



Agenda Item 4

**REDEVELOPMENT OF EXISTING
FARM BUILDINGS TO FORM 6
DWELLINGHOUSES AND
ERECTION OF 4
DWELLINGHOUSES AT
BURNHOUSE FARM, DENNY, FK6
6QY FOR RUSTIC ECO
PROPERTIES LTD -
P/17/0437/FUL**

FALKIRK COUNCIL

Subject: REDEVELOPMENT OF EXISTING FARM BUILDINGS TO
FORM 6 DWELLINGHOUSES AND ERECTION OF 4
DWELLINGHOUSES AT BURNHOUSE FARM, DENNY,
FK6 6QY FOR RUSTIC ECO PROPERTIES LTD -
P/17/0437/FUL

Meeting: PLANNING COMMITTEE

Date: 12 September 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Denny and Banknock

Councillor Jim Blackwood

Councillor Fiona Collie

Councillor Paul Garner

Councillor Nigel Harris

Community Council: Denny and District

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

UPDATE REPORT

1. Members will recall that this application was originally considered by the Planning Committee on 15 August 2018 (copy of report appended), when it was agreed to continue the application for a site visit. The site visit took place on Monday 27 August 2018.
2. At the site visit, the case officer summarised his report, the applicant spoke in support of the application and objectors to the application were heard. Members of the Planning Committee commented and raised queries.
3. The applicant highlighted that he lives locally and has a good understanding of the area. The business is a family run business which specialises in building rescue projects and restorations. The shortcomings of the existing private access road have long existed and he has committed £100,000 to improve the road. The proposed additional houses would reduce the maintenance liability upon the existing residences.
4. The objectors, including the Denny and District Community Council, reiterated and expanded on the concerns raised in their objections. The main concerns raised at the site visit related to the suitability of the private access road to serve the proposed development, impacts of an increase in traffic on the existing residences and concerns with impacts on the wider road network, including Barnego Road and Northfield Road. Concerns were raised that the National Roads Development Guide (NRDG) is not being adhered to. In addition, the phasing timescales were queried, as well as how and when the private access road would be upgraded.

5. It was evident from the submissions by the applicant and objectors that there is dubiety or disagreement over the legal rights of the applicant to use the private access road to serve the proposed development and carry out improvement works to the road and its verges. This issue is not a material planning consideration. However, it may have implications in terms of the ability of the applicant to implement any grant of planning permission, for example, if the consent of a third party is required to carry out the proposed improvement works. Under recommended condition 18 to attach to any grant of planning permission, the existing access road (i.e. from its junction with Northfield Road to the point of the new section of road) would have to be upgraded prior to the development commencing. If there is a legal impediment to carry out works to improve the access, then the proposed development could not commence.
6. In response to questions by the Planning Committee, the applicant advised that the outline programme of works is to complete the entire development (all three phases) within a three year period. The applicant also advised that the improvement works to the private access road would be managed to minimise impacts on the affected residents, for example, by carrying out the works at weekends. The affected residents would be notified of the plans. The roads officer present at the site visit advised that in certain circumstances the Council has to close public roads to carry out repair or improvement works. In that context, any need to temporarily close the private access road would not be an unusual or irregular practice.
7. The Planning Committee queried whether implementation of the proposed improvement works would result in compliance with the NRDG. The NRDG states that:-

'6 or more individual dwellings should normally be served by a 'road' which will require Construction Consent and the submission of a Road Bond in a residential area'.

The NRDG also states that:-

'Generally 5 or fewer dwellings (more if a brownfield site', e.g. redeveloped farm steadings) will be served by a 'private access' which, as there is no right of public access, will not require Construction Consent and will not be available for adoption.'

It is therefore clarified that the NRDG offers greater flexibility in terms of the nature of the access to serve a brownfield site. However, the Council's Roads Development Unit were concerned that, in this instance, the private access road would serve not only the brownfield site proposed for redevelopment but also seven other properties, as well as a caravan site.

8. The Roads Development Unit have clarified that upgrades including provision of a footway, lighting, drainage and carriageway surface, all constructed in accordance with the Council's standards, would be required in order for the access road to be considered for adoption. The width of the carriageway, allowing two way traffic, and visibility would also have to be acceptable to the Roads Development Unit, in order for the access road to be considered for adoption. The applicant's current proposals are well short of being to an adoptable standard.
9. The applicant's proposals are, however, considered to offer a relatively sensitive response to the landscape setting, while improving the existing situation in a number of respects.

10. Recommended condition 18 to attach to any grant of planning permission requires the finalised details of the access improvement works to be subject to the approval of the planning authority. This could include consideration of any other improvement opportunities such as additional road widening to improve the space available for pedestrians.
11. It is highlighted that concerns with the private access road must be carefully balanced against other planning considerations. In that regard, the conclusion of the previous report dated 12 September is reiterated as follows: -

'This report has considered a number of material planning considerations including the large body of public objections to the application and the consultation responses. Concerns in relation to access and road safety have been particularly noted and considered in this report. On balance, it is considered that there are no material planning considerations of such significance to justify refusal of the application contrary to the terms of the LDP. This takes into account the proposed access improvements and the traffic flow and phasing information submitted by the applicant. While the proposed development has some deficiencies in terms of sustainability (e.g. accessibility by walking and public transport), the LDP supports the principle of steading developments at countryside locations. In addition, the benefits of the proposal in retaining, re-using and restoring a group of buildings of historic interest give weight to support for the application.'

12. It is not considered that any new issues were raised at the site visit that would alter the previous recommendation to grant planning permission. The previous recommendation is therefore reiterated as follows:-

13. RECOMMENDATION

- 13.1 **It is therefore recommended that the Committee indicate that it is minded to grant planning permission subject to the satisfactory conclusion of a Section 75 Planning Obligation within 6 months of a minded to grant decision and index linked from that date. The planning obligation being required to secure the payment of an education contribution in the sum of £21,000. Thereafter, to grant planning permission subject to the following conditions:-**

- 1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this 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 exact details of the colour and specification of all proposed external finishing materials and surface finishes have been submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**

3. The development shall not commence until the exact details of the location, height, construction and colour of all proposed walls, fences and any other means of enclosure have been submitted to and approved in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.
4. The development shall not commence until details of a scheme of soft landscaping works have been submitted to and approved in writing by this Planning Authority. 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, hedge and grassed areas;
 - iii) A schedule of plants to comprise species, plant sizes and proposed numbers/ density; and
 - iv) A programme for completion and subsequent maintenance

Thereafter, the development shall be carried out in accordance with the approved details. No existing vegetation shall be removed prior to approval of the scheme of soft landscape works.

5. The proposed development shall be carried out in accordance with the Construction Phasing and Traffic Statement submitted 5th April 2018 (unless otherwise agreed). The maximum number of units under construction at any one time shall be four (unless otherwise agreed).
6. The applicant shall keep a record of daily construction traffic flow including vehicle type and time of arrival/ departure, which shall be made available to the Planning Authority upon request.
7. The development shall not commence until a scheme for enhancing the biodiversity of the site has been submitted to and approved in writing by this Planning Authority. The scheme shall be informed by the potential enhancement measures set out in the Extended Phase 1 Habitat Survey, and consider opportunities for habitat creation at the SUDS facility. Thereafter the development shall be carried out in accordance with the approved details and a timescale(s) for completion of the approved details.
8. The development shall be carried out in accordance with the Bat Protection Plan and the best practice measures to safeguard otters and badgers detailed in the Extended Phase 1 Habitat Survey.
9. No site preparation works such as demolition, vegetation removal or soil stripping shall be carried out between mid-March and late August unless a pre-construction breeding bird survey has been submitted to and approved in writing by this Planning Authority.
10. An updated protected species survey shall be submitted for the written approval of this Planning Authority if the development does not commence within 12 months of the date of the carrying out of the previous survey(s).

- 11. The development shall not commence until a Tree Protection Plan has been submitted to and approved in writing by this Planning Authority (unless otherwise agreed). Any necessary temporary protective fencing shall be erected prior to each respective phase of the development commencing, in accordance with the approved details and to the satisfaction of this Planning Authority.**
- 12. Any temporary protective fencing required by condition 11 shall remain in place until all works within the respective development phase have been completed. No tree removal, excavation, level changes, trenching, material storage or machinery access shall take place within the fenced off areas.**
- 13. The development approved shall 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 required 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 this Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by this Planning Authority.

- 14. The development shall not commence until an historic building survey has been carried out. Following commencement of the development, the changes made during the construction work shall also be recorded. Copies of the survey shall be lodged with the archives at Callendar House and at the National Monuments Record, in accordance with a timescale to be agreed.**
- 15. The development shall not commence until the exact details of the proposed active open space provision have been submitted to and approved in writing by this Planning Authority. The approved active open space provision shall be fully completed prior to the commencement of phase 2 of the development (unless otherwise agreed).**
- 16. The development shall not commence until the detailed design of the surface water drainage arrangements and measures to control the rate of flow to the 'feature' water channel have been submitted to and approved in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**

17. The development shall not commence until a contaminated land assessment has been submitted to and approved in writing by this Planning Authority (unless otherwise agreed). The development shall not be occupied until (a) any necessary remedial works to make the ground safe have been carried out in accordance with an approved remediation strategy and (b) any necessary remediation completion report/ validation certificate has been submitted to and approved in writing by this Planning Authority.
18. The final details and the timing of implementation of the proposed access improvement works shall be subject to the written approval of this Planning Authority before the development commences. The existing access (i.e. from its junction with the C67 to the point of the new section of road) shall be upgraded in accordance with the approved details before the development commences.
19. Following completion of the works to the existing access approved under condition 18, and prior to the development commencing, a roads conditions survey shall be carried out, in consultation with the Planning Authority.
20. Within 2 months of completion of each phase of the proposed development (or at any other time determined by the Planning Authority), any remedial works considered necessary by this Planning Authority at the end of each phase, to return the private access road to the condition as recorded in the pre-development roads conditions survey, shall be fully completed to the satisfaction of this Planning Authority.
21. The development shall not be occupied until the proposed maintenance arrangements for the common ownership areas and infrastructure to serve the proposed development have been submitted to and approved in writing by this Planning Authority. Thereafter the development and infrastructure shall be maintained in accordance with the approved details.

Reasons for the conditions above:-

1. As these drawings and details constitute the approved development.
- 2-4. To safeguard the visual amenity of the area.
5. To ensure an appropriate phasing of development and scale of construction appropriate to the area.
6. To ensure monitoring of compliance with the submitted Construction Phasing and Traffic Statement.
7. To promote biodiversity.
- 8, 10. To safeguard the interests of protected species.
9. To safeguard the interests of breeding birds.
- 11-12. To safeguard the visual amenity of the area.

13. To ensure the development achieves the required CO₂ emission reduction as a result of development.
14. To record the historic and architectural interest of the buildings to be converted.
15. To ensure the development includes appropriate provision of active open space.
16. To ensure the provision of adequate and appropriate surface water drainage and flood mitigation measures.
17. To ensure the ground is suitable for the proposed development.
- 18-20. To safeguard the interests of the users of the private access road.
21. To ensure that appropriate maintenance arrangements are put in place.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02, 03E, 04A, 05, 06, 07, 08, 09, 10, 11, 12, 13A, 14, 15, 16, 17A, 18A, 19A, 20, 21, 22B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34A.
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 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
3. The proposals to install advance warning signs and junction marker bollards on the C67 would require the approval of the Roads Authority.
4. The applicant is advised to ensure that noisy works that are audible at the site boundary are only conducted within the following hours:-

Monday to Friday	0800 to 1900 hours
Saturday	0800 to 1300 hours
Sunday/Bank Holidays	No noise audible at the site boundary
5. It is advised that the residents of the proposed development may, from time to time, be exposed to noise or dust emanating from Northfield Quarry, which lies to the north of the site.
6. SEPA have advised that the size of the proposed foul treatment plant will require an application to SEPA for a discharge licence.
7. SEPA have advised that minor bridges across a watercourse, with no construction on the beds or banks, are covered by General Binding Rule 6 of the Water Environment (Controlled Activities) (Scotland) Regulations (CAR).

