

Comments for Planning Application P/18/0151/PPP

Application Summary

Application Number: P/18/0151/PPP

Address: Land To The North Of 41 Kings Seat Place Glendevon Drive Maddiston

Proposal: Development of Land for Residential Use with Associated Access

Case Officer: Kevin Brown

Customer Details

Name: Ms Lindsey Taylor

Address: 9 innerdouny Drive Maddiston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A concerned parent who lives on this housing estate. We've had numerous applications and appeals to building on this and surrounding land. The same concerns apply in this case namely; lack of space in the primary school (MPS) which is already over capacity with makeshift classrooms and lack of supporting surrounding infrastructure such as GP surgeries. Access to the lane to support traffic to this proposed site is inadequate to cope with increased volume of traffic. A previous application noted the vicinity of ancient trees it would be good to know this aspect has been adequately assessed.

Regards

Lindsey Taylor

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Case Officer: Kevin Brown

Customer Details

Name: Mr Scott Baxter

Address: 24 Cleuch Place Maddiston Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area was already objected to due to the restraints of the Primary school as it now has 4 outdoor classrooms and at capacity, there is also another development near by that will have a further 90 houses on it so I can't see where all the children will go never mind the Polmont park medical centre that is already bursting at the seams.

I don't think unless there is substantial investment in local services in the area I cannot see how it is possible to allow yet another development in the area.

I think this is just the thin edge of the wedge of a previous application from Gladman developments which was previously rejected

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Case Officer: Kevin Brown

Customer Details

Name: Mr John Crawford

Address: 36 Cleuch Place Maddiston Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to the Manor Forrest Ltd planning application.

I live in Maddiston and have lived in the Rumford & Maddiston area for nearly 20 years. The last thing this area needs is more housing. I don't see anything in the proposal that benefits the local people or the area of Maddiston.

I object for the following reasons -

There is nothing in the proposal that would benefit the local community.

Maddiston Primary School is full. I have two children at the school and already have concerns with the increasing class sizes. The school infrastructure is unable to cope with any further increases and already has the symptoms of overcrowding with portacabins, rushed lunches due to staggered lunchtimes and small capacity within the dinner hall, lack of toilet and changing facilities.

Increase noise and disturbance from a further undisclosed housing.

Increase in traffic and air pollution on Glendevon Drive.

Loss of green space. I, along with a lot of neighbours from the surrounding estates use the northern field for walks and to walk our dogs.

Loss of countryside and wildlife. I regularly see foxes, rabbits and the occasional deer in the northern field. The kids love to see this.

The use of greenfield land for housing should only be used as a very last resort and Developers should respect Falkirk Council Local Development Plan.

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Case Officer: Kevin Brown

Customer Details

Name: Ms Carol Crawford

Address: 37 King's Seat Place Maddiston Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning application P/18/0151/PPP

Proposal: Development of land for Residential Use with Associated Access.

Location: Land to the north of 41 Kings Seat Place, Glendevon Drive, Maddiston.

Material Objection: dated 3 April 2018

I wish to object to this application on the following grounds.

1. This site is outwith the local plan area (H43) for housing and development.
2. The access road on the plan indicates a minor new road running SE to NW connecting it with Nicolton Road. Nicolton Road is a minor country road which allows traffic from Maddiston to link up with J4 on the M9 motorway. This road is used by some vehicles which can access the canal bridge which has a height limit but it is not a major road which would allow vehicles access to a new build such as per the application. A new junction would have to be formed to allow access as a roundabout would be cost prohibitive to the council to adopt. Road safety at this location would be a major consideration. Due to the contours of the terrain in this area such a road would involve major removal of land and increased noise during a construction phase.
3. Any new build in this location would increase further the movement of vehicles on Glendevon Drive which is recognised as a quiet residential area with traffic calming already in place in several locations. Road safety again would be an issue with increased volumes of traffic.
4. Schooling: Maddiston primary school is already experiencing difficulty in accommodating pupils from the local area with porta-cabins now in place surrounding the original building to house pre-school children and primary school children. More houses would more than likely mean the

prospect of more children which would place undue burden on the educational authorities in Falkirk.

5. Medical services at Meadowbank are already overstretched and any new housing would require the NHS to arrange medical care for the new residents.

6. Environmental Objections. This open land of fields buffered between Kings Seat Place and Nicolton road is part of a breeding territory for a pair of Common Buzzard (*buteo buteo*). Breeding takes in adjoining woodland to the east of the location (200m) and this species can often be seen hunting for food over the area. The loss of this space would be detrimental to the available hunting area for this pair of birds. Another bird that would be affected is a pair of Kestrel (*falco tinnunculus*). This once common bird of the countryside is now much rarer due to various factors which are not presently fully understood. Some of them are lack of nest sites, lack of prey items and lack of suitable countryside in which to hunt. Once very common on motorways but now rarely seen due to the changes of roadside vegetation management. A kestrel is often seen in this field which the planning application refers to and would therefore if approved would be another area of loss to this pair of Kestrels.

Yours sincerely

Carol Crawford

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Address: Land To The North Of 41 Kings Seat Place Glendevon Drive Maddiston

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Case Officer: Kevin Brown

Customer Details

Name: Mrs Jennifer Lewis

Address: 38 Mellock Crescent Maddiston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application is really poor in terms of detail and having reviewed previous submitted applications for the similar area still brings with it the same concern to the community in terms of school capacity, access, doctors capacity and accessibility.

Further detail for this application is required so the due diligence on such an application can be considered and assessed.

I therefore object to this application.

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Case Officer: Kevin Brown

Customer Details

Name: Mrs Sarah Rintoul

Address: 52 Cleuch place Maddiston Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I personally don't think there are enough amenities in the local area to support more houses. The school is already bursting at the seams and the medical practices are full. It would also increase the traffic on the roads at the front of the local primary school.

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Case Officer: Kevin Brown

Customer Details

Name: Mrs Gillian Mitchell

Address: 55craigs crescent Rumford

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As I own the hedgerow at the back of my garden I haven't been consulted as to how this will affect my land. Also I have children at both primary and high schools both of which are over crowded already. There are poor GP services waiting for weeks to get an appointment. Public transport is very expensive and only into Falkirk so will mean even more traffic on already busy roads. There is no leisure centre the nearest is 2 buses away.

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Case Officer: Kevin Brown

Customer Details

Name: Mrs Becky McHugh

Address: 61 Craigs Crescent Rumford Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Nicolton Road does not support an increase in traffic. The primary school and nursery is at capacity. The Doctors is at capacity. The village is full and cannot sustain existing arrangements. It cannot handle more houses.

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Case Officer: Kevin Brown

Customer Details

Name: Ms Kirsteen Ramsay

Address: 62 Mellock Crescent Maddiston Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application on the following grounds,

1) Primary School is at capacity and can not accommodate existing pupils without temporary structures.

2) The volume and speed of traffic is already a concern without increased volume.

3) local amenities are already stretched including local Dr practices that are struggling to replace GP's.

There are a number of brown spaces that should be considered for development regardless of expense prior to eating into green space!

I have a number of concerns in relation to this application and the above are just a few.

Regards

Kirsteen Ramsay