

PRC14. Planning Application P/18/0151/PPP – Land to the North of 41 Kings Seat Place, Glendevon Drive, Maddiston

The committee considered documents which related to the Application for Review for planning application P/18/0151/PPP for the development of land to the north of 41 Kings Seat Place, Glendevon Drive, Maddiston.

The committee had previously considered the application on 29 November 2018 (ref PRC9) and had continued the matter in order to allow:-

- (1) an unaccompanied inspection of the site, and
- (2) the applicant to submit further written information.

The Committee requested and heard a short presentation from Mr Campbell, who provided a summary of the application and the papers before the Committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed, the applicant's supporting statement, further supporting statement and the representations.

After further discussion and having given consideration to the material contained within the documentation, the Committee considered that it had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Policies CG01 – Countryside, and CG03 – Housing in the Countryside;
- (2) Supplementary Guidance (SG01) – Development in the Countryside;
- (3) Policy HSG01 - Housing Growth;
- (4) Policy INF05 - Education and New Housing Development;
- (5) Policy INF12 – Water and Drainage Infrastructure;
- (6) Policy RW06 – Flooding;
- (7) Policy INF10 – Transport Assessments;
- (8) the consultation responses received;
- (9) the representations submitted;
- (10) the site history; and
- (11) the benefit of the site inspection.

The committee gave particular consideration to issues related to flooding, access, education provision, sustainability of the site and the status of the Local Development Plan.

Decision

The committee agreed to refuse planning permission in principle for the following reasons:-

- (1) The proposal is contrary to the terms of Policies CG01 'Countryside', CG03 'Housing in the Countryside' as well as Supplementary Guidance SG01 'Development in the Countryside' as it has not been demonstrated that a countryside location was essential for the proposed development and the proposal therefore represented unjustified development in the countryside.**
- (2) The proposal would result in undesirable growth out with the allocated sites promoted within the Falkirk Local Development Plan. It has not been demonstrated that the proposed site is sustainable or deliverable within a timeframe which would meet the current housing land supply shortfall. The proposal is therefore contrary to the terms of Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan.**
- (3) The proposal would result in unplanned development within the catchment area for schools currently identified as having potential future capacity restrictions. It has not been demonstrated how these capacity issues would be overcome which would be to the potential detriment of education provision. The proposal is contrary to the terms of Policy INF05 'Education and New Housing Development' of the Falkirk Local Development Plan.**
- (4) The application does not accord with Policy INF12 'Water and Drainage Infrastructure' of the Falkirk Local Development Plan as it has not been demonstrated that the proposed development would be served by suitable surface water drainage facilities, which would include compliance with current best practice on sustainable urban drainage systems.**
- (5) The application does not accord with Policy RW06 'Flooding' of the Falkirk Local Development Plan as it has not been demonstrated, by means of a Flood Risk Assessment, that the proposed development would be free of risk of flooding, that it would not increase the risk of flooding for existing development, or that any flood risks can be managed to an acceptable level, both within and outwith the site.**

- (6) The proposal would result in a number of properties without appropriate access to bus service provision to the potential detriment of sustainability. The proposal is contrary to the terms of Policy INF08 'Bus Travel and New Development' of the Falkirk Local Development Plan.**

- (7) The application does not accord with Policy INF10 'Transport Assessments' of the Falkirk Local Development Plan as it has not been demonstrated, by means of an appropriately scoped Transport Assessment, that the transport network impacts has been properly defined and that suitable mitigation measures have been identified to address road capacity, road safety and sustainable transport issues.**

- (8) The application does not accord with Policy HSG02 'Affordable Housing' of the Falkirk Local Development Plan as it has not been demonstrated that the required 25% affordable housing provision would be met on the site.**