8. **SEPA have advised that they should be contacted at any early stage, as there may be requirement for a CAR licence for the construction works and abstraction of flows from the main watercourse channel.**

.....
pp Director of Development Services

Date: 31 August 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan
2. SG01 'Development in the Countryside'
3. SG05 'Biodiversity and Development'
4. SG06 'Trees and Development'
5. SG09 'Landscape Character Assessment and Landscape Designations'
6. SG10 'Education and New Housing Development'
7. SG11 'Healthcare and New Housing Development'
8. SG 13 'Open Space and New Development' and
9. SG15 'Low and Zero Carbon Development'
10. Falkirk Council Housing land Supply Audit 2017/18, June 2018
11. Objection received from Mr James Spackman, 23 Linden Avenue, Denny, FK6 6LT on 27 July 2017
12. Objection received from Mr Thomas Murdoch, Low Quarter Mill Cottage, Dunipace, FK6 6QY on 30 July 2017
13. Objection received from Mr Francis Charlesworth, 12 Hazel Crescent, Dunipace, Denny, FK6 6LN on 28 July 2017
14. Objection received from Mrs Denise Killen, 97 Godfrey Avenue, Denny, FK6 5BE on 30 July 2017
15. Objection received from Mr Steve Smith, 45 Kilbirnie Terrace, Denny, FK6 6JL on 16 July 2017
16. Objection received from Ms Jane Ault, 35 Sir William Wallace Court, Larbert, FK5 4GA on 31 July 2017
17. Objection received from Mr Alan Pettigrew, 4 Avonbank Gardens, Denny, FK6 6LH on 31 July 2017
18. Objection received from Mrs Shelley Forrest, 34 John Davidson Drive, Dunipace, FK6 6NA on 24 July 2017
19. Objection received from Mr Francis Wright, 35 Beech Crescent, Dunipace, FK6 6LJ on 1 August 2017
20. Objection received from Miss Lily Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 1 August 2017
21. Objection received from Mrs Mairie Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 1 August 2017
22. Objection received from Mr Jim Millan, 32 Meadow Court, Denny, FK6 6JU on 1 August 2017

23. Objection received from Mr John William Templeton Moffat, Braes, Dunipace, Denny, FK6 6QY on 24 July 2017
24. Objection received from Mrs Lesley Burt, 53 Chestnut Crescent, Dunipace, FK6 6LF on 1 August 2017
25. Objection received from Mr John Robertson, 21 Avon Street, Dunipace, Denny, FK6 6LD on 1 August 2017
26. Objection received from Mrs Ann Allan, 5 Bulloch Crescent, Denny, FK6 5AJ on 1 August 2017
27. Objection received from Mr David Keddie, 2 Braes View, Denny, FK6 5ND on 1 August 2017
28. Objection received from Mr Raymond Martin, 4 Barnego Road, Dunipace. Denny, FK6 6JS on 3 August 2017
29. Objection received from Mr James MacMaster, Old Quarter House, Northfield, Denny, FK6 6QZ on 3 August 2017
30. Objection received from Mr Steven Sharpe, 42 Meadow Court, Dunipace, FK6 6JU on 25 July 2017
31. Objection received from Mrs Gillian Binnie, 40 Northfield Road, Dunipace, Denny, FK6 6JZ on 25 July 2017
32. Objection received from Mr Gerard Mcpeake, 37 Meadow Court, Dunipace, FK6 6JU on 25 July 2017
33. Objection received from Mr Stuart McKay, 75 Chestnut Crescent, Denny, FK6 6LF on 25 July 2017
34. Objection received from Miss Dionne Beard, 75 Chestnut Crescent, Dunipace, FK6 6LF on 25 July 2017
35. Objection received from Mrs Samantha Wilson, 16 Meadow Court, Dunipace, FK6 6JU on 25 July 2017
36. Objection received from Miss Carole Smith, 9 Avonside Drive, Dunipace, FK6 6QF on 1 August 2017
37. Objection received from Mrs J Hendry, 9 Avon Street, Dunipace, Denny, FK6 6LD on 2 August 2017
38. Objection received from Mr Scott Menzies, 18 Meadow Court, Dunipace, FK6 6JU on 2 August 2017
39. Objection received from Mrs Linda McAteer, 9 Linden Avenue, Dunipace, Denny, FK6 6LU on 5 August 2017
40. Objection received from Mrs Moira Ferguson, 17 Johnston Place, Denny, FK6 5HD on 7 August 2017
41. Objection received from Miss Louise Thomson, 12 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 27 July 2017
42. Objection received from Mrs Isabel Lochhead, 23 Avon Street, Dunipace, FK6 6LD on 28 July 2017
43. Objection received from Mrs E H McDonald, 11 Maple Place, Dunipace, Denny, FK6 6JY on 28 July 2017
44. Objection received from Mrs Rowen Paton, 20 John Davidson Drive, Denny, Fk6 6NA on 29 July 2017
45. Objection received from Mrs Lorna Gow, 19 Meadow Court, Dunipace, FK6 6JU on 29 July 2017
46. Objection received from Mrs Joanne Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
47. Objection received from Mrs Yvonne Carmichael, High Quarter Farm, Northfield, Denny, FK6 6QZ on 30 July 2017
48. Objection received from Mrs J McAteer, 3 Linden Avenue, Dunipace, Denny, FK6 6LU on 3 August 2017
49. Objection received from Wardell Armstrong LLP, FAO Abigail Brown, Suite 3/1, Great Michael House, 14 Links Place, Edinburgh, EH6 7EZ on 3 August 2017

50. Objection received from Mr Robert Finlayson, 15 Maple Place, Denny, FK6 6JY on 3 August 2017
51. Objection received from Miss Quanda Scott, 7 Hookney Terrace, Stoneywood, Denny, Falkirk, FK6 5HR on 5 August 2017
52. Objection received from Miss Alison Rennie, 15 Baxter Crescent, Denny, FK6 5EZ on 5 August 2017
53. Objection received from Mr Andy Fairbrother, High Quarter Farm, Northfield, Denny, FK6 6QZ on 30 July 2017
54. Objection received from Mrs Emma Lightbowne, 2 Croftfoot Farm, Denny, FK6 6QY on 30 July 2017
55. Objection received from Mrs Henriette Sorenson, 7 Hawthorn Drive, Dunipace, FK6 6LW on 31 July 2017
56. Objection received from Gwen McCarry, 4 Broomhill Farm, Denny, FK6 6QY on 27 July 2017
57. Objection received from Mrs Fiona Collier, 35 Barnego Road, Dunipace, FK6 6JS on 31 July 2017
58. Objection received from Mrs Laura Clark, 46 Ochilview, Denny, FK65NH on 1 August 2017
59. Objection received from Mr Peter Aitken, Bunrhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 18 July 2017
60. Objection received from Mrs Susan Torrance, 1 Croftfoot Farm, Dunipace, Denny, FK66QY on 20 July 2017
61. Objection received from Mr Mike Holt, 1 Croftfoot Farm, Dunipace, FK6 6QY on 26 July 2017
62. Objection received from Mr John Grant, 30 Hawthorn Drive, Denny, FK6 6LW on 28 July 2017
63. Objection received from Mrs Julia Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 28 July 2017
64. Objection received from W Dalrymple, 10 Meadow Court, Dunipace, Denny, FK6 6JU on 31 July 2017
65. Objection received from Owner/Occupier, 72 Chestnut Crescent, Dunipace, Denny, FK6 6LF on 31 July 2017
66. Objection received from Mrs M Waddell, 57 Barnego Road, Dunipace, Denny, FK6 6LE on 31 July 2017
67. Objection received from Mr David Small, 1 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
68. Objection received from Mrs Audrey Roy, 2 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
69. Objection received from Miss Victoria Roy, 1 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
70. Objection received from Mrs Mhairi Menzies, 18 Meadow Court, Dunipace, FK6 6JU on 1 August 2017
71. Objection received from Ann Crawford, 22 Hawthorn Drive, Dunipace, Denny, FK6 6LW on 1 August 2017
72. Objection received from Agnes F Clark, 2 Connolly Drive, Dunipace, Denny, FK6 6JN on 1 August 2017
73. Objection received from Ms Carolanne Morgan, 150 Bulloch Crescent, Denny, FK6 5AW on 1 August 2017
74. Objection received from Ms Shona Barrie, 4 Maple Place, Dunipace, Denny, FK6 6JY on 1 August 2017
75. Objection received from Mrs Alana McKinlay, 22 Connolly Drive, Dunipace, FK6 6JN on 26 July 2017
76. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 26 July 2017

77. Objection received from Mr James Muir, 56 Beech Crescent, Dunipace, Denny, FK6 6LL on 27 July 2017
78. Objection received from Mr Michael Ian Crosby, 59 Barnego Road, Dunipace, Denny, FK6 6LE on 31 July 2017
79. Objection received from Mr Andrew Finlay, 43 Chestnut Crescent, Dunipace, Denny, FK6 6LF on 1 August 2017
80. Objection received from Mr Fraser Kemp, 51 Northfield Road, Dunipace, Denny, FK6 6LA on 1 August 2017
81. Objection received from Miss Alison McMurtrie, 16 Maple Place, Dunipace, Denny, FK6 6JY on 1 August 2017
82. Objection received from Mrs Christine Livingstone, 23 Chestnut Crescent, Dunipace, FK6 6LG on 1 August 2017
83. Support received from Miss Eve Brown, 4 Croftfoot Farm, Dunipace, Falkirk, FK6 6QY on 1 August 2017
84. Objection received from Mrs L Maccum, 3 Avon Street, Dunipace, FK6 6NA on 2 August 2017
85. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK66QY on 23 July 2017
86. Objection received from Mr John Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 20 October 2017
87. Objection received from Mr Steven Jack, 54 Avon Street, Dunipace, FK6 6LB on 28 July 2017
88. Objection received from Mr James Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
89. Objection received from Mr Graham Stirling, 71 Chestnut Crescent, Dunipace, FK6 6LF on 26 July 2017
90. Objection received from Mr David Peck, 45 Barnego Road, Dunipace, Denny, FK6 6LE on 23 July 2017
91. Objection received from Mr Stephen Forrest, 34 John Davidson Drive, Dunipace, FK6 6NA on 24 July 2017
92. Objection received from Mr John William Taylor Moffat, Easter Braes Farm, Dunipace, By Denny, FK6 6QY on 24 July 2017
93. Objection received from Mrs Sharon Shaw, 18 Connolly, Denny, FK6 6JN on 25 July 2017
94. Objection received from Mr Ken Elliott, Northfield Cottage, Northfield, Denny, FK6 6RB on 25 July 2017
95. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 21 July 2017
96. Objection received from Mr John Taylor, 15 Avon Street, Denny, FK6 6LD on 27 July 2017
97. Objection received from Miss Paula Crooks, 19 Hazel Crescent, Dunipace, FK6 6LN on 27 July 2017
98. Objection received from Mr Angela Barrie, 8 Meadow Court, Denny, FK6 6JU on 16 July 2017
99. Objection received from Mr John Oswald, Hillcrest Bungalow, Northfield, Denny, FK6 6RB on 23 July 2017
100. Objection received from Ms Eleanor Kemp, 7 Connolly Drive, Dunipace, Falkirk, FK6 6JN on 25 July 2017
101. Objection received from Mr Lindsay Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 30 July 2017
102. Objection received from Mrs Elaine Purcell, 31 Avon Street, Dunipace, FK6 6LD on 30 July 2017
103. Objection received from Mrs Annabel Kerr, 56 Avon Street, Dunipace, FK6 6LB on 30 July 2017

104. Objection received from Mr Martin Lightbowne, 2 Croftfoot Farm, Denny, FK6 6QY on 31 July 2017
105. Objection received from Mr Craig Collier, 1 Avon Street, Dunipace, FK6 6LD on 31 July 2017
106. Objection received from Ms Lisamarie Laurie, 4 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 26 July 2017
107. Objection received from Mrs Natalie Gray, 51 Chestnut Crescent, Dunipace, FK6 6LF on 26 July 2017
108. Objection received from Mr Jim Monaghan, 19 Avon Street, Dunipace, FK6 6LD on 27 July 2017
109. Objection received from Mrs Heather Harvey, 33 Avon Street, Dunipace, Denny, FK6 6LD on 27 July 2017
110. Objection received from Mrs Catherine Edwards, 22 Cairnoch Walk, Denny, FK6 5DD on 30 July 2017
111. Objection received from Mr Iain Carmichael, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
112. Objection received from Miss Coreen Ryan, 66 Barnego Road, Dunipace, Denny, FK6 6LE on 1 August 2017
113. Objection received from Mr Ben Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
114. Objection received from Mr Connor Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 30 July 2017
115. Objection received from Mr David Hendry, David-hendry@hotmail.co.uk on 31 July 2017
116. Objection received from Miss Kirsty Hyslop, 4 Avonbank Gardens, Denny, FK6 6LH on 31 July 2017
117. Objection received from Miss Megan Harvey, 33 Avon Street, Dunipace, Denny, FK6 6LD on 31 July 2017
118. Objection received from Mrs Kathleen Murray, 64 Beech Crescent, Denny, Stirlingshire, FK6 6LL on 10 August 2017
119. Objection received from Denny and District Community Council, Dennyanddistrictcc@gmail.com on 11 August 2017
120. Objection received from Mrs Kimberley Frogley, 26 Milton Gardens, Stirling, FK7 0JJ on 14 August 2017
121. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 27 October 2017
122. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Denny, Denny Falkirk, FK6 6QY on 24 October 2017
123. Objection received from Mr Sam Pilgrim, Burnhouse Bungalow, Denny, Falkirk, FK6 6QY on 24 October 2017
124. Objection received from Mr Ross Murray, 64 Beech Crescent, Dunipace, Denny, FK6 6LL on 10 August 2017
125. Objection received from W Strassheim, 42 Northfield Road, Dunipace, Denny, FK6 6JZ on 8 August 2017
126. Objection received from Mrs Mary Sneddon, Fourwind, Denny, FK6 6RB on 9 August 2017
127. Objection received from Heather McGhee, Heathermcghee1986@gmail.com on 7 August 2017
128. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 10 December 2017
129. Objection received from Mr John Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 11 December 2017
130. Objection received from Mrs Hannah McCall, 13 Maple Place, Dunipace, Denny, FK6 6JY on 10 August 2017

