Agenda Item 4(b)

ERECTION OF VISTOR CENTRE TO INCLUDE INFORMATION / EXHIBITION SPACE, ARTS AND CRAFT WORKSHOP, RESTROOMS, CAFÉ AND RETAIL AREA AND 82 BUNGALOWS AT AIRTH MAINS FARM, CEMETERY ROAD, AIRTH FOR GEORGE RUSSELL CONSTRUCTION LIMITED - P/21/0110/PPP

AGENDA ITEM 4(b)

FALKIRK COUNCIL

Subject:	**ERECTION OF VISTOR CENTRE TO INCLUDE INFORMATION / EXHIBITION SPACE, ARTS AND CRAFT WORKSHOP, RESTROOMS, CAFÉ AND RETAIL AREA AND 82 BUNGALOWS AT AIRTH MAINS FARM, CEMETERY ROAD, AIRTH FOR GEORGE RUSSELL CONSTRUCTION LIMITED - P/21/0110/PPP**
Meeting:	**PRE DETERMINATION HEARING**
Date:	**1 September 2022**
Author:	**DIRECTOR OF PLACE SERVICES**
Local Members:	**Ward - Carse, Kinnaird and Tryst** **Councillor Margaret Anslow** **Councillor Gary Bouse** **Councillor Jim Flynn** **Councillor Laura Murtagh**
Community Council:	**Airth Parish**
Case Officer:	Brent Vivian (Senior Planning Officer), Ext. 4935

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UPDATE REPORT

1. Members of the previous Planning Committee will recall that a pre-determination hearing for this application was held on 20 January 2022 (copy of previous report appended). The reason for the pre-determination hearing was because the application is a major development that is significantly contrary to the local development plan (LDP2), owing to the scale of the proposed housing outwith the Airth village limits, within the countryside, and the impact of the proposed development on the historic environment/Dunmore Park and The Pineapple designed landscapes.

2. The application seeks planning permission in principle for the erection of a visitor centre and 82 dwellinghouses (two-and three-bedroom bungalows). A +55-age occupancy restriction is proposed for the dwellinghouses. The dwellinghouses are intended as 'enabling development' to cross-fund provision of the visitor centre. The principal use proposed for the visitor centre is a café, with other uses indicated as a tourist information and display area, an arts and craft workshop, and a retail area.

3. The report dated 20 January 2022 included a detailed description of the proposal, a list of the information accompanying the application, details of a previous planning approval for the site, a summary of the consultation responses and public representations, including the position of the Airth Parish Community Council, a list of the relevant policies of LDP2 which the application will be assessed against, and relevant aspects of Scottish Planning Policy.

4. The pre-determination hearing of 20 January 2022 was held remotely due to the Coronavirus pandemic. At the hearing, the applicant's agent and Council officers were heard and members of the public and the Airth Parish Community Council reiterated and expanded on the points raised in their representations. In addition, members of the Planning Committee had an opportunity to ask questions and seek further information/clarification. The Committee also agreed to carry out an unaccompanied site visit to view the physical characteristics of the site and surrounds. The site visit took place on 31 January 2022.

5. At the hearing, the Committee identified a range of matters that they would like addressed in the report prepared for a future meeting of the Planning Committee. Due to ongoing consideration of those matters, it was not possible to report the application to the remaining Planning Committee meetings prior to the local government elections held on 5 May 2022. The Planning Committee constituted following the elections comprises a number of new and different members to the committee which conducted the previous pre-determination hearing. It is, therefore, considered necessary to schedule a second pre-determination hearing for the application to allow the newly constituted Planning Committee to hear the views of applicants and those who have made representations before a planning decision is taken.

6. The matters identified at the previous pre-determination hearing that the Committee wished further information on were:-

<u>Education</u>

- Greater clarification from Children's Services on educational impacts of the proposed development and capacities at the local schools showing further detail on workings
- A detailed breakdown was requested with information of the basis of the calculations including information on whether the Lochay development and other development proposals have been taken into account in the considerations
- Information on the potential for extension of Airth Primary School was requested

<u>Healthcare</u>

- Information on the capacity of the Health Board in the area and in the local clinic
- It was requested that more detail be provided and that it be clarified that their considerations take account of the additional housing under construction in the area (including Lochay)

Equality issues

- Detailed assessment of the equalities position and in particular around considerations of legitimate aim and proportionate means
- It was requested that this not be limited to considerations around impact on under 55-year-olds but also restrictions on +55-year-olds who might end up with children or any other under 55 years olds living with them over time (for instance, circumstances arise after they purchase or start living in the house)
- Issues around maternity and pregnancy also being protected characteristics under the Equality Act were also requested to be explored

Housing need

- Analysis on the assessed need for housing including an analysis of current house types in the area

Proposed age occupancy restriction

- Information in relation to how a legal restriction on occupancy would be intended to be monitored and enforced. For instance, what might the Council's position be if a property was found to be occupied by a person under the age of 55 years old or by a child of school age
- Information on other developments in the Council area which involve an age +55 restriction on occupancy

Business case

- Information of the developer's business case for the proposals

Landscape and visual impacts

- Visual information to show the full extent of both sites
- Information of the impact of potential coalescence on Dunmore and Airth having regard to the siting of the visitor centre

Environmental impact on The Pineapple

- Information on environmental impact assessment and how a visitor centre - encouraging access to neighbouring land outwith its boundaries - and enabling development might impact on the environment in terms of land management, quality of the environment, biodiversity, core paths, and the historic designed landscape (with or without a relationship/ agreement between neighbouring landowners)

Protected species

- Information on any impacts in relation to Great Crested Newts

Local Development Plan history for the site

- Information on the Reporter's considerations of the site during the Local Development Plan process

Further information from National Trust for Scotland

- Greater clarity on the position of the National Trust in relation to the proposed development

7. The applicant has submitted further information since the first pre-determination hearing, including:-

- Letter from McLean and Stewart Solicitors in respect of the proposed age occupancy restriction and the Equalities legislation
- Business Plan
- Response to Matters Raised at the Pre-determination Hearing
- Amended Masterplan
- 3D Views of Proposed Visitor Centre
- Cycling and Walking Addendum
- Visitor and Natural Asset Plan

8. The following comments are made in response to the matters set out in paragraph 6 above:-

Education

- Children's Services have advised that the current capacity of Airth Primary School is 217. The occupancy of Airth Primary School for 2021/22 is at 76%. The School Roll Projections include planned house building in the area for Airth Primary School, which includes the Castle View site (108 dwellings). The projections take into account actual school enrolment figures, future P1 intake based on birth data, and new housing programmed in the Housing Land Audit (including allocated LDP2 sites and sites with planning permission)
- Airth Primary School is a single stream school, with 8 available classrooms. After the last period of house building in the village, occupancies at the school were high and capacity risks foremost with new housing proposals. There is little or no scope to increase capacity on the current site, so a cautious approach was always taken regarding volume housing proposals
- In recent years the school roll has settled at around 75% occupancy and with no further housing Children's Services would expect the roll to drop below 70% over the next 5 years. This has left the school with some available long-term capacity to accommodate further new housing. However, if there are future housing proposals in the village, the position would be reconsidered
- The current capacity of Larbert High School is 2174 and the occupancy level is 93% for the school session 2021/22. The school roll is set to increase over the next 3 years

Healthcare

- NHS Forth Valley have confirmed that housing already in construction has been taken into account in the capacity calculations and there should be no impediment to patients being registered in Fallin, as that the Practice is 'open' and their information does not indicate any period of closure in recent times
- They have noted, however, that where patients have moved home and applied to register with the Airth/Fallin Practice when they are already registered with one of the Stenhousemuir Practices, the former is not obliged to take them on

Equality issues

- The report to be prepared for the Planning Committee will provide a full assessment of the proposal against the Equalities legislation, including consideration of the points raised by the Committee and the submissions by the applicant

Housing need

- Housing Services have advised that a Housing Need and Demand Assessment (HNDA) is carried out every 5 years to demonstrate housing need and demand. This provides estimates, across all tenures, of additional housing units required to meet future housing need and demand. The HNDA dates from 2016 and a revised HNDA was recently concluded and sent to the Scottish Government.
- National guidance is followed in preparing the HNDA in that the research is based on defined housing market and sub-market areas. The HNDA research indicates that Larbert, Stenhousemuir and the Rural North is a distinct sub-market of the Council area. Airth sits within this sub-market area

- The 2016 HNDA estimated an annual need across Falkirk of 591 properties across all tenures, 93 of which are within the Larbert, Stenhousemuir and Rural North sub-market area. The HNDA does not provide an analysis of housing need broken down by house type
- It is important to understand the distinction between 'housing need' and 'housing demand'. Scottish Government Planning Advice Note 2/2010 'Affordable Housing and Housing Land Audits' defines this clearly: 'Housing need' refers to households lacking their own housing, or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some assistance. 'Housing demand' relates to the quantity and type/quality of housing which households wish to buy or rent and are able to afford
- The All-Tenure House Conditions Survey carried out in 2009 can be referred to for information on house types across all tenures. This database is old, but Housing Services consider that the number of bungalows constructed since then will have been low. The database indicates that the Stenhousemuir, Larbert and Rural North sub-market area had a higher-than-average proportion of bungalows, at 17%, compared to 12% for the Council area as a whole
- The database indicates that within Airth there was a higher proportion of bungalows than in both the Council area as a whole and the sub-market area. There were approximately 154 bungalows in total, which was 20% of the total stock of 734 properties in Airth
- The 2011 census provided information on house sizes. At that time the Stenhousemuir, Larbert and Rural North sub-market area was below the Council average on the proportion of 3 and 4-bedroom properties and had a higher proportion of 6 and particularly 7 room properties. Under the census, the definition of 'room' includes bedrooms, living rooms, kitchens, utility rooms, studies and conservatories

- Housing Services have advised that the Stenhousemuir, Larbert and Rural North sub-market area has the lowest turnover of Council owned houses within the Council area, and one of the highest numbers of applicant requests for Council housing. The ratio of applicants to available lets is high, at least double for most property sizes compared to the Council wide figures
- Analysis completed as part of the revised HNDA indicates that there is a current need for some 783 accessible properties in the Council area, 206 (26%) of which are required in the East Health and Social Care locality where Airth is located. Work undertaken has found that, although there is a high number of older people requiring accessible housing, there is also an increasing number of younger people needing accessible housing. For that reason, Housing Services would not wish to see an age occupancy restriction placed on any future accessible social rented properties
- Based on the HNDA, a housing supply target of 6894 new homes has been set for the period 2017 to 2030, of which 3723 are market housing and 3171 affordable housing. This converts to an annual target of 530 homes, of which 244 are affordable. A flexibility allowance of 17% has been added to ensure a generous housing land supply, giving an overall housing land requirement for 2017 to 2030 of 8066 homes
- The allocated housing sites to achieve the housing land requirement are identified in LDP2. The allocated sites for Rural North indicate a total of 228 units, while for Larbert and Stenhousemuir the total is 562 units. The application site is not an allocated housing site under LDP2
- The housing supply target includes an ambitious proportion of affordable housing to meet local needs. This will be delivered through the new build programme of the Council and housing associations, in conjunction with requirements for affordable housing within private sites

- Since the pre-determination hearing held on 20 January 2022, the Council has released its housing land audit for 2021-2022 (dated June 2022). The latest audit indicates that the Council has an effective housing land supply of 4.8 years. The Council is required to maintain a 5- year effective housing land supply therefore there is presently a shortfall in the effective supply (equating to 122 units). The factor driving the current shortfall is the effective supply of affordable housing rather than market housing
- Policy HC01 'Housing Land' of LDP2 indicates that if, during the period of the plan, a shortfall in the 5-year supply of effective land emerges, additional sites for housing will be supported where the proposal would constitute sustainable development, having regard to the relevant criteria in Scottish Planning Policy and other LDP policies. An assessment of the application against this policy will be included in the report to be prepared for the Planning Committee

<u>Proposed age occupancy restriction</u>

- Information in relation to monitoring and enforceability of the proposed age occupancy restriction condition and any other developments in the Council area with a similar restriction will be provided in the report to be prepared for the Planning Committee

<u>Business case</u>

- The submitted Business Plan has been reviewed by Falkirk Council Business Gateway. They advise that it is professionally prepared, thorough and robust, and provides a good case for viability of the proposed café
- The Business Plan indicates that the café would be run by George Russell and Lara Russell, and they have experience in hospitality already

- There is a lot of detail in the market analysis, including customer/ market potential and competitor analysis, and there appears to be a good understanding of the risks and opportunities and the need for a strong marketing strategy
- The financial projections for the proposed cafe are prepared by an established accountancy firm and include assumptions, and appear to be fair and reasonable
- The intention is to build the visitor centre as part of phase 1 of the housing development. The proposed housing is required to fund construction of the visitor centre; however, the applicant would absorb the cost in advance by a loan to the value of the build of the premises
- The proposed visitor centre is anticipated to create 35 construction jobs and up to 20 full-time and part-time positions when it is fully operational
- No commercial return from the proposed tourist information and display area or the arts and craft space is assumed. While the proposed retail space would be run for commercial profit, a break-even scenario has been assumed for the purposes of the business plan

<u>Landscape and visual impacts</u>

- The applicant does not intend to add to their previously prepared landscape and visual impact appraisal. The appraisal includes 13 viewpoints of the application site from the surrounding area
- The report to be prepared for the Planning Committee will include an assessment in relation to coalescence of settlements

<u>Environmental impact on The Pineapple</u>

- The submitted Visitor and Natural Asset Plan and Cycling and Walking Addendum were received on 22 July 2022 and were under review at the time of writing this report. The report to be prepared for the Planning Committee will advise of the outcome of this review

Protected species

- The application is supported by an ecological appraisal which considered potential impacts of the proposed development on protected species including great crested newts. The report to be prepared for the Planning Committee will assess the proposal against Policy PE19 'Biodiversity and Geodiversity' of LDP2

Local Development Plan history of the site

- The Airth Mains site was considered through the LDP2 process. In the Proposed Plan, published in September 2018, the most significant housing allocation in Airth was at Castle View (132 homes) with two smaller sites at Airth Castle (15 homes) and The Glebe (30 homes). This was subject to subsequent representation from George Russell Construction Ltd to the effect that Airth Mains, located in the countryside outwith the village limit of Airth, should be allocated for a visitor centre and enabling bungalow development. An accompanying draft layout drawing indicated a development of 22 bungalows. The issue was considered at the LDP Examination held between October 2019 and March 2020. George Russell's representation was not supported by the Scottish Government Examination Reporter who recommended that no change be made to the Proposed Plan. In his conclusions, the Reporter outlined that there was no policy basis or evidence that a visitor centre would be desirable or appropriate in this location and given the limited number of homes proposed its contribution to the housing supply would not outweigh the landscape harm. The Examination Report was considered by the Council in June 2020 and the Reporters' recommendation was accepted.
- The full wording from the Examination report is quoted below:-

  'The allocation being sought would be for a visitor centre and 'enabling' bungalow development. This site would represent a significant expansion of Airth into open countryside.

