

FC23. Development of Land for Residential Purposes Use with Associated Infrastructure at Land to the North of North Bank Farm, Bo'ness, for Miller Homes Limited - P/19/0129/PPP

With reference to Standing Order 33, the Provost referred to a deputation request received from the applicant to be heard in relation to this item.

Council agreed to hear the deputation.

Arthur Mann, on behalf of Miller Homes Limited, addressed the Council.

Council considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes use with associated infrastructure at land to the North of North Bank Farm, Bo'ness.

Councillor Alexander, seconded by Councillor Bouse, moved that Council refuse the application for the following reason(s):-

- (1) The proposed development does not relate to housing required for the pursuance of an appropriate rural activity, the restoration or replacement of an existing house, the conversion of non-domestic farm buildings, appropriate infill development, historic building/structure enabling development or a gypsy/traveller site. As such the principle of residential development of the application site is contrary to policies CG01 'Countryside' and CG03 'Housing in the Countryside' and Supplementary Guidance SG01 'Development in the Countryside' of the Falkirk Local Development Plan.
- (2) The application is, on balance, contrary to Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council currently has a shortfall in the 5 year effective housing land supply and so will consider further releases of land for sustainable and effective development proposals in the following order of preference: urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal represents a large scale housing development at odds with the settlement strategy for the area. The application, whilst being assessed as effective, may not have any onsite completions (based on the applicants projections) until after the adoption of the Falkirk Local Development Plan 2 (which will address the current housing land shortfall) and is not considered to be sustainable development. A more sustainable approach would be for the impacts of and opportunities for urban expansion in this area to be considered in a co-ordinated way through the local plan review process so the broader considerations of settlement growth, landscape impacts, urban form and infrastructure provision, including school provision, the road network and pedestrian/cycle facilities, could be assessed in the round, and the most optimal long term solutions devised.
- (3) Granting the application (for a major housing development) could make it difficult to resist other applications which in combination may result in growth in the area of a strategic nature. The settlement strategy for this area should be properly considered through the local plan review process and not, de facto, by decisions on individual planning applications.

As an amendment, Councillor Munro, seconded by Councillor Grant, moved that Council is minded to grant the planning permission in principle subject to conclusion of a Section 75 Planning Obligation and such conditions to the satisfaction of the Director of Development Services.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 23 members present with voting as undernoted:-

For the motion (16) –.Provost Buchanan; Depute Provost Ritchie; and Councillors Alexander, Balfour, Binnie, Blackwood, Bouse, Coleman, Collie, Coombes, Hughes, Meiklejohn, Murtagh, Nicol, Nimmo, and Spears.

For the amendment (7) – Councillors Bissett, Garner, Goldie, Grant, Harris, Munro and Patrick.

Decision

The motion was agreed.