131. Objection received from Mrs Margaret Moles, 8 Hazel Crescent, Dunipace, Denny, FK6 6LN on 9 August 2017
132. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 30 August 2017
133. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, FK6 6QY on 24 October 2017
134. Objection received from Mrs Jacqueline Mitchell, 13 Avon Street, Dunipace, FK6 6LD on 10 August 2017
135. Objection received from J Wilson, 4 Avon Street, Dunipace, Denny, FK6 6LD on 9 August 2017
136. Objection received from James Foley, 58 Barnego Road, Dunipace, Denny, FK6 6LE on 15 August 2017
137. Objection received from Mr Carl Suddaby, 25 Beech Crescent, Denny, Falkirk, FK6 6LJ on 9 August 2017
138. Objection received from Mr Sam Pilgrim, Burnhouse Bungalow, Dunipace, Denny, FK6 6QY on 17 August 2017
139. Objection received from Mrs Jean Gray, 26 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 7 August 2017
140. Objection received from Mrs Claire Baird, 12 Meadow Court, Denny, FK6 6JU on 11 August 2017
141. Objection received from Mr Edward Kelly, 23 Meadow Court, Dunipace, FK6 6JU on 16 August 2017
142. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 31 August 2017
143. Objection received from Mr James Murray, 64 Beech Crescent, Dunipace, Denny, FK6 6LL on 10 August 2017
144. Objection received from Mrs Julia Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 23 October 2017
145. Objection received from Mr John Martin, 27 Hawthorn Drive, Dunipace Denny, FK6 6LW on 9 August 2017
146. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 31 October 2017
147. Objection received from Miss Barbara Downs, 10 Barnego Road, Dunipace, FK6 6JS on 11 August 2017
148. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Falkirk, FK6 6QY on 6 March 2018
149. Objection received from Miss Kirsty Hyslop, 4 Avonbank Gardens, Denny, FK6 6LH on 19 April 2018
150. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny Falkirk, FK6 6QY on 7 March 2018
151. Objection received from Mrs Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 29 May 2018
152. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 1 June 2018
153. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 28 May 2018
154. Representation received from Mrs Mairie McCurrach Harper, Croftfoot Farm, Dunipace, Denny, FK6 6QY on 18 June 2018
155. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 1 June 2018
156. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 17 June 2018
157. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 22 July 2018

158. Support received from Mrs Fiona Rodger, 11 Jubilee Road, Dunipace, Denny, FK6 6NH on 18 August 2018

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

FALKIRK COUNCIL

Subject: REDEVELOPMENT OF EXISTING FARM BUILDINGS TO FORM 6 DWELLINGHOUSES AND ERECTION OF 4 DWELLINGHOUSES AT BURNHOUSE FARM, DENNY, FK6 6QY FOR RUSTIC ECO PROPERTIES LTD - P/17/0437/FUL

Meeting: PLANNING COMMITTEE

Date: 15 August 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Denny and Banknock

Councillor Jim Blackwood
Councillor Fiona Collie
Councillor Paul Garner
Councillor Nigel Harris

Community Council: Denny and District

Case Officer: Brent Vivian (Senior Planning Officer), Ext. 4935

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application seeks planning permission for redevelopment of existing farm buildings to form six dwellinghouses, erection of an additional four dwellinghouses and erection of a four bay garage. The proposed dwellinghouses are predominantly 3-bedroom and one and a half storey. There is an element of two and a half storey, utilising a former water mill building. The proposed external finishes include masonry, natural slate, render and timber. Some of the existing farm buildings would be demolished. The four new build units would be contained within the existing steading envelope.
- 1.2 The application site lies within the countryside to the west of Dunipace. The site includes a traditional farm steading and other agricultural buildings. Adjoining the application site is the farmhouse. Access to the site is via a single-track private access which terminates at the site. The access rises in its approach to the site, and passes two cottages at the upper end of the access.
- 1.3 The application also includes improvement works to the private access. These works are:-
- Signage on the access, including a speed limit of 20mph and signs to warn of any hazards that maybe encountered e.g. horses;
 - Advanced warning signs and junction marker bollards on the C67 (Northfield Road);
 - The incorporation of speed bumps;
 - The removal of foliage to improve visibility e.g. across the bend at the access to Croftfoot Farm;
 - The provision of four passing places;
 - Resurfacing of the access from the C67 to Croftfoot Farm; and

- Realignment of the access to the rear to the two cottages near the top of the road. The existing access would be closed to traffic beyond these two cottages.

- 1.4 Three phases of development are proposed. The first consists of two new build units and two converted units. The second phase consists of four converted units, while the last phase consists of two new build units. A maximum of four units would be constructed at any one time.
- 1.5 The application originally included seven new build dwellinghouses. The overall scale of the proposed development has therefore been reduced from 13 dwellings to 10.
- 1.6 The following information has been submitted in support of the application:-
 - Justification statement;
 - Viability statement;
 - Phase 1 geo-technical report;
 - Drainage strategy;
 - Flood risk assessment;
 - Roads statement;
 - Access improvements statement;
 - Construction phasing and traffic statement;
 - Structural engineer's report;
 - Tree survey report;
 - Extended phase 1 habitat survey;
 - Energy statement; and
 - Photomontages.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application requires consideration by the Committee as it has been called in by Councillors Garner and Blackwood. The reasons for the call-ins relate to questions regarding access to the site, concerns about increased traffic and concerns raised by local residents.

3. SITE HISTORY

- 3.1 Planning application P/17/0134/FUL for extension to dwellinghouse was granted on 13 April 2017.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have advised that vehicular and pedestrian access to the site is from a private access served by the C67. The private access currently serves seven properties, as well as a static caravan site. It is single width, with no defined passing places and no footway or lighting provision. The C67 is an adopted road with no lighting or footway provision. The National Roads Development Guide (NRDG) indicates that six or more individual dwellings should normally be served by an adoptable road. The proposed development would therefore increase the degree of non-compliance with this guidance. They note the applicant's proposals to resurface the access, provide passing places, improve visibility by removing foliage, introduce an advisory speed limit and provide speed humps. The proposed system of passing places would improve the existing arrangement. The bypass of the two cottages would address an area of restricted visibility. The visibility for vehicles exiting the private access onto the C67 is acceptable for the recorded traffic speeds. Likewise, the forward visibility over the crest of the hill, east of the two cottages, is acceptable for the observed traffic speeds. However, taking into account the lack of pedestrian facilities and the general nature of the private access, granting the application is not considered to be in the best interests of road safety.
- 4.2 The Roads Development Unit are broadly satisfied with the findings of the submitted flood risk assessment, but seek further calculations and details for the 'feature' water channel which historically served the mill and which flows back into the main channel. Similarly, they are broadly satisfied with the submitted drainage strategy. SEPA will be required to review (and likely consent) the foul water drainage proposals.
- 4.3 The Environmental Protection Unit have requested a contaminated land assessment due to the agricultural nature of the site and the potential for other sources of contaminated land within 250 metres of the site. They request noise impact and air quality impact assessments to determine any potential for detriment arising from activities at Northfield quarry.
- 4.4 Scottish Water have no objection to the application. There is currently sufficient capacity at the Carron Valley Water Treatment Works to serve the proposed development. There is no waste water infrastructure within the vicinity of the site.
- 4.5 SEPA have advised that the size of the proposed foul treatment plant will require an application to SEPA for a discharge license. Adequate levels of treatment should be provided for surface water runoff from the parking areas. Minor bridges across a watercourse 'with no construction on the bed or banks' are covered by General Binding Rule 6.
- 4.6 The Transport Planning Unit have no issue with the proposed development in terms of impact on the existing road network. Its impact on Barnego Road would be minimal and similar to the natural variation of traffic flow through the road network. Due to the size and scale of the proposal, a transport assessment and sustainable transport measures are not required. The impact of the proposed development on Denny Cross would be minimal, so there is no requirement for a contribution towards the Denny Eastern Access Road (DEAR).

- 4.7 Children's Services have advised that Dunipace Primary School and St Patrick's RC Primary School have sufficient capacity to accommodate the expected children from the proposed development. Planned growth in the Denny High School catchment is expected to put pressure on this school longer term and require it to be extended. A contribution of £2100 per dwellinghouse in accordance with SG10 'Education and New Housing Development' is therefore required. The proposal is below the current threshold for contributions towards nursery provision.
- 4.8 Falkirk Community Trust, Museum Services, welcome the proposal to retain many of the existing buildings and find a new use for them. Burnhouse is mentioned as early as 1608 and there is the possibility of interesting post-medieval stratigraphy. The proposed layout keeps many of the existing features and the overall composition. The main feature of historic interest is the water mill (unit 9). The stone built water courses adjacent to the mill and the pit for the water wheel should also be kept. Should the development be approved, an historic building survey should be carried out and copies lodged with the archive at Callendar House and the National Monuments Record. This should include a record of the changes during the construction works. There is a scheduled vitrified fort at the Braes, which is considered to be far enough away to have little connection with the site in terms of archaeology and visual setting.
- 4.9 Scottish Natural Heritage have no comments to make.
- 4.10 NHS Forth Valley have not responded.

5. COMMUNITY COUNCIL

- 5.1 The Denny and District Community Council have objected to the application on the following grounds:
- Protected wildlife such as bats live in the area;
 - There are concerns with access to the road;
 - Barnego Road at this present time is a major concern for normal access and the Community Council is receiving complaints all the time concerning traffic;
 - First Bus operate a service on Barnego Road and are having difficulty accessing the route due to parked cars; and
 - Local infrastructure cannot cope with any further development.

6. PUBLIC REPRESENTATION

- 6.1 A total of 147 representations have been received in response to the application. They consist of 145 objections, one letter of support and one neutral representation. The matters raised in the representations can be summarised as follows:-

Planning Policy

- The development sits outwith the proposed future development areas of the Local Development Plan (LDP);
- The preferred approach in the Local Development Plan 2 (LDP2) Main Issues Report is not to promote any further growth in the Denny area;

- Windfall sites are to be kept to no more than 50 properties per annum across the whole of the Falkirk area;
- The proposal is at odds with the LDP in terms of both size and location;
- The location on Green Belt land seems contrary to local authority policy;
- Nearby Northfield Quarry contributes towards Falkirk Council's safeguarded reserves of construction aggregates of at least 10 years at all times as required by Scottish Planning Policy (SPP);
- SPP states the local development plans should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development;
- SPP promotes quality development and good place-making. The presumption should therefore be in favour of good standards of amenity and an avoidance of conflict with differing land uses e.g. nearby Northfield Quarry;

Single Track Access

- The fields adjoining the farmhouse/outbuildings continue as a working farm (used by four farmers) with farm machinery using the single track access daily;
- The single track access is in a poor state of repair with significant potholes;
- It is regularly damaged by the traffic already using it; it was recently damaged by a lorry hauling material away from the site;
- It has no passing places, footpaths or lighting;
- It has a steep incline up towards the proposed development;
- It is over-used;
- It is inadequate for its existing use;
- It serves 9 existing residences along its length so the proposed development represents a 255% increase;
- Inadequate visibility at the junction of the single track access and Northfield Road;
- During winter it is frequently difficult to access to anyone not in a 4WD vehicle;
- Traffic on single track access is only one to two metres from dwellinghouses;
- Potential damage to property and drainage sited close to the single track access;
- It is used by horses;
- A large stone pillared entrance is being damaged by existing traffic which would be made worse by additional traffic;
- Unsuitability of single track access to serve the development;
- The existing single track access cannot accommodate an increase in traffic;
- Traffic using the single track access will at least double;
- Increase in traffic will impede farming operations;
- Potential blocking of single track access by construction traffic;
- Construction traffic will likely have a significant detrimental effect on the single track access;
- How will removal of demolition materials be safely carried out?;
- The entire length of the single track access will require upgrading;
- Substantial upgrade of the single track access will be required, preferably to adoptable standards;
- The Council's guidelines state that more than 6 houses would require a private access to be upgraded to adoptable standards;