Much of the site falls within an area of land identified on the Inventory of Gardens and Designed Landscapes, surrounding the Dunmore Pineapple. The representee has proposed that a visitor centre could be developed, associated with The Pineapple, to promote the asset as an attraction.

I find it significant however that there is no evidence that the National Trust for Scotland (the owners of The Pineapple) have had involvement in the visitor centre concept. Furthermore, there has been no meaningful assessment of the effects of the development on the character and setting of the site, and there is no clarity over how, or if, a visitor centre would be beneficial to the protection and management of the site.

Whilst the village limit does not extend as far north as the B9124, this road provides a logical physical limit. Development of this site would elongate the village, and the loss of this open agricultural land would be detrimental to the landscape setting of Airth. It may be possible for such impacts to be reduced or mitigated to some extent, depending on precise siting of any buildings and car parking. I agree with the Council however that the setting of the listed East Lodge and the Parsonage would inevitably be affected.

However, given there is no clear policy basis or other evidence which would indicate that a visitor centre would be desirable or appropriate in this location, and given the uncertainties over how this would relate to The Pineapple (both physically and in terms of its management), I find no basis upon which I could recommend its allocation.

The submission indicates that the 'enabling' residential component would be located to the south of the B9124, immediately to the west of allocated site H48. This part of the site presents less challenges in relation to the historic environment but would also encroach into open countryside beyond a defensible boundary, provided by the private road that forms the village limit. Given the limited number of homes that the site would provide, I find its contribution to the housing land supply would not outweigh the landscape harm. No modifications to the plan are required in response to the representations relating to this site.'

<u>Further information from National Trust for Scotland</u>

- National Trust for Scotland (NTS) were formally consulted on the recently submitted Visitor and Natural Asset Plan and Cycling and Walking Addendum, as part of review of this information. A response was awaited at the time of writing this report
- It is anticipated that the response, once received, will confirm the position of the Trust
- The Visitor and Natural Asset Plan states that further consultation with NTS was carried out by the applicant as part of the study. It states further that the applicant and his representatives met with NTS on 11 May 2022 to walk the site and the report and its recommendations have been prepared with the knowledge and assistance of NTS

9. Since the pre-determination hearing on 20 January 2022, two further representations in support of the application and one further objection have been received. The comments made in the further representations in support are:-

- Shortage of single dwelling bungalows for the over 55's looking to down-size
- The application would not put pressure on the education system or the local HNS, as most of the residents purchasing these bungalows would already be in the Forth Valley area
- The estate would build a community for the elderly with the construction of the visitor centre, café and small retail

- Good for the health of older residents to give them a better quality of life

10. The concerns raised in the further objection are:-

- The application is thinly veiled as an 'investment in the community' by erecting a visitor centre, which is just buying a permission to build dozens of bungalows
- The bungalows will provide little uplift to the local area given the residents will be unlikely to invest in the local community
- The bungalows will destroy an area of natural beauty and habitat for animals in a delicate ecosystem

11. This report provides factual and background information in relation to the proposed development and should be read conjunction with the report prepared for the pre-determination hearing held on 20 January 2022. No planning assessment of the proposal is included or implied in this report. This will be prepared after the second pre-determination hearing.

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pp Director of Place Services

Date: 24 August 2022

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Development Plan 2, August 2020.
2. SG01 ‘Development in the Countryside’.
3. SG02 ‘Neighbourhood Design’.
4. SG05 ‘Green Infrastructure and New Development’.
5. SG06 ’Affordable Housing’.
6. SG07 ‘Biodiversity and Development’.
7. SG09 ‘Landscape Character Assessment and Landscape Designations’.
8. SG10 ‘Trees and Development’.
9. SG12 ‘Listed Buildings and Unlisted Properties in Conservation Areas’.
10. SG13 ‘Developer Contributions’.
11. SG14 ‘Renewable and Low Carbon Energy’ (Draft).
12. SG15 ‘Low and Zero Carbon Development’, Adopted under LDP1.
13. Scottish Planning Policy 2014.
15. Falkirk Council Housing Land Audit, 2021/22.
16. Equality Act 2010.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

LIST OF REPRESENTATIONS

Representation received from Airth Parish Community Council, FAO Jon Anslow, Convenor,
2 Kersie Terrace, South Alloa, Stirling, FK7 7NJ, on 28 May 2021
Intimation of Support received from Ms Dianne Allan, 28 Huntburn Avenue, Linlithgow, West Lothian, EH49 7LE on 7 April 2021
Intimation of Support received from Miss G Anderson, 25 Muirhead Avenue, New Carron, FK2 7SQ on 1 May 2021
Intimation of Support received from Mr Ed Andrews, 117 Nelson Terrace, Keith, Banffshire, AB55 5FD on 8 March 2021
Objection received from Mrs Kirsty Auld, 8 Castle View, Airth, FK2 8GE on 1 June 2021
Objection received from Mr Andy Auld, 8 Castle View, Airth, FK2 8GE on 1 June 2021
Intimation of Support received from Mrs Gemma Baillie, 36 Eagle Avenue, Auchterader, PH 3 1GD on 22 March 2021
Objection received from Mrs Mairian Beattie, Garden Cottage, Dunmore Park, Airth, Falkirk, FK2 8LU on 30 March 2021
Objection received from Mrs Heather Bell, 37 Elphinstone Crescent, Airth, Falkirk, FK2 8JX on 20 March 2021
Objection received from Mr John Bell, 64 Elphinstone Crescent, Airth, Falkirk, FK2 8JX on 6 April 2021
Objection received from Mr Alistair Berrill, 19 Benview, Bannockburn, Stirling, FK7 0HY on 30 March 2021
Intimation of Support received from Mr Graeme Beveridge, 11 Galan, Alloa, FK10 1RJ on 21 March 2021
Intimation of Support received from Mrs Nicola Beveridge, 11 Galan, Alloa, FK10 1RJ on 22 March 2021
Objection received from Ms Hazel Borthwick, Dunmore Villa, Dunmore, FK2 8LY on 30 March 2021
Intimation of Support received from Mr Scott Brown, 1A Old Mailings, Banton, Kilsyth, G65 0QU on 20 March 2021
Intimation of Support received from Mr Eddie Bryce, 37 Butlers Place, Livingston, EH54 6TD on 30 March 2021
Intimation of Support received from Mr Kris Brzezina, Sclandersburn Road, Denny, FK6 5LP on 23 March 2021
Objection received from Mr Graham Burden, 43 Elphinstone Crescent , Airth, Falkirk, Stirlingshire, FK2 8JX on 18 March 2021
Objection received from Mr Graham Burden, 43 Elphinstone Crescent Airth, Falkirk, FK2 8JX on 6 April 2021
Intimation of Support received from Mr Lee Burden, 98 Muirhead Road, Larbert, Falkirk, FK5 4JB on 8 March 2021
Objection received from Mr Colin Campbell, 15 Chestnut Grove, Stenhousemuir, Larbert, FK5 4DU on 4 April 2021
Intimation of Support received from Mr Grant Clark, 13 Springfield Court, Linlithgow, EH49 7TH on 21 March 2021
Intimation of Support received from Mr David Cochrane, 17 Forbes Place, Laurieston, Falkirk, FK2 9AY on 29 March 2021

Intimation of Support received from Mr Allan Conry, 4 Castle Avenue, Airth, FK2 8GA on 10 March 2021
Intimation of Support received from Mrs Kim Constable, Ladysland, Mosscastle Road, Slamannan, FK1 3EK on 10 April 2021
Intimation of Support received from Mr James Constable, Ladysland, Mosscastle Road, Slamannan, FK1 3EL on 10 April 2021
Intimation of Support received from Mr R Crow, 4/3, 1310 Gallowgate, Glasgow, G31 4DR on 6 April 2021
Intimation of Support received from Mr Andrew Cruse, Coolaulin House, Sauchenford, Stirling, FK7 8AR on 7 April 2021
Intimation of Support received from Mr Matthew Cummings, 48, The Ness, Dollar, FK14 7EB on 25 March 2021
Intimation of Support received from Ms Nicola Darby, 6 Millbank Road, Kinbuck, Dunblane, FK15 0NJ on 7 April 2021
Objection received from Diana Davidson, 22 Douglas Avenue, Airth, Falkirk, FK2 8GF on 7 April 2021
Intimation of Support received from Mr Tom Davidson, Ashton Victoria Place, Brightons, Falkirk, FK2 0TZ on 10 March 2021
Objection received from Mr Martin Davidson, 22 Douglas Avenue, Airth, Falkirk, FK2 8GF on 6 April 2021
Intimation of Support received from Miss Jill Davidson, 19 South Green Drive, Airth, Falkirk, FK2 8JP on 8 April 2021
Intimation of Support received from Mr Scott Davis, 55 Tern Crescent, Alloa, FK10 1SG on 7 April 2021
Intimation of Support received from Mrs Julia Davis, 55 Tern Crescent, Alloa, FK10 1SG on 7 April 2021
Objection received from Miss Evelyn Drummond, 43 Elphinstone Crescent, Airth, Falkirk, FK2 8JX on 6 April 2021
Intimation of Support received from Mrs Annette Duff, 47 Castle Avenue, Airth, Falkirk, FK2 8GA on 3 August 2021
Objection received from Mr Archie Easton, 7 High St, Airth, Falkirk, FK2 8JL on 6 April 2021
Intimation of Support received from Mr Eric Evans, 1 Middleton Park, Keltybridge, KY4 0GZ on 22 March 2021
Intimation of Support received from Mrs Jane Evans, 1 Middleton Park, Kelty, KY4 0GZ on 22 March 2021
Objection received from Dr Guillaume Evrard, 21 Watson Crescent, PF3, Edinburgh, EH11 1EZ, on 4 July 2021
Objection received from Mr Euan Fairweather, 10 Douglas Avenue, Airth, Falkirk, FK2 8GF on 30 March 2021
Intimation of Support received from Mrs Jane Findlay, 4 Bridgeway Court, Kirkintilloch, G66 3HN on 22 March 2021
Objection received from Ms Mhari Findlay, 13 Southgreen Drive, Airth, Falkirk, FK2 8JP on 10 April 2021
Intimation of Support received from Mr Steven Fraser, 14 Hazel Road, Grangemouth, Falkirk, FK3 8PL on 8 March 2021
Objection received from Miss Kelly Gardiner, The Bungalow, Dunmore Estate, Dunmore, FK2 8LP on 28 March 2021

Objection received from Mrs Sonya Glenister, Netherby, The Wilderness, Airth, FK2 8LN on 8 April 2021
Objection received from Mr Christopher Glennon, 30 Castle View, Airth, Falkirk, Fk2 8GE on 8 June 2021
Intimation of Support received from Mr Steven Govan, 4 Kirkway, Falkirk, FK2 8LEE on 6 April 2021
Intimation of Support received from Mr David Gow, 10A Gailes Road, Cumbernauld, G68 0JJ on 24 March 2021
Intimation of Support received from Miss Lauren Grant, 16 McAllister Court, Bannockburn, Stirling, FK7 8PT on 22 March 2021
Intimation of Support received from Mr James Grant, 61 Woolcarders Court, Stirling, FK7 9RA on 5 April 2021
Objection received from Nigel Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 9 April 2021
Intimation of Support received from Miss Bethany Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 19 March 2021
Objection received from Mr Nigel Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 6 April 2021
Intimation of Support received from Mrs Joan Greenshields, 74 Kennedy Way, Airth, FK2 8GG on 26 March 2021
Objection received from Ms Catriona Hamilton, 101 St Brides Way, Bothwell, Glasgow, G71 8QG on 30 March 2021
Intimation of Support received from Mr Kevin Hanson, 67 Blackstoun Oval, Paisley, PA3 1LR on 16 March 2021
Intimation of Support received from Miss Klarna Harley, 10 Ashley Street, Bonnybridge, Falkirk, FK4 1NL on 6 April 2021
Intimation of Support received from Mr Iain Heddle, 6 Sir James Black Gate, Lochgelly, KY5 9PU on 24 March 2021
Objection received from Mr Graham Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 4 April 2021
Objection received from Mr Lyn Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 4 April 2021
Objection received from Graham & Lyn Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 7 April 2021
Intimation of Support received from Mrs Helena Honeyman, Ballindalloch, Ballindallich, Elgin, AB37 9DS on 7 April 2021
Intimation of Support received from Mr Craig Hughes, 2 Tummel Place, Grangemouth, FK3 0JH, on 9 June 2021
Objection received from Mrs Mairi Johnston, 97 Kennedy Way, Airth, Falkirk, FK2 8GG on 7 April 2021
Objection received from Mr William Kane, 4 Stark Avenue, Camelon, Falkirk, FK14PR on 5 May 2021
Intimation of Support received from Mr Joseph Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021
Intimation of Support received from Miss Amanda Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021
Intimation of Support received from Mrs Elizabeth Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021

