

P21. Erection of Dwellinghouse and Associated Infrastructure at Hillview, Glen Road, Torwood, Larbert, FK5 4SN for Mr & Mrs Gillies Guthrie - P/20/0083/PPP

The committee considered a report by the Director of Development Services on an application for the erection of dwellinghouse and associated infrastructure, including change of use of quarry to garden ground at Hillview, Glen Road, Torwood, Larbert.

With reference to Standing Order 33.5 the convener referred to a deputation request received from the applicant Mr Gillies Guthrie, in relation to this item. The deputation had been submitted by way of a written submission in accordance with the decision of Council of 6th May 2020.

The committee agreed to allow the deputation.

The committee considered the deputation submission.

Provost Buchanan seconded by Councillor Kerr moved that the committee considers that the following material considerations are of such weight as to indicate that the development plan should not be afforded priority:-

- The proposed development would take place within a satisfactory location being within the existing residential curtilage and not extending beyond the current site;
- The proposed development would enhance the amenity of the area;
- The proposed development would be beneficial to and in the interests of road traffic and safety.

and that the committee, accordingly, agrees to grant planning permission in principle subject to conditions as determined by the Director of Development Services including conditions on contaminated land, intrusive site investigations in relation to historic mining legacy and parking.

As an amendment, Councillor Bouse seconded by Councillor Blackwood moved that the committee agrees to refuse the application for planning permission in principle in accordance with the recommendations in the officer's report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (3) – Provost Buchanan and Councillors Black and Kerr.

For the amendment (8) – Councillors Alexander, Bissett, Blackwood, Bouse, Hughes, McCue, Munro and Murtagh.

Decision

The committee refused the planning application for the following reason(s):-

- 1. The principle of residential development is not supported as 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. The development would contribute towards unsustainable growth in car-based commuting and the suburbanisation of the countryside, contrary to policies CG01 'Countryside', CG03 'Housing in the Countryside', D02 'Sustainable Design Principles' and D03 'Urban Design' and Supplementary Guidance SG01 'Development in the Countryside' of the Falkirk Local Development Plan.**
- 2. The proposed development would result in further sporadic ribbon development, leading to overdevelopment of the site at the western countryside approach to Torwood, which would have an unacceptable impact on the rural setting of Torwood. The applicant has not demonstrated that both the donor and proposed dwellinghouses would have an adequate level of usable garden ground, including off-street parking, post development which may impact the level of residential amenity which could be achieved for existing and proposed residents.**
- 3. The proposed development does not accord with the National Roads Development Guide (SCOTS, 2014) in relation to road safety as the proposed development would result in an increase in traffic at an access with poor visibility.**

Informative(s):-

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