

PRC5. Planning Application P/18/00384/PPP - Erection of Dwellinghouse on Land to the East of Braefoot Road, Bo'ness

The committee considered documents which related to the application for review for planning application P/18/00384/PPP for the erection of a dwellinghouse on land to the east of 39 Braefoot Road, Bo'ness.

The committee requested and heard a short presentation from Mr Brown who provided a summary of the application and the papers before the committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed the applicant's supporting statement and the updating of relevant policies as a result of the adoption of Local Development Plan 2 (LDP2).

After discussion, having sought and heard advice from Mr Blyth and having given consideration to the material contained within the documentation, the committee considered that it had sufficient information within the papers provided in relation to the application for review, and considered:-

- (1) Supplementary Guidance SG15 - Low and Zero Carbon Development;
- (2) Extract from Falkirk Open Space Audit;
- (3) Extract from Falkirk Open Space Strategy;
- (4) Pan 65 Planning Advice Note - Planning and Open Space;
- (5) Scottish Planning Policy 2014;
- (6) Extract from Scottish Planning Policy 2014 - Maximising the Benefits of Green Infrastructure;
- (7) Policy D02 – Sustainable Design Principles;
- (8) Policy D04 - Low and Zero Carbon Development;
- (9) Policy HSG03 - Windfall Housing and LDP2 Policy HC02;
- (10) Policy INF03 - Protection of Open Space and LDP 2 Policy PE16;
- (11) Policy INF12 Water and Drainage Infrastructure;
- (12) the consultation responses received;
- (13) the representations submitted;

- (14) the site history;
- (15) the supporting documents provided by the applicant;
and
- (16) the further submissions provided by the Director of Development Services and the applicant.

Decision

After further discussion, and having sought and heard advice from Mr Blyth and Mr Brown, the Committee AGREED:-

- (1) That it was MINDED to GRANT planning permission in principle, subject to the satisfactory completion of a Legal Agreement in terms satisfactory to the Director of Development Services in respect of the payment of a financial contribution towards the loss of an area of open space, in the sum of £43,470;**
- (2) And thereafter, on the conclusion of the foregoing matter, remit to the Director of Development Services to grant planning permission in principle, subject to such conditions as the Director of Development Services shall deem appropriate and to include those conditions suggested in the consultation responses; and**
- (3) That the preparation of the decision notice be delegated to the Chief Governance Officer.**