- There is no means to widen the single track access as there is a burn on one side and working farm fields on the other, also a main gas supply would have to be interrupted;
- No provision is being made for pedestrians or horse riders;
- The single track access would have to be dug up to provide a new water supply; there is nowhere to build a temporary alternate access road;
- It is dangerous due to daily use by farm vehicles e.g. tractors and trailers, cattle floats;
- It is dangerous due to seasonal use by harvesters and bailers;
- Delivery vehicles dangerously reverse onto the main road because of a lack of passing places;
- High traffic speeds on the single track access;
- There are blind corners and blind summits on the single track access;
- There is a blind bend at the Croftfoot entrance;
- The entrances to existing properties served by the single track access are hazardous;
- Proximity of existing dwellinghouses to single track access presents a danger to safe entry and exit;
- There have been accidents on the single track access;
- One accident on the single track access led to life changing disabilities;
- It is dangerous in winter as it ices up and there is no access to Council salting and gritting;
- Increased volume of traffic on the single track access will increase the risk of accidents;

Local Road Network

- Existing roads in the area are already congested/ not suitable for an increase in traffic;
- Barnego Road is a bottleneck/ already congested, especially at peak times;
- Existing congestion at the junction of Barnego Road and Stirling Street;
- Barnego Road is not fit for purpose/ already over-capacity/ visibility is compromised;
- Barnego Road is a bus route;
- There is no off-road parking for residents of Barnego Road;
- Illegal parking on Barnego Road, at its junctions with other streets and on adjoining streets;
- On-street parking causes problems for access by buses and lorries;
- The buses cause hold-ups; there is little room for them;
- Barnego Road can be blocked for up to 10 minutes or more during school drop off/ pick up times;
- The existing traffic calmers on Barnego Road severely hinder use;
- Barnego Road is the only practicable means of daily egress and access for local residents;
- Barnego Road residents are already in talks with the Council on how to overcome the existing problems on this street; concerns have been raised with the local community council and councillors;
- The Council should come up with an improvement plan for traffic in the local area before planning is granted;
- A new entrance/ exit road is required to relieve Barnego Road;

- Stop cars parking on Barnego Road/ make a larger parking area somewhere near the bottom of the street/ install driveways for every house;
- A one-way system needs to be introduced to Barnego Road;
- A consultation with the residents of Barnego Road should be undertaken;
- A traffic survey of the vehicles using Barnego Road should be undertaken;
- Increase in traffic on Barnego Road;
- Increasing traffic on Barnego Road without addressing the current situation will only add to delays and frustration;
- An increase in traffic on Barnego Road will only make the situation worse, especially for emergency vehicles needing access;
- Construction traffic would cause chaos on Barnego Road;
- Barnego Road is not suitable for construction traffic due to the number of parked cars and traffic calming measures;
- The volume of traffic using Barnego Road should be reduced not increased;
- Northfield Road is single track with very few passing places, no footpaths, no lighting and restricted visibility with overgrown vegetation;
- Northfield Road has a 60mph speed limit despite being single track with blind corners and summits;
- Northfield Road is poorly maintained;
- Northfield Road is almost impassable without a 4WD when it is wet;
- Northfield Road has seen an increase in traffic due to the livery;
- Northfield Road is used by the livery to exercise horses;
- There are three livery stables in the area all using Northfield Road with horseboxes and trailers;
- Northfield Road is used by families, dog walkers, runners and cyclists;
- Existing infrastructure can't cope with additional traffic;
- With the planned 100 houses at Rosebank, Stirling Street, traffic through Dunipace will be a nightmare;
- Effects of further traffic will be felt down Stirling Street;
- Are there plans to upgrade the wider road network?;
- Northfield Road would require significant investment to sustain an increase in traffic;
- Damage to local roads and other vehicles by HGV's during construction;
- The alternative route via Northfield Quarry is not likely to be utilised as it would add too many extra miles;
- Northfield Quarry Road would not be suitable as an alternative to take increased traffic; it is so narrow;
- Access could be provided by improving Northfield Quarry Road connecting to Stirling Street;
- A Transport Assessment is required;
- Safety of pedestrians, cars and horses will be at risk as a result of the increase in traffic associated with the development;
- Existing problems with speed and volume of traffic on Northfield Road;
- There are recent instances of cars leaving the adjacent motorway and crashing onto Northfield Road;
- Northfield Road is not a safe roadway;
- Unsafe for children to have to walk to the nearest bus stop at the top of Barnego Road;
- Barnego Road is already dangerous with cars having to mount pavements to make way for the buses;
- Impossible to pass safely on Barnego Road when the bus is on the road

- Safety issues near to the swing park on Barnego Road with children walking to and from Dunipace Primary School;
- Many near misses involving pedestrians and vehicles on Barnego Road
- Children's and people's safety should be paramount;

Sustainability

- There is no public transport within a mile of the site;
- School children from the development would have to be transported to school by taxi at the Council's expense;
- Will consideration be given to extend the bus routes to cover this area?;
- There are no pathways to walk to the nearest bus stop on Barnego Road;
- Additional traffic on Barnego Road could mean an end to the bus service;

Amenity/ Compatibility

- Close proximity to existing residences;
- Lack of privacy from increase traffic and pedestrian flow;
- Increased noise pollution;
- Soak-aways from septic tanks for the new builds will cause undue smells; no mention of a maintenance plan;
- Potential for nuisance/ disruption from noise and construction traffic, lasting for years due to the phasing of the project;
- Mess/ damage associated with construction works;
- The proposed development is in close proximity to Northfield Quarry, which extracts and processes hard rock; the proposed use is not compatible with this use;
- The existing and future operations at the quarry could lead to an unacceptable level of amenity for future residents of the proposed dwellinghouses;
- New housing development should be a suitable distance from the existing quarry site and the as-yet unworked mineral reserve;
- PAN 1/2011 Planning and Noise, paragraph 18, indicates that the likely noise exposure for a new noise sensitive use close to an existing noise source, and any increase that may reasonably be expected in the foreseeable future, are likely to be relevant when considering an application, as well as the extent to which it is possible to mitigate the adverse effects of noise;
- The development would be subject to unreasonable levels of dust, noise from blasting at the quarry;

Scale/ Design/ Layout

- Overbearing and out of scale compared to surrounding properties;
- Significantly larger than any other development in the vicinity;
- There are only 25 existing residences west of the M80 between Barnego Road and Northfield Quarry so the proposal represents a 52% increase on those numbers;
- Existing groups of houses in the area are in clusters of up to four;
- A development of this scale effectively creates an estate in the countryside;
- Once occupied, it will look more like a car-park;

- Careful consideration should be given to reducing the size of the development to a size comparable to the area;
- The increase in overall building footprint as asserted is misleading as it fails to mention a separate approved planning application to increase the farmhouse by 50% ;
- The houses are small, spaced closely together with little privacy;
- The use of white render/ modern roofing materials is not in keeping with the area;
- All other houses in this area are of stone built construction;
- The new houses would not be in keeping with the area;

Heritage/ Archaeology

- Existing features of the standing buildings and the mill house should be properly surveyed and recorded i.e. a full archaeological assessment should be required;
- The site is close to a known stretch of Roman Road and a national monument in the form of a Vitrified Hill Fort; the impact of the proposed development needs to be assessed as later houses close to Roman Roads are often on the site of much earlier settlements;

Environmental

- The prospect of a phased development means that construction related impact such as air quality and pollution could last for years;
- Increase in air pollution;
- The area is full of diverse flora and fauna, which will be under threat;
- The Auchenbowie Burn in the vicinity of the site plays an important role in the spawning of the salmon living in the River Carron. As such, any development should not adversely affect the burn;
- After damage to the burn by suspected slurry several years ago, the burn has slowly recovered and return of wildlife is evident;
- Proposed works could disturb and contaminate the burn, which provides fresh drinking water to horses downstream;
- Environmental risks with sewage treatment/ disposal and surface water drainage/ runoff;
- Contamination risks to existing private water supplies;
- Any upgrading of the single track access would result in hedge and tree removal which would greatly detract from the natural character of the area;
- A full environmental impact assessment is required;

Wildlife

- Disturbance to wildlife;
- Insufficient investigation by the applicant into impacts on wildlife;
- There is a family of bats in one of the outbuildings;
- There is a bat population in the area due to the significant woodland locally;
- There are roosting colonies of soprano pipistrelle bats in this area;
- A bat survey should be carried out;
- Will the private water supply impact on wildlife in the tributaries?;

- There is a Heron population living on the salmon in the burn. Do the Heron also inhabit Burnhouse Farm?;
- There are birds of prey in the area. Has a study been done to make sure they are not impacted negatively?;

Landscape/ Visual

- Loss of trees will spoil the look of the area;
- There are mature oak trees and large trees adjacent to the farmhouse;
- Proposal is detrimental to the Area of Great Landscape Value (AGLV) designation;
- The development, given its size, would not sit well in the landscape;
- Prominent position high on the hillside;
- The proposal will neither protect nor enhance landscape quality and character;
- A full visual landscape assessment should be undertaken;
- External lighting will make it visible at night;
- What process would be in place to monitor the installation of additional lighting once properties are sold?;

Countryside/ Green Belt/ Countryside Access

- Don't destroy more Green Belt land;
- Why are Green Belt areas being subjected to further buildings?;
- Change to undisturbed feel of the area;
- The track extending west, known locally as Drovers Track, has been in use and mapped since at least 1865 and provides access to Carron Valley. In recent times, restrictions have been put in place to restrict access;

Infrastructure/ Facilities

- How will the school cope with more pupils?;
- The development will add to capacity problems at the local schools/ nurseries and medical practices;
- Are there plans to expand the Fire Department/ reinstate a Police Station?;
- Water supply inadequate to serve an additional 13 properties;
- Existing water pressure issues;
- At present internet access speeds are poor; adding further houses would only reduce current speeds further;
- Significant upgrading of the phone and internet connections along the lane would be required;
- Disruption to existing residents' services during and after construction;
- Lack of facilities in the area, particularly for young people;
- There is limited infrastructure in place for Dunipace;

Drainage/ Flooding

- The single track access has no drainage, meaning it is prone to flooding;
- The increase in hardstanding would increase runoff which may worsen flooding of the single track access;

- Flooding is a problem at various sections of Barnego Road and Northfield Road, and at the junction with the single track access;
- Tree removal could affect drainage/ stability of the burn;
- The septic and surface water arrangements will need to be carefully considered by SEPA as the Croftfoot Farm houses lie immediately downhill of the site;
- Risk that the new sewage plants and infiltration field may contaminate the burns;
- There is no mention of a sustainable urban drainage system (SUDS) for the car park areas. Where will the run-off go? ;
- No mention of maintenance arrangements for proposed sewage system;
- Surface water from the area of Burnhouse Farm causes flooding after heavy rains;

Need/ Benefit

- No benefit to the local community;
- Any current housing shortage can be met by the LDP housing site around Denny and Dunipace;
- No need for the development as a new estate is being built in Denny;
- The size and scale of the proposed houses does not appear to offer anything significantly different to those developments already planned;
- There is no justification in the supporting documents as to why this development is necessary;

Cross-funding/ viability/ phasing

- Object to a further seven houses to finance the later conversion of the existing farm buildings;
- The viability of the project resolves around completing the new builds first to fund the redevelopment of the existing buildings which may never happen;
- The project is under-funded, leaving the community exposed to the real risk of an unfinished project being abandoned before critical infrastructure is completed i.e. drainage and access improvements;
- Surely financial viability is not a planning issue or concern;
- Should the developer provide a bond to the Council to protect the area in the event that the developer is unable to complete the development?;
- What reassurances/ proof can the developer give of sufficient funding/ that the project will be completed in full in a timely manner?;
- If the project is financially unviable without the full development, why has there been a separate planning application to extend the farmhouse?;
- Totally inappropriate and slanderous to say that traveller/ caravan sites in the area will keep the prices of the new houses down;
- There have been a number of high end properties sold in the immediate vicinity so it is inaccurate to state that the proximity of two caravan parks will keep the value down;

Impact of Existing Businesses

- Additional traffic on Northfield Road will impact on an existing livery business;
- New residential development in such close proximity to Northfield Quarry would threaten the existing and future operation of the facility;
- The quarry has planning permission to quarry closer to this area;
- It is understood that planning in the past in this area has been disapproved due to the proximity of the quarry;

Health and Safety

- The proposed development is within 'flying rock' distance from Northfield Quarry when it blasts;
- Health and safety risks associated with construction works;

Support

- Exactly what is needed in the area;

Responses to Photomontages

- The photos show the proposed development well, during the day;
- No attempt has been made to demonstrate what light pollution will occur during the hours of darkness;

Responses to Roads Statement

- The traffic flows are significantly understated in the report;
- The report does not record realistic traffic flows post development;
- Croftfoot and other properties serviced by the road cannot be considered as 'normal' properties as there are frequent deliveries not associated with a 'normal urban environment';
- There are businesses operating from some of the properties;
- During harvest times, Burnhouse Farm is serviced by multiple tractors and trailers;
- The traffic flow counts on C67 are disputed;
- The passing places should be located alternately on either side of the road, as stated in the National Roads Development Guide;
- The ownership of the road is unclear and should be proven before any decisions on the road are made;
- The applicant does not have a legal right to use the grass verge for passing places;
- The road is unlikely to have a proper engineered sub-base and road base;
- The road surface between Croftfoot and C67 is in a poor condition with a number of potholes and areas where the surface is disintegrating;
- The road would require significant upgrading;

