

**P99. Erection of 4 Dwellinghouses and Access Road at Home Farm, Drove Loan, Head of Muir, Denny, FK6 5LH for Mr Stephen Russell - P/18/0461/PPP - Continuation**

With reference to Minute of Meeting of the Planning Committee held on 21 November 2018 (Paragraph P86 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the erection of 4 dwellinghouses and access road at Home Farm, Drove Loan, Head of Muir, Denny.

**Decision**

**The Committee refused planning permission for the following reasons:-**

- 1. The development proposed represents undesirable and unjustified development within the countryside to the detriment of environmental quality and the established rural character of the area. The proposal is contrary to the terms of policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan as well as Supplementary Guidance SG01 'Development in the Countryside'.**
- 2. The proposal represents undesirable and unjustified development within the Greenbelt which would undermine the primary function of the Greenbelt by reducing visual separation between settlements and eroding settlement identity. The proposal is contrary to policy CG02 'Greenbelt' of the Falkirk Local Development Plan.**
- 3. The proposal represents a pedestrian and road safety hazard due to the increased traffic which would be generated on an existing private access road of restricted width and alignment and which does not benefit from street lighting or footpath provision. The proposal is contrary to the terms of the National Roads Development Guide.**

**Informative(s):-**

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01.**

Councillor Hughes entered the meeting prior to consideration of the previous item.