition to the proposal. Concerned that 30 houses is not a modest allocation, but rather a housing estate, and that a scheme of this nature has been opposed by all village residents on numerous occasions.

Consider that being small and surrounded by fields is what makes Standburn unique and attractive, and that an increase in housing could lead to increased crime. Concern is also expressed about the threat to wildlife, especially badgers and other protected species.

***Response***

The Council has a statutory duty to allocate a housing site at Standburn through the Falkirk Council Local Plan. The Local Plan went through a lengthy consultation process and was considered at a public local inquiry. The guidelines for development set out in the SPG are intended to assist any potential developer in arriving at the best solution for the site and the village in terms of layout and design. An ecological survey will be required as part of any planning application.

**Ann & Allan Wallace**

Offer full support for the proposed development of housing and a nursing home at Area 2 and with a limited amount of Area 1. Consider that if development went all the way up the field as marked, it would create an estate effect rather than being part of the village.

***Response***

Support for housing and nursing home noted. The Council's priority, in terms of the Local Plan, is to identify a site for housing. The Council considers that development within the preferred area offers the best planning solution based on the aims and objectives of the SPG. The Council also considers that development in the southern, higher reaches of Area 2 would require careful attention to its landscape impact on the village.

**Susan Scott**

Opposes Search Area 3.

***Response***

Comment noted.

**Lynn Westwood, on behalf of Drumbowie Primary School**

Drumbowie Primary School is delighted with the preferred site as identified within the Consultative Draft SPG and feel this is by far the best area of the village for regeneration.

The proposed house building in this area would hopefully have a positive impact on the school and would likely increase what is now a decreasing roll.

The school do not support any development within Area 3 what so ever and would dispute the statement, 'No known protected species/habitat issues on site'. The extent of development previously proposed on this site would swamp the village and destroy the character of the area..

***Response***

Support for housing on the preferred site noted, and opposition to any development in Area 3. An ecological survey will be required as part of any planning application.

**Avonbridge & Standburn Community Council**

Indicate that their first preference is to see housing development encouraged within the confines of the preferred site, as identified within the Consultative Draft SPG. However, should the development of this site prove to be problematic due to ownership issues, their second preference would be to limit any development to within the confines of Area 2 and that part to the north of Area 1 which is in single ownership and which is the subject of a current planning application.

The Community Council does not support any development at all in Area 3, and question the view that there are no known protective species.

A request is also made for any future application to consider traffic calming measures at both ends of the village, and the provision of mains gas.

***Response***

Support for the preferred site noted, its extension to include all of Area 2, and opposition to any development in Area 3. It may be possible to consider appropriate traffic calming measures as part of any planning submission. The issue of main gas supply is not the responsibility of the Council, but has been referred to Scottish Gas Networks for comment.

Enquiries to: Antonia Sobieraj  
Direct Dial: (01324) 501277  
Email - antonia.sobieraj@falkirk.gov.uk  
Our Ref: AS  
Date: 22 February 2018

**1st Class Post – Royal Mail**

Mr Colin Hardie  
Hardie Associates  
78 Hopetoun Street  
Bathgate  
West Lothian  
EH48 4PD

Dear Mr Hardie,

**PLANNING APPLICATION P/17/0517/FUL - ERECTION OF 2  
DWELLINGHOUSES AT LAND TO THE NORTH EAST OF STANDBURN VILLA,  
FALKIRK**

**RECEIPT OF WRITTEN SUBMISSION**

I refer to my letter dated 1 February 2018 when I advised you that the Planning Review Committee which met on 26 January 2018 to consider the above application for review had adjourned and sought a further representation or information by way of a written submission to be provided by the Director of Development Services.

The Committee had asked that the Director of Development Services provide the following information:-

- (1) the planning history of the allocated housing site (H73) within the Local Development Plan;
- (2) the previous applications relating to the application site;
- (3) the roads access to the application site; and
- (4) the detailed clarification on the requirement for developer contributions.

The written submission from the Director of Development Services has now been received and this is attached to this letter.

The Committee had agreed to a timescale of 14 days from receipt of this letter for the applicant to respond on or before **Monday 12 March 2018**.

Should you require any further clarification do not hesitate to contact me.

Yours sincerely,

A black rectangular box redacting the signature of the sender.

Committee Services Officer  
*for* Chief Governance Officer

cc Mrs D Green, 5 Milne Drive, Falkirk FK2 9GT

**Sobieraj, Antonia**

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**From:** Colin Hardie <chardie@hardie-associates.co.uk>  
**Sent:** 12 March 2018 08:11  
**To:** Sobieraj, Antonia  
**Cc:** Dee Green  
**Subject:** Planning application P17/0517/FUL  
**Attachments:** Repsonse to FC information.pdf; Appendix 1 - Minutes 14th June.pdf; Appendix 2 - Minutes 9th August.pdf; Appendix 3 - K Brown, email 12July2017.pdf

Dear Antonia,

Please find attached our response to the comments of the Development Management officer.

Can you please acknowledge receipt of these please.

Kind regards

Colin

Colin Hardie MCIAT  
Hardie Associates Ltd  
78 Hopetoun Street  
Bathgate  
EH48 4PD  
01506 633979

## **Response to the Further Information supplied by K Brown on behalf of Development Management, Falkirk Council at the request of the Planning Review Committee.**

On behalf of the applicant, we would like to draw the Committee's attention to several pertinent points made by Development Management in their submission.

### **1. Planning history of the allocated H73 Housing Site within the Local Development Plan.**

Neither Mrs Green or her father (the previous land owner) were involved in the consultation from 25/02/2011- 08/04/2011 and did not actively promote the site during that process, as there was already a live outline consent in place at the time.

### **2. Previous applications relating to the application site.**

Of the previous applications, there are three issues which need to be highlighted:

P/07/1118/FUL – This application was submitted by Mrs Green's father and consent already approved when the H.STA1 document was created.

P/09/0228/FUL – This detailed application for three houses was being considered at the same time that H73 site was being allocated and in tandem with the creation of H.STA1.

The officer states that this was approved prior to the adoption of H.STA1, however this document was agreed in draft form at Economic Strategy and Development Committee on the 14<sup>th</sup> June 2011 (see appendix 1), then agreed by Policy and Resource Committee on the 9<sup>th</sup> August 2011(see appendix 2) . It should therefore have been a material consideration when assessing Mr Paterson's proposal, however this was not applied and the application was subsequently approved on 25<sup>th</sup> August 2011.

This approval was never activated because Mr Paterson became ill and passed away.

P/17/0309/FUL – This application was withdrawn following consultation with the case officer, as a Coal Mining Risk Assessment was to be provided (see appendix 3). At no point during the course of this application, was H73 or H.STA1 referred to as a potential issue.

### **3. The roads access to the application site**

The response states that the current application could be served by a "standard footway crossing". This is very misleading, as the plans submitted clearly show a 5.5m wide vehicle access, with 6m radii on both sides. This in itself is adequate to serve a much larger development and we also have scope to re-align and improve this access further, given the considerable road frontage on the site. Where the need arose, I believe we could work with Falkirk Council Roads Department to provide the optimum access for the wider site.