Objection received from Ms Emma Kilbride, 10 Douglas Avenue, Airth, Falkirk, FK2 8GF on 19 March 2021
Intimation of Support received from Mr Richard Kincaid, Caulwellknowe, Kirtlebridge, Lockerbie, DG11 3LP on 9 March 2021
Objection received from Miss Emma Kirkbride, 10 Douglas Avenue, Falkirk, FK2 8GF on 30 March 2021
Objection received from Brenda Sutherland & Daniel Laverty, 21 Douglas Avenue, Airth, Falkirk, FK2 8GF on 1 June 2021
Objection received from Mr George Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK28GF on 22 March 2021
Objection received from George & Shona Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK2 8GF on 22 March 2021
Objection received from George and Shona Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK2 8GF on 26 March 2021
Objection received from Mrs Shona Lawrie, 8 Douglas Avenue, Airth, FK2 8GF on 21 March 2021
Intimation of Support received from Mr Gavin Lindsay, Deerpark, Sauchie, Alloa, FK10 3LL on 19 March 2021
Intimation of Support received from Miss Fiona Logan, 37 Castle Drive, Stenhousemuir, Falkirk, Fk5 4DH on 11 April 2021
Intimation of Support received from Ms Elaine Logan, 37 Castle Drive, Stenhousemuir, Falkirk, FK5 4DH on 28 April 2021
Objection received from Mr Philip Long, The National Trust for Scotland, 5 Cultins Road, Edinburgh, EH11 4DF on 29 March 2021
Objection received from Mr Kevin Lynch, 6 Netherby Road, Airth, FK2 8LQ on 6 April 2021
Objection received from Mrs Andrea Lynch, 6 Netherby Road, Airth, Wrexham, FK2 8LQ on 6 April 2021
Intimation of Support received from Mrs Sheelagh MacDonald, 6 Gannel Hill View, Fishcross, Alloa, FK10 3GN on 7 April 2021
Objection received from Ms Ann MacPherson, 2 Castle View, Airth, FK2 8GE on 6 July 2021
Intimation of Support received from Mrs Morven Mack, 3 Russel Street, Falkirk, FK2 7HX on 10 March 2021
Objection received from Miss Lynsey Mackay, 36 Elphinstone Crescent, Airth, Falkirk, FK2 8JX on 8 April 2021
Objection received from Mrs G Mackie, 26 Douglas Ave, Airth, FK2 8GF on 6 June 2021
Objection received from Mrs Dorothy Mackinlay, Gamekeepers Cottage, Airth Castle Estate, Airth, FK2 8JG on 9 August 2021
Intimation of Support received from Miss Avril Magill, 1 The Greens, Maddiston, Falkirk, FK2 0FN on 11 March 2021
Intimation of Support received from Mrs Victoria Marriott, Auchingramont Road, Hamilton, ML3 6JT on 22 March 2021
Objection received from Miss Sarah McCusker, Dunmore House, Airth, FK2 8LS on 7 April 2021
Objection received from Mrs Catriona McDade, 125 Kennedy Way, Airth, FK2 8GG on 8 April 2021

Representation received from Stewart & Anne McDonald, 14 Douglas Avenue, Airth, Falkirk, FK2 8GF on 30 March 2021
Intimation of Support received from Mr George McGrath, 19 Glengask Grove, Kelty, KY4 0LZ on 2 April 2021
Objection received from Mrs Michelle McHugh, 16 High Street, Airth, Falkirk, FK2 8JL on 6 April 2021
Intimation of Support received from Mr Avril McVey, 8 Annfield Drive, Stirling, FK7 7PN on 6 April 2021
Intimation of Support received from Mr Robert Mccormack, 5 The Links, Cumbernauld, Glasgow, G68 0EP on 7 April 2021
Intimation of Support received from Mr Graham Mckinlay, 4 Pendreich Road, Bridge of Allan, FK9 4LY on 19 March 2021
Objection received from Mrs Frances Miller, 21 Henry Street, Alva, FK12 5LA on 6 April 2021
Objection received from Ms Morag Miller, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021
Objection received from Mr Hamish Miller, 15 Castle Avenue, Airth, Falkirk, FK2 8GA on 31 March 2021
Intimation of Support received from Mr Thomas Miller, 26 Lithgow Place, Denny, FK6 5BF on 31 March 2021
Intimation of Support received from Mrs Jackie Moffat, 21 Balfour Street, Bonnybridge, Falkirk, FK4 1NP on 12 March 2021
Representation received from Mr Kieran Moran, 25 Ochre Crescent, Stirling, FK7 7AZ on 11 April 2021
Intimation of Support received from Mr Kevin Moran, 25 Ochre Crescent, Stirling, FK7 7AZ on 11 April 2021
Objection received from Mrs Deborah Nicolson, Simatai, 6 Douglas Avenue, Airth, Falkirk, FK2 8GF on 5 April 2021
Objection received from Mr Gary Nicolson MBE, Cottars Neuk, Dunmore, Falkirk, FK2 8LY on 9 April 2021
Intimation of Support received from Mr Jim Nolan, 98A Greengairs Road, Greengairs, Airdrie, ML6 7SY on 16 March 2021
Intimation of Support received from Mrs Nicola Nugent, 10 Ashley Street, Falkirk, FK4 1NL on 6 April 2021
Intimation of Support received from Mr James O'Neill, 2 Beatty Avenue, Raploch, Stirling, FK8 1QQ on 20 March 2021
Representation received from Mrs Alison Patterson, 18 Castle Drive, Airth, Falkirk, FK2 8GD on 25 March 2021
Intimation of Support received from Mrs Gwen Rae, 7 Philip Street, Falkirk, FK2 7JE on 16 March 2021
Intimation of Support received from Mr Raymond Renton, 42 Ell Crescent, Cambuslang, G72 8ZJ on 8 March 2021
Intimation of Support received from Mr Steven Riddell, 17 West Boarland Road, Denny, FK6 6PA on 24 March 2021
Objection received from Mr Callum Robertson, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021
Objection received from Mr Robbie Robertson, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021

Objection received from Mrs Pauline Rodger, 4 Bruce Gate, Airth, FK2 8GN on 6 April 2021
Objection received from Mr Graeme Rodger, 4 Bruce Gate, Airth Castle Park, Falkirk, FK2 8GN on 31 May 2021
Objection received from Mr Mark Rodger, 4 Bruce Gate, Airth Castle Park, Falkirk, FK2 8GN on 31 May 2021
Intimation of Support received from Mr Alana Roy, 29 Campie Terrace, Skinflats, Falkirk, FK2 8NN on 9 March 2021
Representation received from SP Energy Networks, FAO Cathy Burrows, Land Clerical Assistant, SPD Land & Planning, Leafield Road, Dumfries, DG1 2DN on 17 March 2021
Objection received from Mr John Sanders, Simpson & Brown, The Old Printworks, 77a Brunswick Street, Edinburgh, EH7 5HS on 5 April 2021
Intimation of Support received from Mr Grant Simpson, 1 Greenhill Square, Bonnybridge, FK4 2EG on 6 April 2021
Objection received from Mrs Anna Skeldon, 36 Caiystane Gardens, Edinburgh, EH10 6SZ on 2 April 2021
Objection received from Mr Stephen Sloper, The Gardens, Airth Castle Estate, Letham, Falkirk, FK2 8JF on 6 April 2021
Objection received from Dr Rachel Smith, 1 Greenbank Crescent, Edinburgh, EH10 5TE on 30 March 2021
Intimation of Support received from Mr Alan Smith, Airth Mains Farm, Airth, Falkirk, FK2 8JG on 8 March 2021
Intimation of Support received from Mr Gordon Smith, 15 North Street, Alloa, FK10 2DP on 19 March 2021
Intimation of Support received from Mrs Laura Stenhouse, 5 Garvock Hill, Dunfermline, KY12 7TZ on 22 March 2021
Intimation of Support received from Mr Gary Stenhouse, 5 Garvock Hill, Dunfermline, KY12 7TZ on 1 April 2021
Objection received from Mrs Clare Taylor, 52 Hastings Road, Maidstone, ME15 7SP on 3 April 2021
Intimation of Support received from Mr John Templeman, 18 Avon Street, Grangemouth, FK3 8HH on 16 March 2021
Objection received from Mr Edmond Tinlin, 2 Sutton Park Crescent, Stenhousemuir, FK5 4LQ on 6 April 2021
Intimation of Support received from Mr Scott Togher, 1 Greenhill Square, Bonnybridge, FK4 2EG on 6 April 2021
Intimation of Support received from Mrs Jemma Tugawin, 85 Springhill Road, Garrowhill, G69 6PP on 10 April 2021
Intimation of Support received from Mr Robin Turnbull, 69 Lansbury Street, Alexandria, G83 0SA on 26 March 2021
Intimation of Support received from Mr Brian Twiddle, 18 Douglas Avenue, Airth, Falkirk, FK2 8GF on 11 March 2021
Objection received from Mr Simon Verdon, The Landmark Trust, Shottesbrooke, Maidenhead, SL6 3SW on 7 April 2021
Intimation of Support received from Mr John Waddell, Windyhills Cornhills Farm, Hamilton, ML3 8RX on 7 April 2021

Intimation of Support received from Miss Nicola Wallace, 4 Kirkway, Airth, Falkirk, FK2 8LE on 6 April 2021
Objection received from Miss Lily Wardrope, Flat 3, 26A Graham's Road, Falkirk, FK1 1HR on 31 March 2021
Objection received from Mr Stephen Williams, 6 Linn Place, Airth, Falkirk, FK2 8JU on 25 March 2021
Objection received from Mrs Suzanne Williamson, 12 Castle View, Airth, FK2 8GE on 9 April 2021
Objection received from Mr Martin Williamson, 12 Castle View, Airth, FK2 8GE on 9 April 2021
Intimation of Support received from Mrs Margaret Wilson, 4 Ingram Place, Maddiston, FK2 0FT on 12 March 2021
Intimation of Support received from Mrs Lisa Woodcraft, 19 Gowan Lea, Dollar, FK14 7FA on 24 March 2021
Intimation of Support received from Mr Mark Woodcraft, 19 Gowan Lea, Dollar, FK14 7FA on 30 March 2021
Intimation of Support received from Mrs Kay Wright, 71 Stevenson Avenue, Polmont, FK2 0GU on 22 March 2021
Intimation of Support received from Mr John Young, Bentend Farm, Denny, FK6 5JH on 16 March 2021
Objection received from Ms Serena Parsons, Dunmore House, Airth, Falkirk, FK2 8LS on 28 November 2021
Objection received from Mr Gordon Wallace, Dunmore House, Airth, Falkirk, FK2 8LS on 28 November 2021

APPENDIX 1

FALKIRK COUNCIL

Subject:	**ERECTION OF VISTOR CENTRE TO INCLUDE INFORMATION / EXHIBITION SPACE, ARTS AND CRAFT WORKSHOP, RESTROOMS, CAFÉ AND RETAIL AREA AND 82 BUNGALOWS AT AIRTH MAINS FARM, CEMETERY ROAD, AIRTH FOR GEORGE RUSSELL CONSTRUCTION LIMITED - P/21/0110/PPP**
Meeting:	**PRE DETERMINATION HEARING**
Date:	**20 January 2022**
Author:	**DIRECTOR OF DEVELOPMENT SERVICES**
Local Members:	**Ward - Carse, Kinnaird and Tryst** **Councillor Gary Bouse** **Councillor Joan Coombes** **Councillor Jim Flynn** **Councillor Laura Murtagh**
Community Council:	**Airth Parish**
Case Officer:	Brent Vivian (Senior Planning Officer), Ext. 4935

View this Application on Public Access

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

1.1 The application is a major development and seeks planning permission in principle for the erection of a visitor centre and 82 dwellinghouses (bungalows). The dwellinghouses are intended as 'enabling development' to cross-fund provision of the visitor centre.

1.2 The application site lies to the west and north-west of the village of Airth. An allocated housing site bounds part of the site to the east. Agricultural land lies to the west of the site, housing within Airth lies to the south, and Dunmore Park which contains the Dunmore Pineapple architectural folly lies to the north-west.

1.3 The site currently comprises open agricultural arable land. The proposed visitor centre site is irregular in shape and in the southern section of a field. It is of level topography with the eastern boundary being defined by the A905. The proposed site for the housing is long and narrow, running north to south. It is undefined and forms part of a number of larger fields.