Responses to Structural Engineer's Report

- The report mentions an asbestos type cladding. The nature and extent of this cladding should be established as a priority;
- The report plays on the cost of converting 'building D'. Cost is not a planning consideration and is not relevant to this application;

Responses to Access Improvement Proposals

- The developer has no legal right to do anything with the verges;
- The proposed road around the cottages, although being a safer option, would cross over the water and sewage pipes for both cottages;
- The construction and surface finish of the new section of road are not stated;
- When would the new section of road be completed?;
- The 'dogleg' around the cottages would have to allow sufficient manoeuvring space for a range of vehicles including a car and trailer;
- The proposed 'dogleg' simply moves the blind bend to another location;
- The new section of road will give the cottages no privacy from passing traffic or maintenance ground for the dry stone wall;
- A road bond should be required to allow the Council to finish the improvement works if the developer was to default;
- The restrictions to visibility from bushes is much worse in summer;
- If visibility improvements are carried out (e.g. by removal of trees and bushes), what arrangements would be in place for on-going maintenance?;
- The real visibility problem at the junction occurs when leaving the C67 and joining the lane, as this necessitates entering the lane blind;
- A counter was installed on C67 but on the quarry side of the lane where traffic volume and speed is lower;
- When and how is the existing road to be repaired/ replaced?;
- The single track road is not safe for added traffic;
- Recent construction vehicles have caused damage to verges, tarmac and banking;
- The proposed passing place on the hill is not safe for stop-start driving in winter;
- The proposed development is not a 'small residential development' in this rural setting;
- The burden on the private road was full after the Croftfoot development;

Others

- View will change/ be lost;
- Ownership and liability for maintenance of the single track access is unclear;
- Northfield Road is not currently maintained by the Council as it is not adopted;
- Degradation to existing properties arising from increased traffic pollution
- Would like to speak at the meeting of the Committee;
- Further de-valuing of surrounding properties;
- Granting the application will set a precedent for further development of the surrounding farmland/ large clusters of housing outwith the footprint of the original buildings;

- The impact of the proposed development would clearly affect the right of a person to live a peaceful and private way of life, in contravention of the Human Rights Act;
- Attitude to the residents of the caravan/ traveller sites is disrespectful/ distasteful;
- Costs to the Council i.e. bringing the road up to standard and maintaining it, bin lorries and taxi services to ferry the children to school would outweigh any gains from the proposed development; and
- Houses are for profit not for tenants with low incomes.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

- 7a.1 The Falkirk Local Development Plan was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the following policy or policies set out below:
- 7a.2 The application site lies outwith the urban limits, within the countryside, as defined in the LDP. The site also lies within a Special Landscape Area.
- 7a.3 Policy CG01 - Countryside states:-

The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. Land outwith these boundaries is designated as countryside, within which development will be assessed in the terms of the relevant supporting countryside policies (Policies CG03 and CG04), and Supplementary Guidance SG01 'Development in the Countryside'.

- 7a.4 As the site lies outwith the urban limits, within the countryside, it must be assessed against the relevant supporting countryside policy and Supplementary Guidance SG01 'Development in the Countryside'. The relevant supporting countryside policy in this instance is CG03 'Housing in the Countryside'.
- 7a.5 Policy CG03 - Housing in the Countryside states:-

Proposals for housing development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances set out in the policy.

1. *Housing required for the pursuance of agriculture, horticulture, or forestry, or the management of a business for which a countryside location is essential;*

2. *Restoration or replacement of houses which are still substantially intact, provided the restored/replacement house is of a comparable size to the original;*
3. *Conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings;*
4. *Appropriate infill development;*
5. *Limited enabling development to secure the restoration of historic buildings or structures; or*
6. *Small, privately owned gypsy/traveller sites which comply with Policy HSG08.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'. Proposals will be subject to a rigorous assessment of their impact on the rural environment, having particular regard to policies protecting natural heritage and the historic environment.

7a.6 Proposals for new housing development in the countryside, of a scale, layout and design suitable to its intended location, will be supported in the circumstances set out in the policy. The circumstance offering potential support in this instance is the third circumstance listed in the policy i.e. the conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings. Detailed guidance in relation to this matter is provided in SG01 (see paragraphs 7a.29 to 7a.31 of this report).

7a.7 Policy D04 - Low and Zero Carbon Development states:-

1. *All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO₂ emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance will be contained in Supplementary Guidance SG15 'Low and Zero Carbon Development'. Exclusions from the requirements of this policy are:*
 - *Proposals for change of use or conversion of buildings;*
 - *Alterations and extensions to buildings;*
 - *Stand-alone buildings that are ancillary and have an area less than 50 square metres;*
 - *Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*
 - *Temporary buildings with consent for 2 years or less; and*
 - *Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.*

2. *The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;*
3. *Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.*

7a.8 The application is accompanied by an energy statement. It indicates that air source heat pumps would be provided for both the new build and the conversion elements. The precise details of on-site low and zero carbon generating technologies, to meet the terms of the policy, could be the subject of a planning condition attached to any grant of planning permission.

7a.9 Policy GN02 - Landscape states:-

1. *The Council will seek to protect and enhance landscape character and quality throughout the Council area in accordance with Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations.*
2. *Priority will be given to safeguarding the distinctive landscape quality of the Special Landscape Areas identified on the Proposals Map.*
3. *Development proposals which are likely to have a significant landscape impact must be accompanied by a landscape and visual assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit will be achieved.*

7a.10. The site lies within the Denny Hills Special Landscape Area, and the Touch Hills Fringe Local Landscape Character Area. Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations' highlights that new buildings may be highly visible on hillsides within sensitive landscape areas. New buildings and structures should be sympathetically designed for the landscape setting and sited in association with existing building clusters. Mitigating screen planting must be incorporated. Retention and reinstatement of stone walls, hedges and trees are encouraged. In this case, the proposed development is at the location of an existing farm steading. As part of the redevelopment, existing farm buildings would be demolished, so the overall scale of build (and visual effect) is likely to be similar to existing. The southern boundary of the site contains mature oak trees which play an important role in the landscape setting and screening of the existing development. These trees are to be retained. In addition, new planting is proposed as part of the redevelopment. The application is accompanied by photomontages taken from the main viewpoint of the site (on Northfield Road). These photos assist to demonstrate that the landscape effect within this sensitive area would be acceptable.

7a.11 Policy GN03 - Biodiversity and Geodiversity states:-

The Council will protect and enhance habitats and species of importance, and will promote biodiversity and geodiversity through the planning process. Accordingly:

1. *Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Qualifying features of a Natura 2000 site may not be confined to the boundary of a designated site. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, and there are imperative reasons of overriding public interest. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers).*
2. *Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
3. *Development likely to have an adverse effect on European protected species, a species listed in Schedules 5, 5A, 6, 6A and 8 of Wildlife and Countryside Act 1981 (as amended), or a species of bird protected under the Wildlife and Countryside Act 1981 (as amended) will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.*
4. *Development affecting Local Nature Reserves, Wildlife Sites, Sites of Importance for Nature Conservation and Geodiversity Sites (as identified in Supplementary Guidance SG08 'Local Nature Conservation and Geodiversity Sites'), and national and local priority habitats and species (as identified in the Falkirk Local Biodiversity Action Plan) will not be permitted unless it can be demonstrated that the overall integrity of the site, habitat or species will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
5. *Where development is to be approved which could adversely affect any site or species of significant nature conservation value, the Council will require appropriate mitigating measures to conserve and secure future management of the relevant natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required, along with provision for its future management.*
6. *All development proposals should conform to Supplementary Guidance SG05 'Biodiversity and Development'.*

7a.12 The application is accompanied by a habitat survey. The survey identified 11 habitats within the site including pastures, woodland shelter, hedgerows and a number of mature trees within the garden, but no habitat features of significance beyond the immediate setting. The only habitat that may be adversely affected is a burn. The susceptibility of the burn to contamination during the construction period could be averted by compliance with SEPA's Pollution Prevention Guidelines. The survey identified that roosting bats are an ecological constraint to the proposed development. There are a small number of trees that are potentially suitable for roosting bats and most of the existing buildings have high bat roost potential (at the time of survey, five bat roosts were in use). A bat protection plan has therefore been prepared and a license will be required from Scottish Natural Heritage. No evidence of otter or otter resting places were found within the survey area. However, otters are known to occur along the watercourses in the wider area. In addition, no badger resting places were found but there were badger prints within the site. It is therefore known that badgers are present in the wider area. Mitigation measures for otter and badger are therefore proposed. A pre-construction breeding bird survey is recommended if site preparation works are proposed between mid-March and mid-August. This is to determine if any breeding bird are present. The report also recognises the opportunity for biodiversity enhancement, including the provision of bat roost and bird nesting boxes.

7a.13 Policy INF02 - Developer Contributions to Community Infrastructure states:-

Developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

1. *Specific requirements identified against proposals in the LDP or in development briefs;*
2. *In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;*
3. *In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;*
4. *In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
5. *Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.*

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.

7a.14. The general requirements of Policies INF04, INF05 and INF06 will apply as appropriate.

7a.15 Policy INF04 - Open Space and New Residential Development states:-

Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on 'Open Space and New Development', based on the following principles:

- 1. New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.*
- 2. Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.*
- 3. Arrangements must be made for the appropriate management and maintenance of new open space.*

7a.16 The requirements for open space are set out in Supplementary Guidance SG13 'Open Space and New Development'. The submitted site layout indicates sufficient passive and active open space to meet the terms of SG13. The open space areas included amenity green-space and natural/ semi natural space. The specific detail of the active open space provision could be the subject of a condition of any grant of planning permission.

7a.17. INF05 - Education and New Housing Development states:-

Where there is insufficient capacity within the catchment school(s) to accommodate children from new housing development, developer contributions will be sought in cases where improvements to the school are capable of being carried out and do not prejudice the Council's education policies. The contribution will be a proportionate one, the basis of which is set out in Supplementary Guidance SG10 'Education and New Housing Development'. Where proposed development impacts adversely on Council nursery provision, the resourcing of improvements is also addressed through the Supplementary Guidance.

In circumstances where a school cannot be improved physically and in a manner consistent with the Council's education policies, the development will not be permitted.

7a.18 Children's Services have advised that there is a longer term capacity issue projected for Denny High School. A contribution of £2100 per dwellinghouse (£21,000 in total) is therefore required. This rate is calculated in accordance with Supplementary Guidance SG10 'Education and New Housing Development'. The contribution would be secured by means of a Section 75 planning obligation.

7a.19 Policy INF06 - Healthcare and New Housing Development states:-

In locations where there is a deficiency in the provision of health care facilities identified by NHS Forth Valley, developer contributions will be sought to improve the quantity and quality of such provision commensurate with the impact of the new development. The approach to the improvement of primary healthcare provision will be set out in Supplementary Guidance SG11 'Healthcare and New Housing Development'.

7a.20 The Denny/ Dunipace area is identified in Supplementary Guidance SG11 'Healthcare and New Housing Development' as an area with healthcare capacity issues. NHS Forth Valley have been consulted on the application but have not responded. In the absence of a response, it is considered reasonable to proceed to determine the application.

7a.21 Policy INF12 - Water and Drainage Infrastructure states:-

1. *New development will only be permitted if necessary sewerage infrastructure is adopted by Scottish Water or alternative maintenance arrangements are acceptable to SEPA.*
2. *Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation.*
3. *A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment.*

7a.22 The proposed development would be served by separate surface water and foul systems. A Sustainable Urban Drainage System (SUDS) would be provided in the form of a detention basin. This would treat both curtilage and road drainage runoff. Filter trenches would be used to collect flow before discharge to the system. The surface water proposals are acceptable, although further information/ clarification is required in respect of several aspects of the detailed design. In addition, the SUDS facility provides an opportunity to promote biodiversity through habitat creation. The foul water would be discharged into the burn via a bio-disc domestic sewage treatment plant. SEPA will be required to review (and likely consent) the foul water proposals.

