

PRC60. Planning Application P/17/0517/FUL - Erection of 2 Dwellinghouses on 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.

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, the representations and the further written submissions from the Director of Development Services and the applicant.

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 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 representations submitted;
- (6)the site history;
- (7)the benefit of the site inspection; and
- (8)the further written submissions.

Decision

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

- (1) That the decision of the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** for the reasons set out in the original notice of decision, being:-
 - The proposal fails to demonstrate that the wider allocated site (H73) could be suitably and safely accessed following completion of the current application proposal to the

potential detriment of road safety and contrary to the terms of policy HSG04 - Housing Design of the Falkirk Local Development Plan;

- By virtue of the lack of detail in respect of boundary treatments, landscape planting and a wider masterplan for the H73 site, the proposal fails to achieve the proposed design and layout quality set out within the H73 site schedule and supplementary guidance 'Standburn Housing Allocation - H.STA1' to the potential detriment of urban design, residential, visual and landscape amenity and placemaking. The proposal fails to accord with the terms of policy HSG04 - Housing Design, D01 - Placemaking and GN04 - Trees, Woodland and Hedgerows of the Falkirk Local Development Plan;
- The proposal fails to demonstrate how affordable housing requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy HSG02 - Affordable Housing of the Falkirk Local Development Plan;
- The proposal fails to demonstrate how developer contribution requirements relating to Education infrastructure requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result of the proposal. The application is therefore contrary to the terms of policy INF05 – Education and New Housing Development and INF02 - Developer Contributions of the Falkirk Local Development Plan;
- The proposal fails to demonstrate how developer contribution requirements relating to Open Space provision requirements for the wider H73 housing site would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy INF04 - Open Space and New Residential Development and INF02 - Developer Contributions of the Falkirk Local Development Plan;
- The proposal fails to demonstrate how developer contribution requirements relating to Core Path upgrade requirements in the surrounding area would be met with the potential consequence that a shortfall in provision would occur as a result of this proposal. The application is therefore contrary to the terms of policy INF07 - Walking and Cycling and INF02 - Developer Contributions of the of the Falkirk Local Development Plan; and
- The proposal fails to demonstrate how developer contribution

requirements relating to the wider housing site (H73) could be suitably drained following completion of the current application proposal with the potential for surface water flooding to increase as a result of development. The application is therefore contrary to the terms of policy INF12 - Water and drainage Infrastructure of the Falkirk Local Development Plan.

- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.