1.4 The following information accompanies the application: -

- Pre-Application Consultation Report
- Design and Access Statement
- Indicative Masterplan
- Planning Statement
- Landscape and Visual Appraisal
- Ecological Appraisal
- Heritage Statement
- Flood Risk Assessment
- Indicative Drainage Layout
- Geotechnical, Environmental and Mining Report
- Transport Statement
- Stage 1 Road Safety Audit
- Housing Needs Statement
- Valuation Report
- Financial Projections for the Proposed Café
- Indicative Floor Plans for the Visitor Centre and Bungalows

1.5 The following points are highlighted from the submitted information: -

- The principal use within the visitor centre would be a café (251m^2, 126 covers)
- The other uses indicated are a tourist information and display area (193m^2), an arts and craft workshop (30m^2) and a retail area (30m^2)
- The submitted financial projections for the café are based on the floor space/ capacity shown on the indicative floor plan
- The café would be operated by the applicant and management of the visitor centre would be the sole responsibility of the applicant
- The submitted planning statement states that the National Trust for Scotland will partner the use and promotion of The Pineapple and wider interests through the visitor centre
- An occupancy restriction of over 55 years of age is proposed for the 82 bungalows. The reason stated in the submitted valuation report is to restrict the pressure on local educational provision
- The submitted floor layouts for the bungalows indicate two and three bedroom properties
- The indicative masterplan shows four housing clusters (cluster 1 - 22 units, cluster 2 - 20 units, cluster 3 - 19 units and cluster 4 - 21 units)
- It is proposed to realign the B9124 to the north, to provided access to the visitor centre, before it swings back southwards to join its existing alignment. A new roundabout junction on the A905 would be created and the existing B9124 junction would be closed to vehicular traffic

- The proposed housing would have access from the realigned B9124
- The visitor centre would provide new car and coach parking facilities. The Pineapple is currently served by a private road from the B9124, but has limited parking facilities and no turning space for larger vehicles

2. REASON FOR COMMITTEE CONSIDERATION

2.1 A pre-determination hearing is required for an application for a major development that is significantly contrary to the Development Plan. Thereafter consideration of the application by the Council's Planning Committee is required. The proposed development is considered to be potentially significantly contrary to Falkirk Local Development Plan 2 owing to the scale of the proposed housing outwith the Airth village limits, within the countryside, and the impact of the proposed development on the historic environment/ Dunmore Park and The Pineapple designed landscapes.

2.2 This report provides factual and background information in relation to the proposed development. No planning assessment of the proposal is included or implied (this would be prepared after the pre-determination hearing).

3. SITE HISTORY

3.1 Planning application P/19/0578/PPP for Erection of Visitor Centre to Include Information / Exhibition Space, Arts and Craft Workshop, Restrooms, Café and Retail Area and 22 Bungalows was approved as a Minded to Grant decision on 17 June 2020. The application was subsequently withdrawn by the applicant due to viability issues.

3.2 The Minded to Grant decision was subject to the satisfactory conclusion of a Section 75 planning obligation under the Town and Country Planning (Scotland) Act 1997 in respect of: -

- A contribution towards Active and Passive Open Space
- The provision of 25% of the units at the site as affordable housing
- Public transport provision (bus schedules and new bus stop(s))
- Restriction in perpetuity of the ownership and occupation of the houses to persons over the age of 55 and that no house shall be occupied by any child of school age or younger as their only or main residence
- Subject to the determination of the Director of Development Services that such an obligation would meet the tests of Scottish Government Circular 3/2012, should the restriction on ownership and occupancy referred to in the preceding bullet point be discharged or removed in respect of any house at any time, that an appropriate level of education contribution would be determined by the authority and would require to be paid to it by the owner within 28 days of notice by the authority

- Phasing of development to ensure completion of the visitor centre
- Definition of floor areas to ensure visitor centre is the principal use
- Retention of land for Passive Open Space/ Landscaping
- A healthcare contribution towards addressing local healthcare impacts
- Provision of a roundabout access serving the A905 / B9124

3.3 The application was approved by the Council's Planning Committee as a Minded to Grant decision contrary to the recommendation of the Director of Development Services. The Committee, having had regard to the Equality Act 2010 and the public sector equality duty and being satisfied with the housing element and the reasoning provided by the applicant in relation to the proposed +55 age restriction, considered that the following material considerations were of such weight to indicate that the development plan should not be afforded priority:-

- That the proposal would enhance tourism and leisure provision in the area
- That the proposal would bring economic and employment benefits to the area
- That the proposal would enhance recreational and leisure space in the area
- That road traffic improvements would result from the provision of a roundabout access

3.4 Proposal of Application Notice PRE/2020/0017/PAN for Proposed Visitor Centre, Coffee Shop, Retail and 82 Unit Bungalow Development was received on 1 December 2020. Due to Scottish Government Covid-19 guidance, the community consultation event was held online. An online exhibition of the development proposals was available for viewing from 18 January 2021. An online chat session was held on 21 January 2021.

3.5 The main differences between the current planning application and the 2019 application (P/19/0578/PPP) are:-

- The number of units to cross-fund provision of the visitor centre has increased from 22 to 82 units
- The indicative size of the proposed visitor centre has reduced from circa 10,600 sq. ft. (984.76 sq. m.) to 6000 sq. ft. (557.41 sq. m.)
- The applicant has confirmed that the viability of the visitor centre relies on the café element as the principal use of the building
- Additional information accompanies the current application. This includes a heritage statement, a housing needs statement, a valuation report and financial projections

4. CONSULTATIONS

4.1 Falkirk Council's Engineering Design Unit have noted that the proposed development comprises two distinct elements: the erection of a visitor centre on the north side of the B9124 and the construction of 82 bungalows on the south side. It is proposed that both areas will access the A905 at a new roundabout to be formed to incorporate a re-alignment of the eastern end of the B9124. The A905 is an unlit de-restricted rural road along the site frontage, with footway provision on its east side only. The site lies in a rural setting and is remote from the existing public footway network. The submitted masterplan, indicative only given the nature of the application, shows three pedestrian connections from the residential element heading east. It is assumed that these connections are intended to join an approved neighbouring residential development. There has been a recent approach from the contractor for this neighbouring site about starting roadworks, so there are signs of progress on this site. However, despite this, it remains the case that the application under consideration is relying on a neighbouring development to link the site to Airth. If the neighbouring development does not proceed, or proceeds then stalls, pedestrians from the proposed development would have to walk alongside the A905. In addition to concerns over pedestrian movements from the residential element, the visitor centre is likely to lead to an increase in pedestrian activity across and alongside the A905. In view of the unlit derestricted rural nature of the road, this is not considered to be in the best interests of road safety. The road safety auditor has considered the applicant's proposal to maximise the available footway width along the A905 by removing debris and vegetation and found this proposal to be acceptable. Nevertheless, the Engineering Design Unit remain concerned at the prospect of pedestrians walking along a road such as the A905, on a narrower than desired footway. The road safety audit recommends extending the proposed 40mph limit to include the roundabout proposed under this application. However it cannot be assumed that the speed limit would reduce as a result of this application being approved, as the required Traffic Regulation Order would have to follow due process and would be subject to consultation. The submitted indicative drainage layout and flood risk assessment are considered to be satisfactory for the purposes of planning permission in principle. All comments raised in reviewing these documents have been satisfactorily addressed by the applicant.

4.2 Falkirk Council's Transport Planning Unit welcome in principle the inclusion in the application of a new roundabout access at the re-aligned B9124/ A905 junction, which should provide sufficient capacity to accommodate the proposed development and also reduce traffic speeds along the A905 in this location. The design detail would need to be agreed. Ideally, a swept path assessment to support the roundabout design should be submitted at planning in principle stage. Pedestrian and cycle access to the proposed visitor centre is to be provided via a realigned section of the B9124. The existing footway connection along the A905 between the site and Airth is a concern, with only a narrow unlit footway available on the east side of the A905. For the scale of residential development proposed, the site should be served by an adoptable footway / footpath network, in order to provide a safe and suitable route to the local amenities in Airth. This relies on completion of the adjacent Lochay Homes site. When the actual walking distance is calculated via the adoptable footway network from the existing bus stop locations, both the proposed visitor centre and the residential element exceed the required 400 metres walking threshold. To improve access to the visitor centre, the applicant has confirmed that a bus stop would be incorporated within the visitor centre coach parking area. This is welcomed. The current F16 bus service provides an hourly service, Monday to Saturday. In order to provide public transport to the visitor centre on a Sunday, a financial contribution to fund a Sunday services (at least for the first three years) is requested. Even with a bus stop at the visitor centre and if adequate connecting links could be established through the adjacent Lochay Homes site and the West Mains Farm access road, the majority of the residential element would still be outwith the required 400 metre walking threshold to the nearest bus stops. To address this, the applicant is proposing to design the primary street so it could accommodate a future bus service. This is acceptable. However, it is noted that this, in itself, would not guarantee provision of a bus service, particularly given the remote location of the proposed housing. The current service is tendered by the Council as it is not a commercially viable route and it is unlikely that the proposed housing would change this, even with the potential extra demand. The opportunity to extend the bus service into the proposed residential element would likely be influenced by such factors as future changes to the bus market or extra funding becoming available to the Council to fund a service. The submitted road safety audit raises a number of concerns and makes a number of recommendations. The applicant has suggested that while a 2 metre wide footway along the east side of the A905 cannot be provided, a footway of around 1.7 metres (but with a minimum of 1.5 metres over a length of 20 metres or so) can be provided by removing all of the existing dirt and vegetation from the footway. The road safety auditor found these mitigation measures to be satisfactory. The applicant suggests that the remaining issues identified in the road safety audit could be considered further at detailed planning/ Road Construction Consent stage. Ideally, at least some of these matters should be addressed at this stage, in order to ensure there would be no major issues with a future detailed application. Secure covered cycle parking should be incorporated close to the main entrance to the visitor

centre, to encourage cycling. Consideration should be given to providing electric vehicle charging points within the visitor centre car park. A travel plan statement should be prepared for the visitor centre, and a residential travel plan/ welcome travel pack for the residential element. The residential element consists of a large cul-de-sac, which appears to measure around 1100 metres in length due to the scale of the proposed housing. This design is not in line with the Scottish Government's Designing Streets policy guidance, which strongly discourages conventional cul-de-sac layouts, while indicating that short cul-de-sacs may occasionally be required due to topography, boundary or other constraints.

4.3 The Council's Environmental Protection Unit have requested the carrying out of a noise survey to determine the effect of commercial activities in the area in close proximity to certain sections of the proposed development. A contaminated land assessment is required which covers the entire planning application site boundary. There are records of extensive mining (including mine entries within the site boundary), agricultural activities and other potential sources of contaminated land within 250 metres of the site. In addition, further information and clarification is required in relation to the site investigations and gas monitoring carried out. There are no significant local air quality concerns associated with the application.

4.4 The Coal Authority have advised that their records indicate that the site is within an area of both recorded and probable shallow coal mining that may be attributable to the coal seams inferred to outcrop within the site. In addition, their records indicate the presence of a recorded mine entry, but no details of the treatment of this mine entry are held. The submitted geotechnical, environmental and mining report has confirmed that parts of the site will require remediation measures (ground stabilisation works) and / or mitigation measures (foundation design). However, the report informs that it would only be once the probe drilling/ grouting programme has commenced that the detailed level of remediation/ mitigation can be finalised. On that basis it is considered that the applicant has demonstrated that the site can be made safe and stable for the proposed development by incorporating remedial/ mitigation measures. However, due to the on-site recorded mine entry, it is considered that further ground investigation is required within the specific area of the site (cluster 2) to inform the layout of this phase of the development. Therefore, there is no objection to the application subject to the imposition of conditions to secure the carrying out of further site investigations and the necessary remediation and mitigation measures.

4.5 Scottish Water have no objection to the application, but advise that this does not confirm that the proposed development can currently be serviced. At present they are unable to confirm that the Turret Water Treatment Works and the Airth Waste Water Treatment Works have capacity to serve the proposed development. It is suggested that the applicant complete and submit a Pre-Development Enquiry (PDE) Form. Their records indicate that the development proposals impact on existing Scottish Water infrastructure. Any identified conflicts with assets may be subject to restrictions on proximity of construction.

4.6 The Scottish Environmental Protection Agency (SEPA) have no objection to the application on the grounds of flood risk. The site is outwith the functional floodplain based on the SEPA Flood Maps. This indicates that there is a low risk of flooding from the Forth Estuary. The submitted flood risk assessment is based on appropriate methods and its representation of flood risk at the site is in line with all other evidence that is currently available. The site is significantly elevated above the Forth Estuary and other small watercourses on site. The flood risk assessment has demonstrated that the risk to the development from the small watercourse, named Burn 1 in the assessment, is low and all built development is outwith this functional floodplain.

4.7 Falkirk Council's Children's Services have advised that Airth Primary School, Sacred Heart RC Primary School and St Mungo's RC High School are anticipated to be able to accommodate the pupils from this proposed development. The development would, however, contribute to rising schools rolls at Larbert High School and the need for investment to resolve the growing capacity pressures at this school attributable to new housing development in the area. A developer contribution is therefore requested, at a rate of £2428.80 per unit, in accordance with Supplementary Guidance SG13 'Developer Contributions'. However, if the same restrictions were placed on this application as for the previous planning application (P/19/0578/PPP) there would be no education contribution payable. Those restrictions included that no house shall be occupied by any child of school age or younger as their only main residence, and that any future discharge or removal of the restriction would incur the appropriate education contribution to be paid by the owner within 28 days of the notice by the authority.

