

FC16. Development of Land for Residential/ Mixed Use and Commercial (of Classes 1, 3, 4, 7 and 10) with Associated Landscaping, Services, Access and Car-Parking at Land to the East of Gilston Farm, Gilston Crescent, Polmont for Hansteen Land Limited - P/17/0332/PPP

In line with Standing Order 33 and Council's earlier decision (ref FC15) to hear the 2 deputation requests submitted in relation to this item Council proceeded to hear from each of the parties.

Prior to hearing the deputations the Provost allowed members time to read the letter by DLA Piper referred to above (ref FC15).

Rosemary Taylor, on behalf of Polmont Community Council, an objector, addressed the Council.

Phillip Neaves and Sandy Telfer, on behalf of the applicant, addressed the Council following which members asked questions of them.

Council considered a report by the Director of Development Services on an application for planning permission for the development of land for residential/mixed use and commercial (of classes 1,3,4 7 and 10) with associated landscaping services, access and car-parking at land to the east of Gilston Farm, Gilston Crescent, Polmont.

Decision

Council refused to grant planning permission for the following reasons:-

- 1. The application is contrary to Policy BUS1 'Business and Tourism' of the Falkirk Local Development Plan as the site forms part of a Strategic Business Location and is set aside specifically for economic development opportunities consisting of business, leisure, tourism, distribution, motor retail and local retail. In contrast, the principal use proposed in the application is housing. At up to 500 residential units, this is a major departure from the allocated use;**
- 2. The application is contrary to Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan as the proposed development is not considered to represent a sustainable development proposal. The application is not supported by an overall masterplan for ED23 and there is no information on the total content and layout of ED23. The provision of an overall masterplan would have provided clarity over land use, compatibility of the nature and location of the overall land uses and the infrastructure required to support the overall ED23 site, as well as a co-ordinated and comprehensive approach to site planning. The proposed development therefore represents piecemeal and unco-ordinated development within ED23, which is not a sustainable approach to the planning of this area. Another key issue in terms of sustainability relates to the loss of strategic business land, to the potential detriment of the Falkirk area's longer term economic potential;**

- 3. The application is contrary to Policy RW06 'Flooding' of the Falkirk Local Development Plan as it has not been demonstrated that the proposed development would be likely to be free of risk of flooding. The impact of flood risk on the masterplan and the development content has not yet been confirmed;**
- 4. SPP advises that in circumstances where there is a shortfall in the 5 year effective housing land supply, the primacy of the Development Plan is maintained, while a significant material consideration is a presumption in favour of development that contributes to sustainable development. The proposed development raises sustainability issues which are considered to outweigh the potential benefits of the proposed development. The primacy of the Development Plan should therefore be maintained in determining this planning application, and**
- 5. Granting the application would prejudice the LDP2 plan making process by pre-determining decisions around strategic business land provision which is central to the emerging plan. Decisions around this strategic issue should be properly considered through the LDP2 process and not, de facto, by decisions on individual planning applications.**