7a.23 Policy RW06 - Flooding states:-

1. *Development on the functional flood plain should be avoided. In areas where there is significant risk of flooding from any source (including flooding up to and including a 0.5% (1 in 200 year) flood event), development proposals will be assessed against advice and the Flood Risk Framework in the SPP. There will be a presumption against new development which would:*
 - *be likely to be at risk of flooding;*
 - *increase the level of risk of flooding for existing development; or*

- *result in a use more vulnerable to flooding or with a larger footprint than any previous development on site.*
2. *Development proposals on land identified as being at risk from flooding, or where other available information suggests there may be a risk, will be required to provide a flood risk assessment that demonstrates that:*
- *any flood risks can be adequately managed both within and outwith the site;*
 - *an adequate allowance for climate change and freeboard has been built into the flood risk assessment;*
 - *access and egress can be provided to the site which is free of flood risk; and*
 - *water resistant materials and forms of construction will be utilised where appropriate.*
3. *Where suitably robust evidence suggests that land contributes or has the potential to contribute towards sustainable flood management measures development will only be permitted where the land's sustainable flood management function can be safeguarded*

7a.24 The main source of flooding is from the burn which crosses through the site. This includes a channel to the south which historically served the mill (proposed unit 9). This channel would be retained as a feature of the development, with a restricted flow inlet at the main channel. The flood risk assessment is broadly accepted. As part of the detailed design, further calculations and other matters of detail for the 'feature' channel would be required. The applicant should contact SEPA at an early stage as there may be a requirement for a CAR license for the construction works and abstraction of flows from the main channel.

7a.25 Policy RW10 - Vacant, Derelict Unstable and Contaminated Land states:-

Proposals that reduce the incidence of vacant, derelict, unstable and contaminated land will be supported, subject to compliance with other LDP policies, particularly those relating to development in the countryside. Where proposals involve the development of unstable or contaminated land, they will only be permitted where appropriate remediation or mitigation measures have been undertaken.

7a.26 The proposed development would reduce the incidence of vacant and derelict land by converting and rehabilitating a former farm steading. The application is therefore supported by this policy subject to compliance with other LDP policies.

Supplementary Guidance forming part of Local development Plan

7a.27 The following Falkirk Council supplementary guidance is relevant to the application:-

- SG01 'Development in the Countryside'
- SG05 'Biodiversity and Development'
- SG06 'Trees and Development'

- SG09 'Landscape Character Assessment and Landscape Designations'
- SG10 'Education and New Housing Development'
- SG11 'Healthcare and New Housing Development'
- SG 13 'Open Space and New Development' and
- SG15 'Low and Zero Carbon Development'

7a.28 This guidance is referred to in the policy assessment above, where necessary.

7a.29 SG01 provides further explanation of Policy CG03 'Housing in the Countryside', as well as design guidance. As stated above, Policy CG03 offers potential support for the conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings. The criteria that must be met are set out in SG01.

7a.30 Overall, the proposed development is considered to meet the criteria for the following reasons:-

- It is evident that the farm steading is no longer required for the purpose it was built;
- The steading buildings, by virtue of their traditional character, make a positive contribution to the rural landscape (see the comments of the Falkirk Community Trust, Museum Services, in paragraph 4.8 of this report);
- The traditional steading buildings are substantially intact and are capable of beneficial restoration without the need for substantial rebuilding. This has been demonstrated in the structural engineer's report accompanying the application;
- The converted buildings (with some modest extensions) would be of a comparable scale and character to the original buildings;
- The four new build units would integrate well with the existing steading, retaining its traditional character and form;
- The criteria provides for 'limited new development' within the steading envelope. The proposed new build element is well contained within the steading envelope, as defined by the location of the existing buildings and means of enclosure e.g. walls and tree lines; and
- The term 'limited new development' is not defined in SG01. The applicant has submitted that the percentage of new build is 28% of the overall redevelopment, with 72% consisting of conversion of the traditional farm steading buildings and refurbishment/ extension of the farmhouse. In addition, other farm buildings are to be demolished. New build at 28% of the overall redevelopment is considered to be at the upper margins of what could be considered 'limited new development'.

7a.31 The proposed development is also considered to meet the design principles set out in SG01:-

- The development would integrate with the existing features of the site including trees, water features and existing buildings;
- Existing features such as traditional boundaries and tree cover would be retained;
- The proposed new build would respect the established pattern of development (farm steading);

- The scale, density and design would fit with the surroundings;
- The external finishes include traditional, natural materials such as slate and timber;
- The proposed improvement works to the private access represent a relatively sensitive response to the landscape setting. Where hedges or stone walls are to be removed (e.g. to provide passing bays), replacement boundary treatments would be required; and
- The provision of an adoptable standard road (with lighting) would be a far greater intervention, with the potential for detriment to the character of this Special Landscape Area.

7a.32 Overall, in view of the above assessment, the application is assessed as complying with the LDP.

7b Material Considerations

7b.1 The material planning considerations to be considered are the consultation responses, the public representations, the Council's housing land supply, and viability.

Consultation Responses

7b.2 The consultation responses are summarised in Section 4 of the report. A number of the matters raised could be the subject of planning conditions / a Section 75 Planning Obligation attached to any grant of planning permission. The road safety concerns of the Roads Development Unit are noted. Access related matters are considered in detail in this report. Similarly the requests by the Environmental Protection Unit for noise impact and air quality impact assessments are considered in this report.

Representations Received

7b.3 The representations are summarised in Section 5 and 6 of this report. The following comments are considered to be relevant to the concerns raised in the representations:-

- The concerns are, to a large extent, considered/ addressed in the policy assessment, consultation responses and supporting documents accompanying the application;
- Similarly, planning conditions could attach to any grant of planning permission to address, to an extent, some of the concerns raised in the objections;
- Some concerns relate to existing issues which are beyond the scope of this planning application. An example is existing congestion, access and parking problems on Barnego Road;
- Some concerns relate to matters that are not material planning considerations. Examples are internet access speed, loss of views and devaluation of surrounding properties;
- Similarly, the apparent lack of clarity over ownership of the private access road and its verges is not a material planning consideration. However, this might have implications for the ability of the applicant to implement any grant of planning permission, for example, if the consent of a third party is required to carry out the proposed improvements to the access;
- The main concern of the near neighbours appears to relate to the use of the existing private access road to serve the proposed development;

- As detailed in this report, the applicant proposes a scheme of improvement works to the access (see paragraph 1.3). These works would improve the existing situation, at least in some respect. The final details of the improvement works, including any need for additional measures, could be the subject of a condition attached to any grant of planning permission;
- The submitted roads statement indicates that average annual daily traffic (AADT) on the private access would increase from 42 to 120 vehicles. This assumes a two way daily traffic flow of 6 vehicle movements per dwellinghouse and 13 additional dwellinghouses (the application is now for 10 additional dwellinghouses). An AADT of 120 equates to 1 vehicle per 15 minutes over a 15 hour day and 1 vehicle per 6 minutes during peak hours. Concerns were raised in the representations that the AADT is understated. However, even a doubling of the AADT results in relatively low traffic flows;
- It is recognised that the AADT would also increase during the construction phase. The applicant has submitted that the traffic flows would be approximately as follows: personnel - 5 cars, each with 6 movements per day; delivery vans - average 2 movements per day; delivery heavy goods lorries - average 2 movements per week. There would be no articulated lorries making deliveries;
- The applicant has also advised that suppliers would not deliver during the morning and evening peaks;
- The proposed new section of road to the rear of the existing cottages has been moved further away from the boundary. Screen planting is also proposed. This was in response to concerns from the residents about privacy;
- The applicant has also submitted phasing information (see paragraph 1.4). The submitted construction traffic flows reflect a scale of a maximum of four dwellinghouses being constructed at any one time;
- Concerns were raised at the location of the speed survey equipment. The Council took the survey on the north side of the junction of the private access road with the C67, to determine the required visibility in this direction from the private access (this is determined by traffic speed). The visibility in this direction is more constrained than to the south. Based on the recorded traffic speeds, the required visibility is achieved, as confirmed by the Roads Development Unit;
- The existing situation is that pedestrians, cyclists, vehicles etc. all share the private access road. There is no segregated footpath. This is common in a rural setting. No change is proposed to the existing situation, however, it is noted that the proposed passing bays would improve the opportunity to step off the carriageaway, albeit that the bays are some distance apart;
- The provision of a segregated footway could promote increased pedestrian use along the private access. In some respects, the logic of this is questionable as there is no existing footpath on the C67 to tie into;
- The concerns relating to potential sensitivity to Northfield Quarry are noted. The proposal is to increase residential use at a location with existing residential uses, rather than introduce a new sensitive use at closer proximity to a quarry. The quarry is approximately 700 to 800 metres to the north of the site;

- While the request from the Environmental Protection Unit for further information is noted, it is considered that an advisory attached to any grant of planning permission would suffice. The advisory would highlight that the new residents may, from time to time, be exposed to noise or dust arising from quarry operations;
- The applicant has advised that they approached the quarry operator and were told that both noise and dust levels are controlled within the site boundaries to be as low as reasonably practicable, and below levels acceptable to the Health and Safety Executive; and
- It is relevant to consider that the prevailing west or south-west winds would carry dust/ noise away from the application site.

Housing Land Supply

7b.4 The Council currently has a shortfall in the 5 year effective housing land supply of 482 units, as recorded in the Council's Housing Land Supply Audit 2017/18, dated June 2018. The proposed development would make a contribution, albeit small, towards this shortfall. In addition, it would add to the range of living environments on offer, being at a rural location.

Viability

7b.5 The application is accompanied by a Viability Statement, which seeks to demonstrate the necessary scale of overall development to secure the restoration of the stone built steadings. Since this statement was prepared, the number of proposed units has reduced from 13 to 10. Viability can be a material planning consideration. The LDP provides for 'enabling' development to secure the restoration of listed buildings. While the site is of historic interest, the buildings are not listed. The cross-funding policy of the LDP is therefore not relevant in this case. However, the application is assessed as complying with the steading redevelopment policy of the LDP, as detailed in this report.

7c Conclusion

- 7c.1 Overall, the proposed development is considered to accord with the LDP, for the reasons detailed in this report. It is therefore recommended as a minded to grant decision subject to the satisfactory conclusion of a Section 75 planning obligation, to secure an education contribution in the sum of £21,000.
- 7c.2 This report has considered a number of material planning considerations including the large body of public objections to the application and the consultation responses. Concerns in relation to access and road safety have been particularly noted and considered in this report. On balance, it is considered that there are no material planning considerations of such significance to justify refusal of the application contrary to the terms of the LDP. This takes into account the proposed access improvements and the traffic flow and phasing information submitted by the applicant. While the proposed development has some deficiencies in terms of sustainability (e.g. accessibility by walking and public transport), the LDP supports the principle of steading developments at countryside locations. In addition, the benefits of the proposal in retaining, re-using and restoring a group of buildings of historic interest give weight to support for the application.

8. RECOMMENDATION

8.1 It is therefore recommended that the Committee indicate that it is minded to grant planning permission subject to the satisfactory conclusion of a Section 75 Planning Obligation within 6 months of a minded to grant decision and index linked from that date. The planning obligation being required to secure the payment of an education contribution in the sum of £21,000. Thereafter, to grant planning permission subject to the following conditions:-

- 1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this 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 exact details of the colour and specification of all proposed external finishing materials and surface finishes have been submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- 3. The development shall not commence until the exact details of the location, height, construction and colour of all proposed walls, fences and any other means of enclosure have been submitted to and approved in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- 4. The development shall not commence until details of a scheme of soft landscaping works have been submitted to and approved in writing by this Planning Authority. 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, hedge and grassed areas;**
 - iii) A schedule of plants to comprise species, plant sizes and proposed numbers/ density; and**
 - iv) A programme for completion and subsequent maintenance**

Thereafter, the development shall be carried out in accordance with the approved details. No existing vegetation shall be removed prior to approval of the scheme of soft landscape works.

- 5. The proposed development shall be carried out in accordance with the Construction Phasing and Traffic Statement submitted 5th April 2018 (unless otherwise agreed). The maximum number of units under construction at any one time shall be four (unless otherwise agreed).**
- 6. The applicant shall keep a record of daily construction traffic flow including vehicle type and time of arrival/ departure, which shall be made available to the Planning Authority upon request.**

- 7. The development shall not commence until a scheme for enhancing the biodiversity of the site has been submitted to and approved in writing by this Planning Authority. The scheme shall be informed by the potential enhancement measures set out in the Extended Phase 1 Habitat Survey, and consider opportunities for habitat creation at the SUDS facility. Thereafter the development shall be carried out in accordance with the approved details and a timescale(s) for completion of the approved details.**
- 8. The development shall be carried out in accordance with the Bat Protection Plan and the best practice measures to safeguard otters and badgers detailed in the Extended Phase 1 Habitat Survey.**
- 9. No site preparation works such as demolition, vegetation removal or soil stripping shall be carried out between mid-March and late August unless a pre-construction breeding bird survey has been submitted to and approved in writing by this Planning Authority.**
- 10. An updated protected species survey shall be submitted for the written approval of this Planning Authority if the development does not commence within 12 months of the date of the carrying out of the previous survey(s).**
- 11. The development shall not commence until a Tree Protection Plan has been submitted to and approved in writing by this Planning Authority (unless otherwise agreed). Any necessary temporary protective fencing shall be erected prior to each respective phase of the development commencing, in accordance with the approved details and to the satisfaction of this Planning Authority.**
- 12. Any temporary protective fencing required by condition 11 shall remain in place until all works within the respective development phase have been completed. No tree removal, excavation, level changes, trenching, material storage or machinery access shall take place within the fenced off areas.**
- 13. The development approved shall 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 required 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 this Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by this Planning Authority.