4.8 Falkirk Council's Housing Service and Falkirk Health and Social Care Partnership have provided a joint response to the application. They are not in a position to comment on the housing need for over 55 year olds across all tenures including private housing. However the information from the Council's waiting list demonstrates that there is a need for social rented housing for over 55 year olds within the Larbert, Stenhousemuir and Rural North sub-market area. The waiting list information does however also demonstrate that there is a substantial need for affordable housing for those under the age of 55. The Council works with affordable housing providers to provide a balanced programme to meet the needs of all groups. Generally the preference is to provide a mix of house types leading to balanced communities. A requirement for 25% of the units to be affordable housing units applies to this site. In addition, the Council's Supplementary Guidance for Affordable Housing (SG06) includes wheelchair accessible housing as a new category of affordable housing. SG06 makes it clear that there is a target of 5 to 10% wheelchair units across all tenures. It is expected that the applicant would give consideration to the target for wheelchair accessible housing as set out in SG06. As the applicant proposes to target older people in this development, it is essential that the properties are properly designed to accommodate future adaptations, to allow people to remain safely in their homes as their health and social care needs change and mobility reduces. It is recommended that the Council's housing occupational therapist, or another suitably qualified professional approved by the Council, have input into the design process if the application is approved. There are concerns with the proposed development in terms of the high number and concentration of properties for an older age group and the potential pressure this could put on local health and social care services such as Care at Home services, community nursing, allied health professional (e.g. occupational therapy, podiatry), day opportunities and carer support. However, if the houses are designed effectively, these people would be living in accommodation more suited to their needs. There are also concerns that the mental and physical wellbeing of the residents may be negatively impacted by the isolated location of the properties and lack of easy access to vital services such as public transport, shops and existing social and community activities. They do not have enough evidence locally to determine whether the proposal is a positive step for older people. They would add, however, that there may be people under the age of the 55, with particular mobility needs, who would benefit greatly from being in a bungalow, and it is not considered to be right that these people should be excluded from the development on the grounds of age.

4.9 NHS Forth Valley have noted that the proposed bungalows would be specifically for the +55 age group. This may lead to a large proportion of patients registering with the local practice having one to two chronic diseases. Patients may need a lot of attention, monitoring and care when they join the practice and there is an expectation that this could result in a need for more clinics to be provided and an increase in workload. The proposed residential development is located within the catchment of Airth Health Centre. The health centre currently has capacity to serve this proposed development. Discussions have also been undertaken with Ochilview Medical Practice (located within Stenhousemuir Health Centre) and Tryst Medical Centre as they also cover the Airth area and they have not raised any capacity issues resulting from the proposed development. A cumulative assessment to take account of the allocated housing sites in and around Airth identified in the Falkirk LDP2 and the Housing Land Audit 2020/ 21 has confirmed that Airth Health Centre has capacity to service the proposed residents resulting from the effective housing sites within the catchment area plus the 82 dwellings proposed in this application. A development contribution towards primary health care will therefore not be sought in relation to this planning application.

4.10 Falkirk Community Trust, Museum Services, have advised that the site lies on the Hill of Airth and recent work has indicated the absence of archaeological sites in the general area. The only historic feature of this nature was the main road northwards from Airth which ran along the top of the ridge from Black Avenue to the manse and on to Dunmore Tower. However, the northern end of the development intrudes upon the important designed landscape of Dunmore estate associated with the Pineapple. The proposal would divorce the Gothic style lodge from the policy as well as introducing new buildings and traffic. Lodges acted as a distant herald of things to come and the proposal would isolate this structure, which provided the main approach, from those in the core. The historic setting of the old manse of 1814 is also radically altered by the proposed development, although its main façade and prospect to the north-east is unaffected.

4.11 Historic Environment Scotland have advised that the current proposal is likely to detract from the understanding and experience of the Garden and Designed Landscape (GDL) at Dunmore Park. The applicant's submissions that the proposed visitor centre would have little visual impact and minimal impact on the landscape are not accepted. Similarly the proposed mitigation strategy, to introduce screen planting in an area of the GDL which is characterised by open parkland and farmland character, is not agreed with. It is therefore considered that the site layout and building design should be reconsidered to seek to mitigate impacts on the historic driveway, lodge and landscape. This should include further consideration of the proposed new road and its impact on the B-listed lodge, as the proposal divorces the lodge from its context and diminishes the experience and understanding of this important historic access to the estate, particularly as this is the main route to the Pineapple. It is noted that the proposed residential element has increased for 22 to 82 units, running in a long thin corridor from the edge of the GDL to the village. As the GDL is characterised by heavily planted inner policies surrounded by less formal policies and open farmland, careful consideration should be given to how this new urban corridor would impact on the setting of the GDL. It is not considered that the submitted heritage statement adequately assesses impacts to the historic environment. Instead, it largely focuses on the potential of improved access and facilities, concluding that the overall impact on The Pineapple, when considered in the round, would be beneficial. A heritage impact assessment is expected, which offers a detailed analysis of impacts of the visitor centre and new housing on this nationally important Inventory site and the setting of the listed buildings, including the Category A-listed Pineapple. Notwithstanding the above, the application is not objected to as it is not considered to raise historic environmental issues of such national significance to justify an objection. However, this should not be taken as support for the proposals for the reasons detailed above.

4.12 National Trust for Scotland have objected to the proposed development. The proposed development would have a significant impact on a greenfield area, including a designated Historic Garden and Designed Landscape, along with nationally significant heritage assets. In particular, the proposal would have a direct impact on a significant proportion of a designed landscape at Dunmore Park, which is in the National Inventory of Historic Gardens and Designed Landscapes. The Pineapple and its associated walled garden are A listed, designating a built heritage asset of national and international importance. Together they form a tranquil visitor experience combining elements of nature and human invention. It is understood that the proposal would create a suburban approach to the site in the form of ribbon development, and close to the site, in close proximity to The Pineapple building, would insert a commercial building which has no aesthetic or functional relationship to The Pineapple or walled garden. This would fundamentally alter the quality of place and the visitor experience, potentially diminishing the qualities that would attract visitors in the first place, and adversely affecting the setting of The Pineapple and walled garden. The Pineapple site hosts a healthy population of great crested newts. There is concern that the conversion of open space to built development may have an adverse effect on this population and its ability to colonise other areas. The current LDP2 has identified the proposed development area as a protected landscape and has not zoned the area for housing or any other built development. LDP2 identifies housing sites within Airth (H48 and H50) which respect the settlement boundary and local road system, and do not impinge on the protected landscape. The applicant states in their design and access statement that NTS welcome the development proposals and future partnership for use of the centre and facilities. NTS have not welcomed the proposed development, committed to a partnership, or identified the proposed visitor centre as of benefit the The Pineapple. There was contact around July 2019 between the applicant and the former Trust representatives to an earlier, smaller proposal that also included a proposed visitor centre. At that time, concerns were raised in relation to the great crested newts at the site and that the proposal provided no explanation as to how the visitor centre would benefit The Pineapple in terms of access, visitation, knowledge, support or use. It was asked at that time that the proposed visitor centre not be referred to as a visitor centre for the Dunmore Pineapple. There has been no subsequent contact with the developer, and the current application makes no reference to how the visitor centre would relate to the work of the Trust in conserving and interpreting The Pineapple. The Pineapple and walled garden are a core heritage asset for the National Trust, having been acquired in 1973. The Trust is currently developing a new 10 year strategy which will cover access, inclusion, visitor experience and conservation at their properties. It is therefore premature to propose a visitor centre intended to serve this site in some form, given that the Trust as owners will be making their own plans which will inevitably supersede those of the applicant. It is an unusual step to propose a visitor centre for another owner's assets without having regard to the owner's own plans. Further comments from the National Trust may be forthcoming in response to the submitted heritage statement.

4.13 Scotland's Garden and Landscape Heritage have noted that they offered no comments on the previous planning application (P/19/0578/PPP) considering it would have minimal impact on either Dunmore Park or The Pineapple designed landscapes. They are however concerned by the nearly four-fold increase in bungalows in this latest application. While not wishing to object outright to the application, it is strongly advised that additional tree planting is introduced along the existing B9124 to provide effective screening along that section of the Dunmore Park Inventory boundary, and also to create a degree of separation to the two areas of the development. Further is it asked that the Council ensure they are confident that, in the case of the additional housing units, this development in the countryside meets the appropriate criteria.

4.14 The Council's Growth and Investment Unit have advised that a business plan rather than just financial projections would have been expected. It is difficult to make comments without the information that would usually be in a business plan. However, it is evident that the financial projections for the proposed café have been professionally prepared and appear to be in order. The projections have been based on established businesses of similar size and nature and the business is projected to make a loss in the first year and move to a profitable position is subsequent years. However, the lack of a business plan means that there is no real context or assumptions that can be made. Their overall comment remains that such a visitor attraction would be welcomed in the area, aligned to one of the area's most popular visitor attractions. However, with the level of additional residential development now proposed, it is considered that local development plan policy must be the primary indicator for assessing this proposal.

4.15 District Valuer Services (DVS) of the Valuation Office Agency have reviewed the applicant's valuation report at the request of the Council's Development Management Unit. DVS's appraisal factors in a 25% affordable housing requirement in accordance with LDP2 policy (which the applicant's appraisal does not), adjusts the developer contributions based on current advice and adds/alters some key inputs, while also reflecting some other differences. Within the conclusion of their report DVS comment that the appraisal provided in the applicant's valuation produces a low profit margin at 10.12% of Gross Development Cost and this is further reduced to 7.85% when affordable housing is included in the appraisal. On a similar basis (i.e. inclusion of affordable housing and an age restriction to over 55's) DVS have calculated profit margins of 11.84%, which is higher than the 7.85% figure based on the applicant's appraisal. The profit margin of 11.84% reduces to 9.34% when no age restriction is applied (because education and play space contribution will apply). The proposed occupancy restriction to over 55's is not in itself considered to impact on selling price. DVS also comment that these profit rates fall considerably below the 'industry standard' of a profit in the region of 20%, although lower rates may be acceptable to some developers especially in this case where the intention is for the applicant to operate the Visitor Centre themselves. The number of units that would produce both 20% profit and a Nil profit was of interest to the Council's Development Management Unit. DVS have indicated that 148 units would be required to achieve a 20% profit (including 37 affordable housing units), rising to 196 units if there is no age restriction to over 55's (including 49 affordable housing units and factoring in education and play space contributions). DVS have also indicated that 40 units (including 10 affordable housing units) would be required to achieve approximately nil profit (0.76% profit), increasing to 43 units (including 11 affordable housing units) if there is no age restriction to over 55's (0.223%), and that approximately nil profit is unlikely to be acceptable to the developer given the nature of development and the numerous variables involved, including build costs and current economic uncertainty.

5. COMMUNITY COUNCIL

5.1 The Airth Parish Community Council have decided to take a neutral stance on the overall project proposals and highlight the concerns and objections which some residents have made, the potential benefits, as well as making constructive comments. In normal times they would have arranged a public meeting to discuss the application. However, with the current pandemic and Covid-19 restrictions, they were unable to arrange this. As a result, they are unable to be certain as to the true wishes of the community.

5.2 Their comments are as follows:-

- It is recognised that this is an entirely new and different application and directly affects many more residents than the original application, and has generated much more interest from residents and many have lodged objections to the application
- It is also realised that there is still a degree of support for the proposals within the community, particularly because of the potential advantages which the visitor centre may bring to the area
- Although this new and the previous proposal which was for the visitor centre and 22 bungalows both contravene several national and local planning policies, for the sake of consistency, the proposals for the visitor centre café etc, new road access and parking facilities and the 22 bungalows on cluster 1 on the site plan as this part of the new application are still supported i.e. this will have a positive effect on the parish by bringing in much needed facilities and services for visitors to the area, provide local employment, upgrade the access road to The Pineapple grounds, provide a suitable formal footpath link between the Black Avenue and the Pineapple, improve road safety on the A905 and B9124 and address the demand for the bungalow type accommodation proposed
- The landscaping and planting of trees and shrubs within and around the proposed development will create new habitat for birds, insects and small mammals on what is currently intensively farmed arable land with no cover or permanent wildlife habitat
- The siting of homes on the higher ground of the area is preferable to building on other areas which may become subject to coastal flooding in the new few decades due to climate change
- The design and materials used in construction of the visitor centre must be sympathetic to the historic designed landscape in which it is located
- If not previously implemented, a dialogue with the National Trust for Scotland should be entered into, to ensure that there are no concerns over the expected increase in visitor numbers to the Dunmore Pineapple and that there will be mutual benefit from the creation of the visitor centre and facilities
- While it is realised that the construction of the visitor centre etc. would be financially dependent on profits accrued from the sale of the bungalows which are part of the proposals, it is requested that a legally binding agreement be made to ensure that the visitor centre and associated works are completed prior to the completion of the housing development
- The creation of these houses must not lead to additional pressure on Airth Primary School
- Cognisance should be taken of the historic coal mining in the area when considering the design and location of the homes
- The granting of permission to erect these 82 houses should not be used as a precedent to seek further developments on the adjacent agricultural land

- Should this development be approved, assurances should be given that affordable homes are constructed within the proposed development as required by the current LDP guidance or they are constructed on an alternative site within Airth Parish, as this type of accommodation is also required and is a priority for the community council

5.3 The Community Council also acknowledge and understand the written concerns and objections which they have received from residents at five addresses in Douglas Avenue and one from Castle Drive. They note that some, but not all, of these residents seem to support the concept of the visitor centre etc. with some reservations about traffic, and their main objections relate to the housing aspect of the proposals, particularly the area known as cluster 4 on the site layout. The following is a summary of those objections which they realise the Council may have received direct from the residents, but they wish to highlight them on their behalf:-

- The site of the development proposals is currently prime agricultural land and it's use for development is not supported by LDP2 and several other pieces of legislation relating to development in the countryside and the loss of agricultural land
- The visitor centre etc. is on an area listed in the inventory of Historic Gardens and Designed Landscapes
- The development would have an adverse effect on the setting of the Dunmore Pineapple
- The houses at the North of Douglas Avenue (numbers 6,8,10,12 & 14) will lose privacy, and views by the building of houses in the area designated cluster 4 and some rooms could be overlooked
- The design of the proposed bungalows is not in keeping with the existing houses nearby
- The houses at the north end of Douglas Avenue could lose value if lesser quality and affordable homes are built in close proximity to them
- The development of the area known as cluster 4 will have an adverse effect on the quality of life of existing residents through light and noise pollution
- The additional homes could exceed the target set for housing in the area by 36% and could place additional pressure on Airth Primary School and the local medical practice
- The traffic generated by the development of the visitor centre and housing will increase the congestion and road safety problems in the area
- Quality of life, health and property could be adversely affected by the disturbance and dust created during construction
- The ground drainage of properties and surroundings could be adversely affected by the development
- The development will adversely affect and displace the wildlife which is currently seen in the area
- Trees in the vicinity of the development may be damaged during construction

- The planned planting is insufficient to provide reliable screening between properties and the development
- The peaceful nature of the quiet country walk from Airth Castle to the Pineapple will be lost

6. PUBLIC REPRESENTATION

6.1 A total of 153 public representations have been received in relation to the application. These consist of 81 representations in support, 67 objections and 5 neutral representations.

