

FC98. Proposed Residential Development, Access, Landscaping, Open Space and Associated Works at Land to the North of Loch View, Stirling road, Larbert for Gladman Developments Ltd - P/17/0632/PPP

Council considered a report by the Director of Development Services on an application seeking planning permission in principle for the proposed residential development, access, landscaping, open space and associated works.

Decision

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

- (1) the application is contrary to Falkirk Local Development Plan (FLDP) policy CG01 – Countryside – and CG03 – Housing in the Countryside – and to Falkirk Council Supplementary Guidance SG01 – Development in the Countryside – as the site lies outwith the Larbert and Stenhousemuir urban limits, within the countryside and it has not been demonstrated that any of the circumstances as detailed in policy CG03, to support new housing in the countryside, are satisfied;**
- (2) the application is contrary to FLDP policy GN01 – Green Network – in that the proposal is not considered to contribute to the established green network in the area and contrary to an established masterplan previously established through legal agreement (attached to 06/1066/FUL – Erection of New Acute Hospital with Associated Access, Landscaping and Parking and Erection of Energy Centre, Old Denny Road, Larbert);**
- (3) the application is not supported by FLDP policy HSG01 – Housing Growth. Falkirk Council has a shortfall in the 5 year effective housing land supply and 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 application site is a greenfield site and not considered to meet the definition of sustainable development, and**
- (4) the application is not supported in terms of Scottish Planning Policy 2014 (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. The proposed development is not considered to contribute to sustainable development.**