

P31. Erection of 4 Dwellinghouses and Construction of Access Road at Home Farm, Drove Loan, Head of Muir, Denny, FK6 5LH for Mr Steven Russell -P/20/0170/PPP

The committee considered a report by the Director of Development Services on an application for the erection of 4 dwellinghouses and construction of access road at Home Farm, Drove Loan, Head of Muir, Denny.

Decision

The committee refused Planning Permission in Principle for the following reason(s): -

- (1) the development proposed represents undesirable and unjustified development within the countryside to the detriment of environmental quality and the established rural character of the area. The proposal is contrary to the terms of policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan as well as Supplementary Guidance SG01 'Development in the Countryside';**
- (2) the proposal represents undesirable and unjustified development within the Green Belt which would undermine the primary function of the Green Belt by reducing visual separation between settlements and eroding settlement identity. The proposal is contrary to policy CG02 'Green Belt' of the Falkirk Local Development Plan;**
- (3) the proposal represents a pedestrian and road safety hazard due to the increased traffic which would be generated on an existing private access road of restricted width and alignment and which does not benefit from adequate street lighting or footpath provision. The proposal is contrary to the terms of the National Roads Development Guide.**

Informative(s): -

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