6.2 The matters raised in the representations in support can be summarised as follows:-

Tourism and Local Economy

- The Pineapple is a fantastic piece of heritage
- Visitor centre will attract many visitors and locals alike
- Will highlight The Pineapple as a destination
- Beneficial to the village, local area and economy
- Enhance visitor experience
- Will create local employment opportunities
- Most likely encourage further business opportunities such as re-opening of the shop

Amenities

- The area lacks amenities
- Over the last few years, a convenience store, the post office, two pubs and the social club have all closed down
- Excellent additional amenity to the area

Need / Demand

- The visitor centre would provide a much needed facility
- Shortage of bungalow type accommodation
- Bungalows are much desired in the area
- Interest in buying one of the bungalows
- Lack of appropriate housing for the downsizing market
- An aging population that wishes to remain independent ensures that demand will continue into the future

Accessibility

- Situated between Falkirk and Stirling, the village has easy transport links and motorway networks to Glasgow and Edinburgh minutes away
- The development is a short distance from local shops, chemist, bus stops, etc

Others

- The bungalows will free up larger houses for families as older people downsize
- Bungalows are suitable for over 55's, allowing them to live in their own homes for longer
- The proposed housing doesn't go against the Equalities Act as there is reasonable accommodation for all ages already in Airth
- The development will be attractive
- Sympathetic to the local environment
- There will be no detriment to Airth provided traffic and flooding considerations are properly addressed
- There are good walking and cycling opportunities in the area

6.3 Forty seven of the representations in support gave no reasons for supporting the application.

6.4 The matters raised in the objections and the neutral representations can be summarised as follows:-

Local Development Plan

- Non-compliance with the Falkirk Local Development Plan (LDP2)
- The site lies outside the village limits for Airth
- The site is not allocated for housing in LDP2
- The proposal does not meet any of the requirements of LDP2 to support new housing and business development in the countryside
- LDP2 provides for limited enabling development within the countryside to support the restoration of historic buildings - no restoration of historic buildings is proposed in this application and the scale of the proposed housing is significant
- The Council's response to LDP2 submissions and comments made by the Scottish Government Reporter both confirmed that there is no justification for development on these sites
- Comments by both the Council and the Scottish Government Reporter on the impact of proposed development on greenfield land, including designed landscapes and listed buildings and their curtilages, would not support this development in this setting
- LDP2 does not identify the site as a strategic node for business and tourism
- Development of this type which is by proportion overly retail driven should not be allowed unless in an area previously identified within the LDP

Need / Demand

- There are currently no building works being undertaken on allocated sites H48, H49 and H50 within the village, so there are still suitable sites available for new housing development

- There is no overriding local or national need for additional housing within the Rural North area of Falkirk
- Unnecessary development detrimental/ with no benefit to the local area
- The village does not need any more housing
- The large number of houses proposed exceeds the LDP2 requirement
- No information has been provided to demonstrate a need for the proposed visitor centre

Age Occupancy Restriction

- Fail to see how the age of people who buy the houses could be controlled/ restricted
- The age occupancy restriction would free up properties for backfill be families moving to the village, resulting in unplanned additional strain on school capacity
- No suitable justification has been provided to restrict the bungalows to age 55 plus
- There is a perceived presumption by the applicant that there is a need for this age group housing
- Suitable supporting evidence to differentiate the need for any specific form of housing more than any other type has not been provided
- Current planning practice promotes all new housing to be designed in a manner which provides flexibility as to not discriminate
- The Council's Local Housing Strategy 2017/22 recognises that there is lower demand for specialist housing accommodation in Larbert, Stenhousemuir and Rural North
- The proposed age occupancy restriction is likely to be an attempt to circumvent the issues surrounding education faced by the village
- Approving a development with an aged based occupancy restriction would be discriminatory under the Equality Act 2010 unless it can be demonstrated that it is a proportionate means of achieving a legitimate aim

Affordable Housing

- Where are the 20 affordable bungalows to go?
- Who would manage these properties?
- Affordable housing for elderly people should be situated nearer to a large town or village centre and to full-time health care facilities
- Single storey housing of the type proposed is not considered to be affordable housing as defined by the Council

Viability / Financial Return

- The development proposal is purely for financial gain
- Is a café and farmer's market a viable business given the low volume of passing traffic?
- The Pineapple currently has low visitation and is not a tourist attraction

- The visitor centre is 2 kilometres from the village and unlikely to be used by villagers due to poor transport links
- The economic benefits are solely for the applicant and investors, not for the village

Heritage

- The Pineapple is one of the most remarkable buildings in Scottish architectural history and a key part of a site included in the Inventory of Gardens and Designed Landscapes in Scotland
- The aspect and view from The Pineapple was designed to be to the south, towards the application site
- One of the most attractive qualities of The Pineapple, apart from it's remarkable architecture, is that is can still be appreciated as part of an estate
- Detrimental impact on the quality of place/ heritage / character / woodland and field setting / ambience of The Pineapple, a grade A listed building
- Detrimental impact on a designed landscape
- Significant impact on the setting of the Lodge, which sits within the curtilage of The Pineapple, and is also listed
- The development would be visible from both The Pineapple and the Lodge
- The scale of the development is not in keeping with the historic landscape
- The application fails to grasp the significance of the land to be used for development, its role within the designed landscape and the impact on its historic buildings
- The development would create a suburban approach to the site in the form of ribbon housing development which would fundamentally alter the quality of place and the visitor experience
- No consultation or agreement with the National Trust of Scotland (NTS) - NTS have objected to the application
- The proposed visitor centre is based on a misunderstanding that increased visitor use would benefit the conservation of The Pineapple
- There is no explanation as to how the visitor centre would benefit The Pineapple in terms of access, visitation, knowledge, support or use
- The Pineapple is not a day visitor attraction open to the public as it is let wholly and exclusively to guests for self-catering holidays booked via the Landmark Trust
- NTS are experts on how to manage the historic buildings in their area and their assessment of how best to present and manage The Pineapple as an asset for the heritage of Scotland's future, including appropriate visitor numbers, must be respected
- The pre-application consultation report states that a number of discussions have taken place with Historic Environment Scotland (HES) regarding their use and participation in the visitor centre and support services - HES are not the owners of the Pineapple and, beyond their role in listing, have no involvement with the property

- The Pineapple and surrounding Dunmore Woods could not withstand a major increase in visitors without substantial damage to wildlife and the path network
- Upkeep of the path network would not be the responsibility of the developer or the visitor centre and would therefore fall to others

Design / Scale / Visual / Landscape / Village Setting

- The number of bungalows now proposed (from 22 to 82) is excessive and not justifiable
- The proposed housing does not respect the local context in terms of scale, proportion, density and type
- The proposed linear development is unsustainable urban sprawl
- The proposed development would completely take away the semi-rural backdrop of the village
- Current outlook of open countryside from existing houses would be lost/ restricted
- The long linear route of the housing would completely change the open vista along the popular walking track and the nature of this walk
- The development would diminish the prevailing open, rural character and have a significant landscape and visual impact
- The site is positioned on the west or outside edge of an escarpment, which forms the only elevated ground in an otherwise flat landscape
- Due to the topography, the site is clearly visible and prominent in short and long range views from the west, north-east and north surroundings, including from the B9124, A9 and A905
- Landscaping would not compensate for the visual impact of this proposal
- The development would further extend the village onto greenfield land, outwith the urban boundary, and effectively extend the village limits beyond the rounding off of the village as set in LDP2
- The development would intrude into the foreground of Letham Village to the south-west, which is a conservation area
- Scottish Planning Policy as set in PAN72 ‘key design principles for development in the countryside’ emphasises the importance of landscape setting and context

Amenity

- Proposed housing cluster 4 would result in overlooking and loss of privacy of adjacent houses (Douglas Avenue)
- Light pollution
- Existing trees between proposed cluster 4 and adjacent houses do not afford full privacy, especially in winter
- New planting would take many years to grow tall enough to protect privacy
- The new housing would result in requests to remove trees that have a tree preservation order

- Risk of accidental damage to existing trees during construction
- Increase in population and traffic would adversely affect quiet enjoyment of garden amenities
- Construction related traffic would result in dust and general mess
- Construction related disturbance
- Light pollution from new street lighting
- Walking to The Pineapple and local area would be ruined by busy roads and more housing
- Amenity of the countryside would be compromised
- Loss of amenity to a popular country walk/ right of way used by villagers

Ecology

- Adverse impact on wildlife in the area
- Loss of wildlife habitat
- There is exceptional wildlife in the area, including pine marten and badger
- The ecological appraisal states that there are no suitable habitats for bats in this area, which is incorrect as there are bats in the area
- There are endangered crested newts in the area
- Further ecological investigation and protection is needed

Agricultural Land

- Loss of fertile arable land/ prime quality agricultural land
- Unwise to convert prime agricultural land to residential when brownfield land is available

Facilities / Infrastructure

- Existing facilities and services in the village such as the health centre and the primary school are already under strain/ at capacity
- Airth Primary School is of limited size and available space, so there are limitations in terms of space for play and available space to expand to increase capacity
- Increased wear on roads
- The village doesn't have the infrastructure in place to support more housing
- Parking is an issue in the village
- Any requirement to protect and/ or deviate existing Scottish Power overhead lines / underground cables in the vicinity of the proposed development would be at the applicant's expense
- The proposed housing would worsen poor water pressure in the village

Traffic / Road Safety / Access

- Increase in traffic / traffic related impacts
- Increased risk of accidents
- Increased risk to pedestrians where existing footway infrastructure is poor
- Existing traffic issues in the village/ on the main road
- The local road network carries a significant volume of traffic
- Additional traffic would increase air pollution
- Major roadworks associated with the visitor centre construction would cause traffic jams
- Impact on access to the cemetery

Public Transport / Active Travel

- The village is poorly served by public transport
- No details of the route of the proposed cycle/ footpath from the village to the visitor centre are provided - there is no obvious free land on which this could be constructed
- The visitor centre would therefore become yet another destination that requires a car to get to
- The right-of-way along the edge of the field and Manse garden should be kept as it is a well-used path that avoids the main road and leads to The Pineapple

Flooding / Drainage/ Ground Stability

- The drainage system already struggles as heavy rainfall has shown over the last year
- Impact on ground drainage as the area is prone to flooding
- Risk of flooding to the land to the south as this land is lower than the field which slopes down
- Potential subsidence being a coal area

Conditions to Attach to any Grant of Planning Permission

- Any grant of planning permission should be subject to guarantees to ensure: there are no extensions built to properties overlooking Douglas Avenue; there is no affordable housing; additional landscaping is provided; there is no removal of the age occupancy restriction; there is no construction traffic for access or parking through Castle View; and the land between the development boundary and adjacent houses is not used

Others

- Airth Mains Farm has been neglected and is not used as a working farm anymore
- Who would manage and run the proposed visitor centre?

- No benefits to the village
- The proposal would set a dangerous precedent
- The level of support for the application does not reflect the local community
- Concern that the comments in support are not from anyone with a connection to the village
- Lack of expertise / diligence with the original application worrying and concern that further amendments would be applied for

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

7a.1 Falkirk Local Development Plan 2 (LDP2) was adopted on 7 August 2020. The proposed development will be assessed against the policies set out below.

7a.2 The application site lies outwith the Airth village limits, within the countryside, as defined in LDP2. The northern portion of the site also lies within a site identified in the 'Inventory of Gardens and Designed Landscapes in Scotland'. A portion of the northern part of the site also lies within a pipeline consultation zone.

7a.3 The spatial strategy as set out in LDP2 sees a continuity with previous plans, with the bulk of new housing being on sites which have previously been allocated. Most communities will have a level of housing growth, while the focus will be on 12 Strategic Growth Areas. At Airth the most significant housing allocation is at Castle View, a large greenfield extension on the escarpment above the village. The current application site partly adjoins this site to the west. Two smaller sites are also allocated for housing, at Airth Castle and The Glebe.