- 14. The development shall not commence until an historic building survey has been carried out. Following commencement of the development, the changes made during the construction work shall also be recorded. Copies of the survey shall be lodged with the archives at Callendar House and at the National Monuments Record, in accordance with a timescale to be agreed.**
- 15. The development shall not commence until the exact details of the proposed active open space provision have been submitted to and approved in writing by this Planning Authority. The approved active open space provision shall be fully completed prior to the commencement of phase 2 of the development (unless otherwise agreed).**
- 16. The development shall not commence until the detailed design of the surface water drainage arrangements and measures to control the rate of flow to the 'feature' water channel have been submitted to and approved in writing by this Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- 17. The development shall not commence until a contaminated land assessment has been submitted to and approved in writing by this Planning Authority (unless otherwise agreed). The development shall not be occupied until (a) any necessary remedial works to make the ground safe have been carried out in accordance with an approved remediation strategy and (b) any necessary remediation completion report/ validation certificate has been submitted to and approved in writing by this Planning Authority.**
- 18. The final details and the timing of implementation of the proposed access improvement works shall be subject to the written approval of this Planning Authority before the development commences. The existing access (i.e. from its junction with the C67 to the point of the new section of road) shall be upgraded in accordance with the approved details before the development commences.**
- 19. Following completion of the works to the existing access approved under condition 18, and prior to the development commencing, a roads conditions survey shall be carried out, in consultation with the Planning Authority.**
- 20. Within 2 months of completion of each phase of the proposed development (or at any other time determined by the Planning Authority), any remedial works considered necessary by this Planning Authority at the end of each phase, to return the private access road to the condition as recorded in the pre-development roads conditions survey, shall be fully completed to the satisfaction of this Planning Authority.**
- 21. The development shall not be occupied until the proposed maintenance arrangements for the common ownership areas and infrastructure to serve the proposed development have been submitted to and approved in writing by this Planning Authority. Thereafter the development and infrastructure shall be maintained in accordance with the approved details.**

Reasons for the conditions above:-

- 1. As these drawings and details constitute the approved development.**
- 2-4. To safeguard the visual amenity of the area.**
- 5. To ensure an appropriate phasing of development and scale of construction appropriate to the area.**
- 6. To ensure monitoring of compliance with the submitted Construction Phasing and Traffic Statement.**
- 7. To promote biodiversity.**
- 8, 10. To safeguard the interests of protected species.**
- 9. To safeguard the interests of breeding birds.**
- 11-12. To safeguard the visual amenity of the area.**
- 13. To ensure the development achieves the required CO₂ emission reduction as a result of development.**
- 14. To record the historic and architectural interest of the buildings to be converted.**
- 15. To ensure the development includes appropriate provision of active open space.**
- 16. To ensure the provision of adequate and appropriate surface water drainage and flood mitigation measures.**
- 17. To ensure the ground is suitable for the proposed development.**
- 18-20. To safeguard the interests of the users of the private access road.**
- 21. To ensure that appropriate maintenance arrangements are put in place.**

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02, 03E, 04A, 05, 06, 07, 08, 09, 10, 11, 12, 13A, 14, 15, 16, 17A, 18A, 19A, 20, 21, 22B, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and 34A.**
- 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 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.**
- 3. The proposals to install advance warning signs and junction marker bollards on the C67 would require the approval of the Roads Authority.**

4. The applicant is advised to ensure that noisy works that are audible at the site boundary are only conducted within the following hours:-

Monday to Friday	0800 to 1900 hours
Saturday	0800 to 1300 hours
Sunday/Bank Holidays	No noise audible at the site boundary

5. It is advised that the residents of the proposed development may, from time to time, be exposed to noise or dust emanating from Northfield Quarry, which lies to the north of the site.
6. SEPA have advised that the size of the proposed foul treatment plant will require an application to SEPA for a discharge licence.
7. SEPA have advised that minor bridges across a watercourse, with no construction on the beds or banks, are covered by General Binding Rule 6 of the Water Environment (Controlled Activities) (Scotland) Regulations (CAR).
8. SEPA have advised that they should be contacted at any early stage, as there may be requirement for a CAR licence for the construction works and abstraction of flows from the main watercourse channel.

.....
pp Director of Development Services

Date: 7 August 2018

LIST OF BACKGROUND PAPERS

1. Falkirk Local Development Plan
2. SG01 'Development in the Countryside'
3. SG05 'Biodiversity and Development'
4. SG06 'Trees and Development'
5. SG09 'Landscape Character Assessment and Landscape Designations'
6. SG10 'Education and New Housing Development'
7. SG11 'Healthcare and New Housing Development'
8. SG 13 'Open Space and New Development' and
9. SG15 'Low and Zero Carbon Development'
10. Falkirk Council Housing land Supply Audit 2017/18, June 2018
11. Objection received from Mr James Spackman, 23 Linden Avenue, Denny, FK6 6LT on 27 July 2017
12. Objection received from Mr Thomas Murdoch, Low Quarter Mill Cottage, Dunipace, FK6 6QY on 30 July 2017
13. Objection received from Mr Francis Charlesworth, 12 Hazel Crescent, Dunipace, Denny, FK6 6LN on 28 July 2017
14. Objection received from Mrs Denise Killen, 97 Godfrey Avenue, Denny, FK6 5BE on 30 July 2017
15. Objection received from Mr Steve Smith, 45 Kilbirnie Terrace, Denny, FK6 6JL on 16 July 2017
16. Objection received from Ms Jane Ault, 35 Sir William Wallace Court, Larbert, FK5 4GA on 31 July 2017
17. Objection received from Mr Alan Pettigrew, 4 Avonbank Gardens, Denny, FK6 6LH on 31 July 2017
18. Objection received from Mrs Shelley Forrest, 34 John Davidson Drive, Dunipace, FK6 6NA on 24 July 2017
19. Objection received from Mr Francis Wright, 35 Beech Crescent, Dunipace, FK6 6LJ on 1 August 2017
20. Objection received from Miss Lily Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 1 August 2017
21. Objection received from Mrs Mairie Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 1 August 2017
22. Objection received from Mr Jim Millan, 32 Meadow Court, Denny, FK6 6JU on 1 August 2017
23. Objection received from Mr John William Templeton Moffat, Braes, Dunipace, Denny, FK6 6QY on 24 July 2017
24. Objection received from Mrs Lesley Burt, 53 Chestnut Crescent, Dunipace, FK6 6LF on 1 August 2017
25. Objection received from Mr John Robertson, 21 Avon Street, Dunipace, Denny, FK6 6LD on 1 August 2017
26. Objection received from Mrs Ann Allan, 5 Bulloch Crescent, Denny, FK6 5AJ on 1 August 2017
27. Objection received from Mr David Keddie, 2 Braes View, Denny, FK6 5ND on 1 August 2017
28. Objection received from Mr Raymond Martin, 4 Barnego Road, Dunipace. Denny, FK6 6JS on 3 August 2017
29. Objection received from Mr James MacMaster, Old Quarter House, Northfield, Denny, FK6 6QZ on 3 August 2017
30. Objection received from Mr Steven Sharpe, 42 Meadow Court, Dunipace, FK6 6JU on 25 July 2017

31. Objection received from Mrs Gillian Binnie, 40 Northfield Road, Dunipace, Denny, FK6 6JZ on 25 July 2017
32. Objection received from Mr Gerard Mcpeake, 37 Meadow Court, Dunipace, FK6 6JU on 25 July 2017
33. Objection received from Mr Stuart McKay, 75 Chestnut Crescent, Denny, FK6 6LF on 25 July 2017
34. Objection received from Miss Dionne Beard, 75 Chestnut Crescent, Dunipace, FK6 6LF on 25 July 2017
35. Objection received from Mrs Samantha Wilson, 16 Meadow Court, Dunipace, FK6 6JU on 25 July 2017
36. Objection received from Miss Carole Smith, 9 Avonside Drive, Dunipace, FK6 6QF on 1 August 2017
37. Objection received from Mrs J Hendry, 9 Avon Street, Dunipace, Denny, FK6 6LD on 2 August 2017
38. Objection received from Mr Scott Menzies, 18 Meadow Court, Dunipace, FK6 6JU on 2 August 2017
39. Objection received from Mrs Linda McAteer, 9 Linden Avenue, Dunipace, Denny, FK6 6LU on 5 August 2017
40. Objection received from Mrs Moira Ferguson, 17 Johnston Place, Denny, FK6 5HD on 7 August 2017
41. Objection received from Miss Louise Thomson, 12 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 27 July 2017
42. Objection received from Mrs Isabel Lochhead, 23 Avon Street, Dunipace, FK6 6LD on 28 July 2017
43. Objection received from Mrs E H McDonald, 11 Maple Place, Dunipace, Denny, FK6 6JY on 28 July 2017
44. Objection received from Mrs Rowen Paton, 20 John Davidson Drive, Denny, FK6 6NA on 29 July 2017
45. Objection received from Mrs Lorna Gow, 19 Meadow Court, Dunipace, FK6 6JU on 29 July 2017
46. Objection received from Mrs Joanne Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
47. Objection received from Mrs Yvonne Carmichael, High Quarter Farm, Northfield, Denny, FK6 6QZ on 30 July 2017
48. Objection received from Mrs J McAteer, 3 Linden Avenue, Dunipace, Denny, FK6 6LU on 3 August 2017
49. Objection received from Wardell Armstrong LLP, FAO Abigail Brown, Suite 3/1, Great Michael House, 14 Links Place, Edinburgh, EH6 7EZ on 3 August 2017
50. Objection received from Mr Robert Finlayson, 15 Maple Place, Denny, FK6 6JY on 3 August 2017
51. Objection received from Miss Quanda Scott, 7 Hookney Terrace, Stoneywood, Denny, Falkirk, FK6 5HR on 5 August 2017
52. Objection received from Miss Alison Rennie, 15 Baxter Crescent, Denny, FK6 5EZ on 5 August 2017
53. Objection received from Mr Andy Fairbrother, High Quarter Farm, Northfield, Denny, FK6 6QZ on 30 July 2017
54. Objection received from Mrs Emma Lightbowne, 2 Croftfoot Farm, Denny, FK6 6QY on 30 July 2017
55. Objection received from Mrs Henriette Sorenson, 7 Hawthorn Drive, Dunipace, FK6 6LW on 31 July 2017
56. Objection received from Gwen McCarry, 4 Broomhill Farm, Denny, FK6 6QY on 27 July 2017

57. Objection received from Mrs Fiona Collier, 35 Barnego Road, Dunipace, FK6 6JS on 31 July 2017
58. Objection received from Mrs Laura Clark, 46 Ochilview, Denny, FK65NH on 1 August 2017
59. Objection received from Mr Peter Aitken, Bunnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 18 July 2017
60. Objection received from Mrs Susan Torrance, 1 Croftfoot Farm, Dunipace, Denny, FK66QY on 20 July 2017
61. Objection received from Mr Mike Holt, 1 Croftfoot Farm, Dunipace, FK6 6QY on 26 July 2017
62. Objection received from Mr John Grant, 30 Hawthorn Drive, Denny, FK6 6LW on 28 July 2017
63. Objection received from Mrs Julia Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 28 July 2017
64. Objection received from W Dalrymple, 10 Meadow Court, Dunipace, Denny, FK6 6JU on 31 July 2017
65. Objection received from Owner/Occupier, 72 Chestnut Crescent, Dunipace, Denny, FK6 6LF on 31 July 2017
66. Objection received from Mrs M Waddell, 57 Barnego Road, Dunipace, Denny, FK6 6LE on 31 July 2017
67. Objection received from Mr David Small, 1 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
68. Objection received from Mrs Audrey Roy, 2 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
69. Objection received from Miss Victoria Roy, 1 Broomhill Farm, Denny, FK6 6QY on 31 July 2017
70. Objection received from Mrs Mhairi Menzies, 18 Meadow Court, Dunipace, FK6 6JU on 1 August 2017
71. Objection received from Ann Crawford, 22 Hawthorn Drive, Dunipace, Denny, FK6 6LW on 1 August 2017
72. Objection received from Agnes F Clark, 2 Connolly Drive, Dunipace, Denny, FK6 6JN on 1 August 2017
73. Objection received from Ms Carolanne Morgan, 150 Bulloch Crescent, Denny, FK6 5AW on 1 August 2017
74. Objection received from Ms Shona Barrie, 4 Maple Place, Dunipace, Denny, FK6 6JY on 1 August 2017
75. Objection received from Mrs Alana McKinlay, 22 Connolly Drive, Dunipace, FK6 6JN on 26 July 2017
76. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 26 July 2017
77. Objection received from Mr James Muir, 56 Beech Crescent, Dunipace, Denny, FK6 6LL on 27 July 2017
78. Objection received from Mr Michael Ian Crosby, 59 Barnego Road, Dunipace, Denny, FK6 6LE on 31 July 2017
79. Objection received from Mr Andrew Finlay, 43 Chestnut Crescent, Dunipace, Denny, FK6 6LF on 1 August 2017
80. Objection received from Mr Fraser Kemp, 51 Northfield Road, Dunipace, Denny, FK6 6LA on 1 August 2017
81. Objection received from Miss Alison McMurtrie, 16 Maple Place, Dunipace, Denny, FK6 6JY on 1 August 2017
82. Objection received from Mrs Christine Livingstone, 23 Chestnut Crescent, Dunipace, FK6 6LG on 1 August 2017

