

FC97. Development of Land for Residential Development with Associated Engineering Works and Landscaping at Land to the North of Wallace Lea Stables, Standrigg Road, Brightons for Gladman Developments Ltd - P/17/0519/PPP

The Provost advised that deputation requests had been made by an objector and Reddingmuirhead Community Council to be heard in relation to this item. The requests had been made in accordance with Standing Order 33. Council agreed to hear the deputations.

Council considered a report by the Director of Development Services on an application seeking planning permission in principle for the development of land for residential development with associated work and landscaping.

At this point Councillor Black declared a non-financial interest in the item (ref FC97) as a member of NHS Forth Valley Health Board which had submitted a letter of objection to the application of which she had just become aware. She stated that this required her to recuse herself from consideration of the item and left the meeting at this point in line with her declaration of interest.

Council then heard from Alison Mitchell, objector to the application, and Danny Callaghan, Reddingmuirhead Community Council.

Decision

Council agreed to refuse the application for the following reasons:-

- (1) the application is contrary to Policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan (FLDP), and to Supplementary Guidance SG01 'Development in the Countryside'. The site lies outwith the Wallacestone urban limits, within the countryside, and none of the circumstances as detailed in Policy CG03, to support new housing in the countryside, are satisfied;**
- (2) the application is not supported by the Settlement Statement for the Redding/Reddingmuirhead/Wallacestone/Brightons area as set out in the FLDP. This statement says that no further settlement is planned in this area, at least for the period 2014 to 2024. One of the reasons for this is because of the scale of growth experienced in these communities over recent years;**
- (3) the application is contrary to Policy INF07 'Walking and Cycling' of the FLDP as an appropriate standard of pedestrian infrastructure, to link the proposed development to the existing footway network in the area and to public bus services, would not be provided;**
- (4) the application is not supported by Policy HSG01 'Housing Growth' of the FLDP. The Council has a shortfall in the 5 year effective housing land supply and so will consider supporting sustainable development proposals that are effective, in the following order of preference: urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal does not**

include an appropriate standard of infrastructure to support sustainable modes of transport;

- (5) the application is not supported in Scottish Planning Policy (SPP). SPP advises that in circumstances where there is a shortfall in the 5 year effective housing land supply, the primacy of the Development Plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. On balance, the proposed development is not considered to sufficiently contribute to sustainable development to justify its approval contrary to the FLDP, and**
- (6) granting the application may serve to prejudice the plan-making process by giving leverage to the notion that the area should become a Strategic Growth Area, thereby making other applications in the area difficult to resist. The settlement strategy for this area should be properly considered through the FLDP 2 process and not, de facto, by decisions on individual planning applications.**