7a.4 Policy PE01 - Placemaking states:-

> *Development proposals should promote the six qualities of successful places as defined in Scottish Planning Policy by addressing the following principles:*

1. *Distinctive*

    - *Existing natural and historic environment features should be identified, conserved, enhanced and integrated sensitively into development. Further guidance is set out in Policies PE05-PE27, and accompanying Supplementary Guidance SG07-SG12;*
    - *The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create a coherent structure of buildings, streets and public spaces that are attractive, distinctive and create a sense of identity within the development. Further guidance is set out in SG02 'Neighbourhood Design';*
    - *Development should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, manages surface water sustainably, and contributes, where appropriate, to the wider green network. Further guidance is set out in SG05 'Green Infrastructure and New Development';*
    - *Developments of a significant scale should contribute to public art either through a contribution to an existing local project, or through provision of public art within the development, guided by a strategy prepared by the developer in consultation with the Council and Falkirk Community Trust. Further guidance is set out within SG13 'Developer Contributions' and the public art procurement guide produced by Falkirk Community Trust.*

2. *Safe and pleasant*

    - *Development should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces and provision of safe access for all. Further guidance is set out in SG02 'Neighbourhood Design';*
    - *Development should not exacerbate existing air quality issues or introduce new sources of pollution which impact on local air quality without appropriate mitigation.*

3. *Easy to move around and beyond*

    - *Development should be designed to encourage the use of active travel and sustainable, integrated transport. Further guidance is set out in Policies IR05-IR07;*
    - *Development should build on the existing network of paths, edges, nodes, districts and landmarks to create places that people can navigate easily around.*

4. *Welcoming*

    - *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality hard or soft landscape treatment. Further guidance is set out in SG02 'Neighbourhood Design'.*

5. *Adaptable*

    - *Development should be designed to consider how people use places differently, for example depending on age or degree of personal mobility;*
    - *Where appropriate, development should provide a mix of building densities, tenures and typologies where a variety of diverse but compatible uses can be integrated.*

6. *Resource efficient*

    - *In support of climate change mitigation, development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through: energy efficient design; choice and sourcing of materials; reduction of waste; recycling of materials and incorporating space to separate materials at source; incorporation of low and zero carbon generating technologies and integration into neighbourhood and district heating networks. Further guidance is set out in Policies IR12-IR14;*
    - *In support of climate change adaptation, infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise;*
    - *Provision should be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.*

7a.5 Policy PE02 - Placemaking Tools states:-

The use of design and placemaking tools will be required to raise the standard of design and embed the six qualities of successful place in new development:

1. *Development frameworks will generally be required for large, multi phased developments, where the co-ordination of a series of sites within a growth area is necessary;*

2. *Masterplans should be prepared for all development sites where a co-ordinated approach to design is necessary. Masterplans should conform to any relevant development framework, or other planning brief, and should be accompanied, where appropriate, by a design statement which demonstrates how the six qualities of successful places and the principles in Policy PE01 have been achieved;*

3. *Where major development is proposed, developers will be expected to engage constructively with local communities and utilise local knowledge and feedback in the design of proposals. The use of the Place Standard and interactive design workshops will be encouraged.*

7a.6 Policy PE06 - Archaeological Sites states:-

1. *Scheduled Monuments and other identified nationally important archaeological resources will be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be permitted unless there are exceptional circumstances;*

2. *All other archaeological resources will be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other economic, social and environmental merits of the development proposals in the determination of planning applications; and*

3. *Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.*

7a.7 Policy PE07 - Listed Buildings states:-

The Council supports the sustainable re-use and management of the historic built environment. Accordingly:

1. *The sensitive restoration and re-use of listed buildings will be supported;*

2. *Proposals to alter or extend a listed building should not adversely affect the character, appearance, or special architectural or historic interest of the building;*

3. *Development proposals within the curtilage or affecting the setting of a listed building should not adversely affect the character, appearance, special architectural or historic interest of the building, or its setting;*

4. *Proposals for the total or substantial demolition of a listed building will only be supported in exceptional circumstances where it is demonstrated beyond reasonable doubt that:*

    - *The existing building is no longer of special interest;*

    - *The existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report;*

    - *The costs of repair and re-use are such that it is not economically viable; or*

    - *The demolition of the building is essential for the delivery of significant economic benefits for the local or wider community.*

5. *Proposals affecting listed buildings or their setting should conform with SG12 'Listed Buildings and Unlisted Properties in Conservation Areas'.*

7a.8 Policy PE08 - Conservation Areas states:-

The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

1. *New development in Conservation Areas should preserve or enhance the character and appearance of the Conservation Area;*

2. *Proposals affecting unlisted buildings in a Conservation Area should respect the character and appearance of the original building;*

3. *Demolition of unlisted buildings within Conservation Areas which make a positive contribution to the special character and appearance of the area will only be supported where:*

    - *The existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report; or*
    - *The costs of repair and re-use are such that it is not economically viable, as shown by the submission and verification of relevant supporting evidence; or*

- *The demolition of the building is essential for the delivery of significant economic benefits for the local or wider community; and*
- *Proposals for redevelopment of the site contribute to the character and appearance of the Conservation Area. Existing buildings shall be retained on site until the redevelopment commences;*

4. *Proposals affecting buildings in Conservation Areas or their setting should conform with SG12 'Listed Buildings and Unlisted Properties in Conservation Areas'.*

7a.9 Policy PE10 - Historic Gardens and Designed Landscapes states:-

1. *There will be a presumption against development which would adversely affect the character, condition, integrity or setting of sites identified in the 'Inventory of Gardens and Designed Landscapes in Scotland', as identified on the Proposals Map;*

2. *The value of other historic gardens and designed landscapes not listed in the Inventory will be given due weight in the planning process, having regard to their historical significance, integrity and condition, and relationship to other associated historic buildings or structures. Non-inventory sites will be identified within Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations';*

3. *Where development is within or adjacent to any historic garden or designed landscape, developers will be required to provide an assessment of the effects of their proposals on the character and setting of these sites and demonstrate how they will be protected and managed in conjunction with the development; and*

4. *The Council will seek to encourage sensitive restoration and management of historic gardens and designed landscapes.*

7a.10 Policy PE13 - Green and Blue Network states:-

1. *The Council will support the delivery of the Central Scotland Green Network in the Falkirk area, and Falkirk Greenspace: A Strategy for Our Green Network, through the development and enhancement of a multi-functional network of green and blue components and corridors as set out in the Spatial Strategy;*

2. *Within the green and blue network the key priorities of biodiversity, outdoor access, landscape character enhancement, climate change, placemaking and serving disadvantaged communities will be promoted, with particular reference to the opportunities detailed in the Proposals and Opportunities Schedule; and*

3. *New development should contribute to the green and blue network, where appropriate, through the integration of green infrastructure into masterplans or through enabling opportunities for green and blue network improvement on adjacent land, in accordance with SG05 'Green Infrastructure and New Development'.*

4. *The seven community growing sites identified at Appendix 1 (Proposal GN24) shall be safeguarded from development unless proposals can demonstrate, on a case-by-case basis, that there is no longer a proven demand for allotment space.*

7a.11 Policy PE14 - Countryside:-

1. *The Urban and Village Limits defined on the Proposals Map represent the limit to the expansion of settlements. Land outwith these boundaries is designated as countryside. Development in the countryside will be assessed in terms of the relevant countryside policies for specific uses (HC05 and JE05);*

2. *Development proposals in the countryside for uses not covered by policies for specific uses will only be permitted where:*

    - *It can be demonstrated that they require a countryside location;*

    - *They constitute infill development; or*

    - *They utilise appropriate existing buildings.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 Development in the Countryside;

3. *Development proposals in the countryside should additionally demonstrate that their scale, siting and design is such that there will be no significant adverse impact on the rural environment, having regard to other policies on the natural and historic environment, and design guidance in Supplementary Guidance SG01 'Development in the Countryside'.*

7a.12 Policy PE17 - Open Space and New Development states:-

New development should contribute positively to the provision of open space in the area and support the objectives of the Open Space Strategy. Accordingly:

1. *Where appropriate, proposals for new development should include public open space to create a sense of place, integrate the site with the wider green network, promote physical activity, sport and active travel, enhance biodiversity, and manage water within the site; and*

2. *Where the quantity, quality or accessibility of recreational and sport open space and play facilities in the locality is insufficient to meet the recreational needs of proposed new residential development, as informed by the standards in the Open Space Strategy, the proposal should address the identified deficiencies through either the provision of new on-site recreational and sport open space, or contributions to the improvement of off-site open space.*

The detailed planning and design of new open space within new developments, including the methodology for determining and addressing recreational open space deficiencies, should accord with SG05 'Green Infrastructure and New Development'.

7a.13 Policy PE18 - Landscape states:-

1. *The Council will seek to protect and enhance landscape character and enhance landscape quality throughout the Council area in accordance with Supplementary Guidance SG09 'Landscape Character Assessment and Landscape Designations';*

2. *Development within Local Landscape Areas should be designed to minimise any adverse effects on the landscape character and scenic interest for which the area is designated ; and*

3. *Development proposals which are likely to have significant landscape and visual effects must be accompanied by a landscape and visual assessment demonstrating that, with appropriate mitigation, a satisfactory landscape fit will be achieved.*

7a.14 Policy PE19 - Biodiversity and Geodiversity states:-

The Council will protect and enhance habitats and species of importance, and will promote biodiversity and geodiversity through the planning process. Accordingly:

1. *Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Qualifying interests of a Natura 2000 site may not be confined to the boundary of a designated site. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions, there are imperative reasons of overriding public interest, including of a social or economic nature and compensatory measures are provided to ensure that the overall coherence of the Natura network is protected. Where the site has been designated for a European priority habitat or species, consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or for other reasons subject to the opinion of the European Commission (via Scottish Ministers);*

2. *Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any significant adverse effects are clearly outweighed by social, environmental or economic benefits of national importance;*

3. *Development likely to have an adverse effect on European protected species; a species listed in Schedules 5, 5A, and 8 of the Wildlife and Countryside Act 1981 (as amended); or badgers as per section 10 of the Protection of Badgers Act 1992, will only be permitted where the applicant can demonstrate that a species licence is likely to be granted;*

4. *Development affecting Local Nature Reserves, Wildlife Sites, Sites of Importance for Nature Conservation and Geodiversity Sites (as identified on the Proposals Map and in Supplementary Guidance SG08 'Local Nature Conservation and Geodiversity Sites'), and national and local priority habitats and species (as identified in the Falkirk Local Biodiversity Action Plan) will not be permitted unless it can be demonstrated that the overall integrity of the site, local habitat or local species population will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance;*

5. *Where development is to be approved which could adversely affect any site, habitat or species of significant local nature conservation value, the Council will require appropriate mitigating measures to conserve and secure future management of the relevant natural heritage interest. Where habitat loss or fragmentation is unavoidable, the creation of replacement habitat to compensate for any negative impacts will be required, along with provision for its future management. Where adverse impacts on locally important species are unavoidable, measures to protect and enhance the wider local population of that species will be required; and*

6. *All development proposals should conform to Supplementary Guidance SG07 'Biodiversity and Development'.*

7a.15 Policy PE20 - Trees, Woodland and Hedgerows states:-

1. *There will be a presumption against the removal of safe and healthy trees, non-commercial woodlands or hedgerows, where such removal would be detrimental to landscape, local amenity, nature conservation, recreation or historic environment interests, or erosion and natural flood management. Criteria in the Scottish Government's policy on Control of Woodland Removal will be used to determine the acceptability of woodland removal;*

2. *Ancient, long-established and semi-natural woodland, including sites identified in the Scottish Ancient Woodland Inventory, will be protected as a resource of irreplaceable value;*

3. *In areas covered by a Tree Preservation Order (TPO) or Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, health or stability of trees, or their landscape, biodiversity or historic value. Where appropriate, other endangered trees or woodlands which have amenity, cultural or historic importance will be protected through the designation of further TPOs;*

4. *Development which is likely to affect trees should comply with Supplementary Guidance SG06 'Trees and Development'. A Tree Survey and Tree Constraints Plan will be required to inform the design, together with a Tree Protection Plan. Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting on site comprising similar species and numbers to the trees and hedgerows removed;*

5. *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a tree group or woodland area is integral to a development proposal, developers will be required to prepare and implement an appropriate Management Plan;*

6. *The provision of new trees and woodland in association with new development will be encouraged in accordance with Supplementary Guidance SG05 'Green Infrastructure and New Development'; and*

7. *There will be a preference for the use of locally native species in new and replacement planting schemes, or other species where these are integral to an historic landscape.*

7a.16 Policy PE24 - Flood Management states:-

1. *The Council will support the delivery of the objectives and actions set out in the Local Flood Risk Management Strategies and Local Flood Risk Management Plans covering the area. There will be a presumption against development which would prejudice the implementation of the relevant actions.*

2. *Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy, with development being avoided in locations at medium to high flood risk, unless it accords with the criteria set out in the Framework. There will be a presumption against new development which would:*

    - *Be likely to be at risk of flooding;*

    - *Increase the level of risk of flooding for existing development;*

    - *Result in a use more vulnerable to flooding or with a larger footprint than any previous development on site; or*

    - *Lead to an increase in the probability of flooding elsewhere.*

3. *Development proposals on land identified as being at medium to high risk from any source of flooding, and low to medium risk areas as identified by the Flood Risk Framework, or where other available information suggests there may be a risk, including proposals to restore the natural course of watercourses, will be required to provide a flood risk assessment in accordance with SEPA's Technical Flood Risk Guidance for Stakeholders that demonstrates that:*

    - *Any flood risks can be adequately managed both within and outwith the site;*

- *An adequate allowance for climate change and freeboard has been built into the flood risk assessment;*

- *Access and egress can be provided to the site which is free of flood risk; and*

- *Water resistant materials and forms of construction will be utilised where appropriate (including any development permitted in medium to high risk areas (that accords with the exceptions in the Food Risk Framework) or is located in adjacent low to medium risk areas).*

4. *Development proposals on previously developed land which is at risk of flooding will be limited to uses which are of equal or less vulnerability as defined by SEPA's Land Use Vulnerability Guidance.*

5. *Where suitably robust evidence suggests that land contributes or has the potential to contribute towards sustainable flood management measures development will only be permitted where the land's sustainable flood management function can be safeguarded.*

7a.17 Policy PE27 - Vacant, Derelict and Contaminated Land states:-

Proposals that reduce the incidence of vacant, derelict, unstable and contaminated land will be supported, subject to compliance with other LDP policies, particularly those related to development in the countryside. Where proposals involve the development of unstable or contaminated land, they will only be permitted where appropriate remediation or mitigation measures have been undertaken, and proposals are consistent with the requirements of PAN 33.

