

P117. Use of Land for Storage with 18 No. Containers at Depot, Dock Street, Bo'ness for Dianne Connachan - P/18/0598/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the use of land for storage with 18 no. containers at Depot, Dock Street, Bo'ness.

The committee refused planning permission for the following reasons:-

- 1. The visual impact of the proposed storage container units in terms of height and open views of the storage area would not respect the character and appearance of the Bo'ness Town Centre Conservation Area and would not be sympathetic to the application site's significantly residential and heritage use setting. The proposed development would not integrate sensitively in visual terms with the surrounding area. Accordingly, the proposed development does not accord with policies D10 "Conservation Areas", BUS03 "Business Areas with Potential for Redevelopment" and D02 "Sustainable Design Principles" and Supplementary Guidance SG16 "Listed Buildings and Unlisted Properties in Conservation Areas" of the Falkirk Local Development Plan.**
- 2. The proposed development would not provide a satisfactory standard of access and egress arrangement to safeguard the interests of road users. Accordingly, the proposed development does not accord with policy D02 "Sustainable Design Principles" of the Falkirk Local Development Plan, and consequently therefore, does not accord with policy BUS03 "Business Areas with Potential for Redevelopment" of the Falkirk Local Development Plan.**

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A and 02.**