83. Support received from Miss Eve Brown, 4 Croftfoot Farm, Dunipace, Falkirk, FK6 6QY on 1 August 2017
84. Objection received from Mrs L Maccum, 3 Avon Street, Dunipace, FK6 6NA on 2 August 2017
85. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK66QY on 23 July 2017
86. Objection received from Mr John Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 20 October 2017
87. Objection received from Mr Steven Jack, 54 Avon Street, Dunipace, FK6 6LB on 28 July 2017
88. Objection received from Mr James Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
89. Objection received from Mr Graham Stirling, 71 Chestnut Crescent, Dunipace, FK6 6LF on 26 July 2017
90. Objection received from Mr David Peck, 45 Barnego Road, Dunipace, Denny, FK6 6LE on 23 July 2017
91. Objection received from Mr Stephen Forrest, 34 John Davidson Drive, Dunipace, FK6 6NA on 24 July 2017
92. Objection received from Mr John William Taylor Moffat, Easter Braes Farm, Dunipace, By Denny, FK6 6QY on 24 July 2017
93. Objection received from Mrs Sharon Shaw, 18 Connolly, Denny, FK6 6JN on 25 July 2017
94. Objection received from Mr Ken Elliott, Northfield Cottage, Northfield, Denny, FK6 6RB on 25 July 2017
95. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 21 July 2017
96. Objection received from Mr John Taylor, 15 Avon Street, Denny, FK6 6LD on 27 July 2017
97. Objection received from Miss Paula Crooks, 19 Hazel Crescent, Dunipace, FK6 6LN on 27 July 2017
98. Objection received from Mr Angela Barrie, 8 Meadow Court, Denny, FK6 6JU on 16 July 2017
99. Objection received from Mr John Oswald, Hillcrest Bungalow, Northfield, Denny, FK6 6RB on 23 July 2017
100. Objection received from Ms Eleanor Kemp, 7 Connolly Drive, Dunipace, Falkirk, FK6 6JN on 25 July 2017
101. Objection received from Mr Lindsay Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 30 July 2017
102. Objection received from Mrs Elaine Purcell, 31 Avon Street, Dunipace, FK6 6LD on 30 July 2017
103. Objection received from Mrs Annabel Kerr, 56 Avon Street, Dunipace, FK6 6LB on 30 July 2017
104. Objection received from Mr Martin Lightbowne, 2 Croftfoot Farm, Denny, FK6 6QY on 31 July 2017
105. Objection received from Mr Craig Collier, 1 Avon Street, Dunipace, FK6 6LD on 31 July 2017
106. Objection received from Ms Lisamarie Laurie, 4 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 26 July 2017
107. Objection received from Mrs Natalie Gray, 51 Chestnut Crescent, Dunipace, FK6 6LF on 26 July 2017
108. Objection received from Mr Jim Monaghan, 19 Avon Street, Dunipace, FK6 6LD on 27 July 2017

109. Objection received from Mrs Heather Harvey, 33 Avon Street, Dunipace, Denny, FK6 6LD on 27 July 2017
110. Objection received from Mrs Catherine Edwards, 22 Cairnoch Walk, Denny, FK6 5DD on 30 July 2017
111. Objection received from Mr Iain Carmichael, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
112. Objection received from Miss Coreen Ryan, 66 Barnego Road, Dunipace, Denny, FK6 6LE on 1 August 2017
113. Objection received from Mr Ben Fairbrother, High Quarter Farm, Denny, FK6 6QZ on 30 July 2017
114. Objection received from Mr Connor Harper, Croftfoot Farmhouse, Dunipace, Denny, FK6 6QY on 30 July 2017
115. Objection received from Mr David Hendry, David-hendry@hotmail.co.uk on 31 July 2017
116. Objection received from Miss Kirsty Hyslop, 4 Avonbank Gardens, Denny, FK6 6LH on 31 July 2017
117. Objection received from Miss Megan Harvey, 33 Avon Street, Dunipace, Denny, FK6 6LD on 31 July 2017
118. Objection received from Mrs Kathleen Murray, 64 Beech Crescent, Denny, Stirlingshire, FK6 6LL on 10 August 2017
119. Objection received from Denny and District Community Council, Dennyanddistrictcc@gmail.com on 11 August 2017
120. Objection received from Mrs Kimberley Frogley, 26 Milton Gardens, Stirling, FK7 0JJ on 14 August 2017
121. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 27 October 2017
122. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Denny, Denny Falkirk, FK6 6QY on 24 October 2017
123. Objection received from Mr Sam Pilgrim, Burnhouse Bungalow, Denny, Falkirk, FK6 6QY on 24 October 2017
124. Objection received from Mr Ross Murray, 64 Beech Crescent, Dunipace, Denny, FK6 6LL on 10 August 2017
125. Objection received from W Strassheim, 42 Northfield Road, Dunipace, Denny, FK6 6JZ on 8 August 2017
126. Objection received from Mrs Mary Sneddon, Fourwind, Denny, FK6 6RB on 9 August 2017
127. Objection received from Heather McGhee, Heathermcghee1986@gmail.com on 7 August 2017
128. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 10 December 2017
129. Objection received from Mr John Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 11 December 2017
130. Objection received from Mrs Hannah McCall, 13 Maple Place, Dunipace, Denny, FK6 6JY on 10 August 2017
131. Objection received from Mrs Margaret Moles, 8 Hazel Crescent, Dunipace, Denny, FK6 6LN on 9 August 2017
132. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 30 August 2017
133. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, FK6 6QY on 24 October 2017
134. Objection received from Mrs Jacqueline Mitchell, 13 Avon Street, Dunipace, FK6 6LD on 10 August 2017

135. Objection received from J Wilson, 4 Avon Street, Dunipace, Denny, FK6 6LD on 9 August 2017
136. Objection received from James Foley, 58 Barnego Road, Dunipace, Denny, FK6 6LE on 15 August 2017
137. Objection received from Mr Carl Suddaby, 25 Beech Crescent, Denny, Falkirk, FK6 6LJ on 9 August 2017
138. Objection received from Mr Sam Pilgrim, Burnhouse Bungalow, Dunipace, Denny, FK6 6QY on 17 August 2017
139. Objection received from Mrs Jean Gray, 26 Chestnut Crescent, Dunipace, Denny, FK6 6LG on 7 August 2017
140. Objection received from Mrs Claire Baird, 12 Meadow Court, Denny, FK6 6JU on 11 August 2017
141. Objection received from Mr Edward Kelly, 23 Meadow Court, Dunipace, FK6 6JU on 16 August 2017
142. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 31 August 2017
143. Objection received from Mr James Murray, 64 Beech Crescent, Dunipace, Denny, FK6 6LL on 10 August 2017
144. Objection received from Mrs Julia Hyslop, 2 Croftfoot Farm, Denny, FK6 6QY on 23 October 2017
145. Objection received from Mr John Martin, 27 Hawthorn Drive, Dunipace Denny, FK6 6LW on 9 August 2017
146. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 31 October 2017
147. Objection received from Miss Barbara Downs, 10 Barnego Road, Dunipace, FK6 6JS on 11 August 2017
148. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Falkirk, FK6 6QY on 6 March 2018
149. Objection received from Miss Kirsty Hyslop, 4 Avonbank Gardens, Denny, FK6 6LH on 19 April 2018
150. Objection received from Mrs Sandra Pilgrim, Burnhouse Bungalow, Dunipace, Denny Falkirk, FK6 6QY on 7 March 2018
151. Objection received from Mrs Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 29 May 2018
152. Objection received from Mrs Jacqueline Campbell, Burnhouse Cottage, Denny, FK6 6QY on 1 June 2018
153. Objection received from Mr Peter Aitken, Burnhouse Bungalow, Dunipace, Denny, Falkirk, FK6 6QY on 28 May 2018
154. Representation received from Mrs Mairie McCurrach Harper, Croftfoot Farm, Dunipace, Denny, FK6 6QY on 18 June 2018
155. Objection received from Mr Frank Campbell, Burnhouse Cottage, Denny, FK6 6QY on 1 June 2018
156. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 17 June 2018
157. Objection received from Mr John Hyslop, The Barn, 2 Croftfoot Farm, Denny, FK6 6QY on 22 July 2018

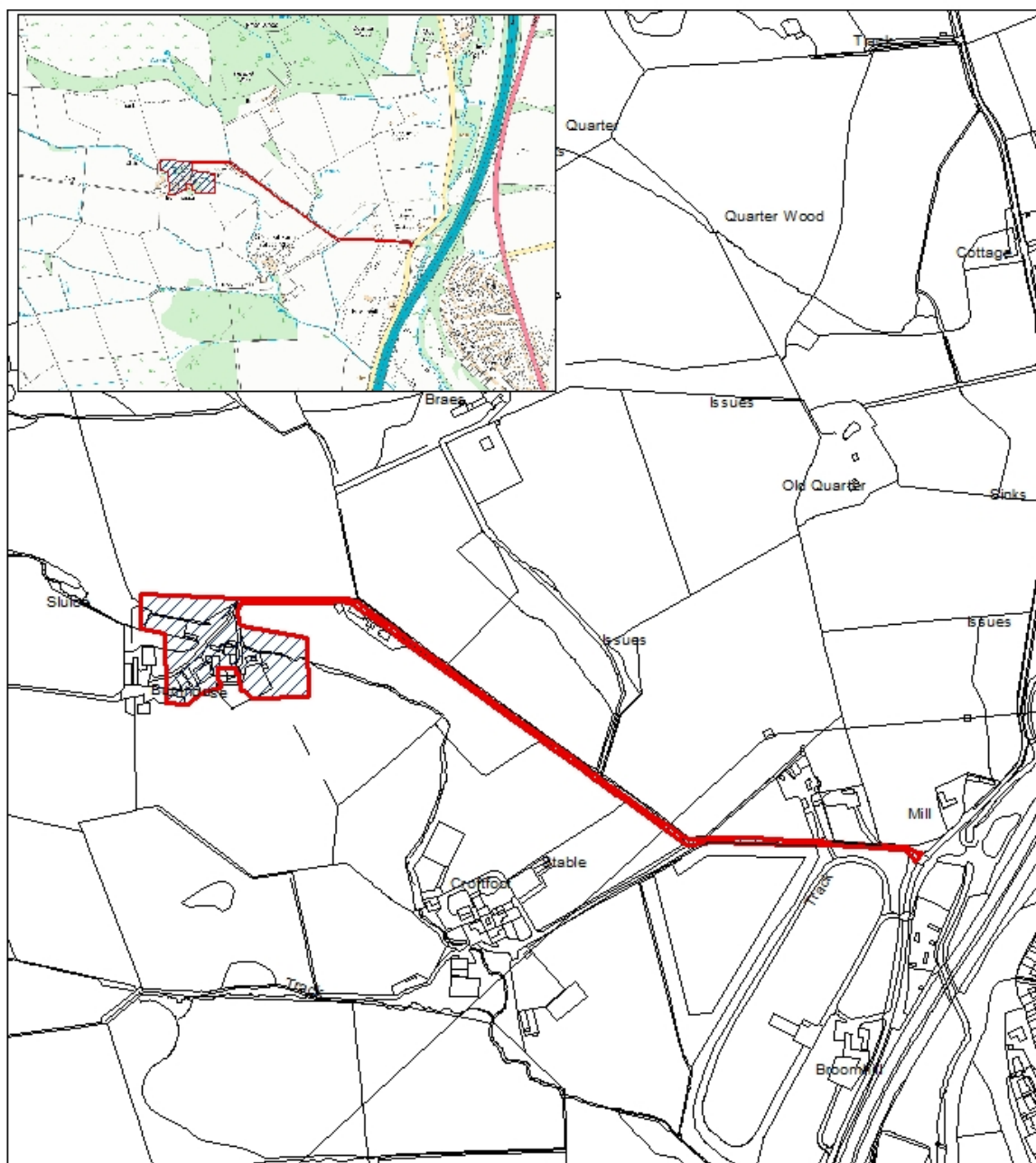
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

Planning Committee

Planning Application Location Plan

P/17/0437/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number 100023384