7a.18 Policy HC01 - Housing Land states:-

1. *The housing supply target is 6,894 homes for the period 2017–2030. To meet this target, the Council will support residential development as indicated generally in the Spatial Strategy and as detailed in the Proposals and Opportunities Schedule and Settlement Statements, and on suitable windfall sites which satisfy Policy HC02.*

2. *The Council will maintain at least 5 years' supply of effective housing land to ensure that the Housing Supply Target is met in full over the development plan period. The Housing Land Audit is the primary source of evidence for monitoring the availability of effective housing land. If, during the period of the plan, a shortfall in the 5 year supply of effective land emerges, additional sites for housing will be supported where the proposal would constitute sustainable development, having regard to the relevant criteria in Scottish Planning Policy and other LDP policies. In such circumstances, the scale of the proposed development relative to the scale of the shortfall will be a material consideration. The Council may also impose specific time limits on any planning permissions granted, to ensure that housing is delivered to a timescale that will address the identified shortfall.*

7a.19 Policy HC03 - Affordable Housing states:-

Housing developments of 20 units and over will provide affordable housing as set out below. The approach to provision should comply with Supplementary Guidance SG06 'Affordable Housing'.

Settlement Areas of Larbert/Stenhousemuir; Rural North; Braes; and Rural South - affordable housing on site - 25%

Settlement Areas of Bo'ness; Bonnybridge and Banknock; Denny; Falkirk; and Grangemouth - 15%

7a.20 Policy HC04 - Housing Density and Site Capacity states:-

1. *The density and overall capacity of housing sites should be determined by a site planning process, based on the placemaking principles set out in Policy PE01, and in particular prior consideration of:*
   - *The context of the site and the character of the surrounding area;*
   - *Existing natural and built features which require to be retained within an appropriate setting;*
   - *Open space, flooding and surface water management, and other green infrastructure requirements;*
   - *Landscape impacts and associated mitigation requirements;*
   - *Other site constraints; and*
   - *Residential amenity, with particular regard to privacy, daylighting and suitable provision of private garden ground.*

2. *Where housing capacity figures set out in the Proposals and Opportunities Schedule have yet to be informed by an approved detailed masterplan, they will be regarded as indicative, pending the preparation of such a masterplan. However, where a proposed site capacity exceeds that set out in the Schedule, this will need to be fully justified through a design statement, which addresses Policy PE01 and the factors listed in sub section (1) above.*

7a.21 Policy HC05 - Housing in the Countryside states:-

Proposals for housing development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. *Housing required for the pursuance of agriculture, horticulture, or forestry, or the management of a business for which a countryside location is essential;*

2. *Restoration or replacement of houses which are still substantially intact, provided that the restored/ replacement house is of a suitable size and design;*

3. *Conversion or restoration of non-domestic farm buildings to residential use, including the sensitive redevelopment of redundant farm steadings;*

4. *Appropriate infill development;*

5. *Limited enabling development to secure the restoration of historic buildings or structures; or*

6. *Small, privately owned gypsy traveller sites which comply with Policy HC09.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'.

7a.22 Policy JE01 - Business and Tourism states:-

1. *The Council will promote the following Strategic Business Locations as outlined in the Spatial Strategy:*

    - *Falkirk Investment Zone*
    - *Grangemouth Investment Zone*
    - *Larbert Gateway*
    - *Eastern Gateway*

Strategic sites which form part of the Strategic Business Locations, and other local business sites within communities, (as identified in the Proposals and Opportunities Schedule) will be safeguarded for the uses specified.

2. *The Council will support tourism development which supports the tourism networks, themes and nodes identified in the Spatial Strategy, is of a quality which enhances the image and tourism infrastructure of the area, and complies with other LDP policies.*

7a.23 Policy JE05 - Business Development in the Countryside states:-

Proposals for business development in the countryside of a scale, layout and design suitable for its intended location will be supported in the following circumstances:

1. *Areas specifically identified for business development on the Proposals Map;*

2. *Proposals involving the re-use of industrial, commercial or institutional land or premises, or the conversion of farm buildings for business use;*

3. *Limited extensions to existing established business in the countryside; or*

4. *Business development where a need for a countryside location is demonstrated or the development constitutes an appropriate form of farm diversification.*

Detailed guidance on the application of these criteria will be contained in Supplementary Guidance SG01 'Development in the Countryside'.

7a.24 Policy JE06 - Major Hazards states:-

1. *Proposals within Major Hazard and Pipeline Consultation Zones and not themselves major hazard developments will be assessed against the following factors:*

    - *Any increase in the number of people exposed to risk in the area;*
    - *The existing permitted use of the site or buildings;*
    - *The extent to which the proposal may achieve regeneration benefits, which cannot be secured by any other means; and*
    - *The potential impact on chemical and petro-chemical sites and pipelines.*

2. *Applications for hazardous substance consent (HSC) that would extend major hazard consultation distances within the urban area will be assessed against their impact on allocated development plan sites and any increase in the number of people exposed to risk in the area while taking into account the need to safeguard nationally important clusters of industry handling hazardous substances.*

3. *Applications for HSC should demonstrate that off-site impacts have been minimised as far as possible through the optimum location and method of storage and by ensuring that the quantity/type of materials applied for is specifically related to operational needs.*

4. *The revocation of HSC consents will be pursued where the use on the site has ceased. Redevelopment of existing major hazard sites for other non-hazardous uses should also include a review of the HSC's associated with the site.*

5. *The preferred location for new pipelines will be in existing Pipeline Consultation Zones.*

7a.25 Policy JE10 - Food and Drink states:-

1. *Proposals for Class 3 uses, hot food takeaways and public houses will be encouraged to locate within town, local and commercial centres, in association with other neighbourhood shops or services, or at tourism nodes.*

2. *Proposals must demonstrate that there will be no adverse impact on the amenity of adjacent residential properties, or the surrounding area generally, by virtue of noise or odours, and that parking and access requirement are satisfied.*

3. *Temporary consent for mobile snack bar vans may be granted where a specific need is demonstrated, and there is no adverse impact on local amenity or the visual quality of the locality.*

7a.26 Policy IR02 - Developer Contributions states:-

Developers will be required to contribute to the provision, upgrading and, where appropriate, the maintenance of infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The types of infrastructure where contributions may be required are set out in Table 4.1. The nature, scale and phasing of developer contributions will be determined by:

1. *Guidance and contribution rates set out in SG13 'Developer Contributions';*

2. *Site specific requirements set out in the LDP or relevant development brief; and*

3. *The principles contained in Circular 3/2012 'Planning Obligations and Good Neighbour Agreements'.*

In assessing applications where developer contributions are required, the economic viability of proposals will be taken into account as a material consideration where supported by a Development Viability Statement. Developer contributions for education and open space will be waived for flatted residential development, or conversions of buildings for residential use, of up to 50 units within town centre boundaries.

7a.27 Policy IR03 - Education and New Housing Development states:-

Where there will be insufficient capacity within catchment schools to accommodate children from proposed new housing development, or where Council nursery provision will be adversely affected, developer contributions will be sought in line with Policy IR02 to mitigate these impacts. In the rare circumstances where such mitigation cannot be achieved in a manner which is consistent with the Council's education policies, the proposed development will not be supported.

7a.28 Policy IR04 - Community Facilities states:-

1. *Proposals involving the loss of existing community facilities will only be supported where it can be demonstrated that:*

    - *There is no longer a need for the facility;*

    - *The facility is no longer financially viable; or*

    - *The services offered by the facility will be delivered satisfactorily in alternative ways.*

2. *Proposals for new community facilities will be supported where:*

    - *In the case of proposals generating significant footfall, the sequential town centre first approach is met;*

    - *In other cases, there is good access by public transport, walking and cycling;*

    - *The proposal is compatible with the surrounding area in terms of scale, character and design; and*

    - *The proposal complies with other LDP policies.*

3. *Proposals for major new public buildings, major community facilities or major commercial developments which are publically accessible, should incorporate a Changing Places toilet.*

7a.29 Policy IR05 - Travel Hierarchy and Transport Assessment states:-

1. *Development proposals should support a hierarchy of travel which maximises the extent to which its travel demands are met first through walking, then cycling, then public transport and finally through use of private cars.*

2. *Transport assessments will be required for development proposals where the impact of the development on the transport network is likely to result in an increase in the number of trips, such that there will be significant impact on the operation of the transport network, requiring mitigation. Assessments will focus on the hierarchy of travel and should include, where appropriate:*

    - *Travel plans;*

    - *Safety audits of proposed mitigation measures; and*

    - *Air quality impact assessments.*

3. *The Council will only support development proposals where the transport assessment and travel plan have been appropriately scoped, the network impacts properly defined, and suitable mitigation measures identified.*

7a.30 Policy IR06 - Active Travel states:-

1. *The Council will safeguard, improve and extend the network of active travel routes, with particular emphasis on the core path network. Development proposals should contribute to active travel infrastructure, either through direct provision or developer contributions, and should address the following requirements, as appropriate:*

    - *Support objectives set out in Travel Plans;*

    - *Support the Falkirk Greenspace Strategy by improving the extent and connectivity of routes within the green network;*

    - *Safeguard and improve existing active travel routes affected by the development, including the provision of temporary alternative routes where routes are disrupted by construction;*

- *Provide linkages to the existing active travel network in the vicinity of the site and to schools, community facilities, local amenities and public transport; and*

- *Provide appropriate additional infrastructure such as cycle parking, seating and signage.*

2. *The design of routes, including line, construction, surfacing, and, where appropriate, lighting should be specified within proposals and should:*

   - *Be appropriate to the location and intended use of the routes;*
   - *Facilitate, where appropriate, access to a wide range of users including pedestrians, cyclists and the mobility impaired;*

   - *Promote ease of maintenance; and*

   - *Meet relevant standards where routes are to be adopted by the Council.*

7a.31 Policy IR07 - Bus Travel states:-

Development should benefit from good access to bus services, taking account of the 400 metre maximum walking distance required by Scottish Planning Policy. Measures to secure this should be assessed and agreed through Travel Plans and may include:

1. *Links to existing bus stops, or the provision of new bus stops*

2. *In the case of larger developments, inclusion of routes suitable for provision of bus services through the development; and*

3. *Provision of financial contributions to support the delivery of bus services serving the development.*

7a.32 Policy IR09 - Parking states:-

1. *The parking standards in the National Roads Development Guide will be applied to new development, subject to the local variations approved by the Council.*

2. *Parking in town and local centres will be managed to support the role of the centres whilst promoting sustainable travel. Proposed changes to parking provision in centres will be assessed against the effect on their vitality and viability.*

3. *New car parking provided as part of significant new commercial or community uses should incorporate electric vehicle charging points.*

7a.33 Policy IR10 - Drainage Infrastructure states:-

1. *Necessary sewerage infrastructure associated with new development should either be adopted by Scottish Water or have alternative maintenance arrangements which are acceptable to SEPA. Connection to the public sewer is the most sustainable option and will ensure that any pollution risk to the environment is minimised.*

2. *Surface water management for new development should comply with current best practice on Sustainable Urban Drainage Systems (SUDS), where appropriate forming an integral part of the development's landscape structure as set out within Supplementary Guidance SG05 'Green Infrastructure and New Development'. SUDS will be required to meet the specifications as detailed in the most recent version of Sewers for Scotland should the developer wish the surface water system to vest in Scottish Water.*

3. *For developments that involve a change of use and/or redevelopment, wherever possible, opportunities should be taken to retrofit SUDS.*

4. *A drainage strategy, as set out in PAN61, should be submitted with planning applications and must include flood attenuation measures, details for the long term maintenance of any necessary features and a risk assessment. The strategy should follow the latest version of the SUDS Manual.*

7a.34 Policy IR13 - Low and Zero Carbon Development states:-

1. *All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 12% of the overall reduction in CO2 emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance is contained in Supplementary Guidance SG14 Renewable and Low Carbon Energy. Exclusions from the requirements of this policy are:*

    - *Proposals for change of use or conversion of buildings;*

    - *Alterations and extensions to buildings;*

- *Stand-alone buildings that are ancillary and have an area less than 50 square metres;*

- *Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*

- *Temporary buildings with consent for 2 years or less; and*

- *Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.*

2. *The design and layout of development should, as far as possible, seek to minimise energy requirements through the other sustainability aspects of the current Sections 6 and 7 of the current Building Standards Technical Handbook.*

7a.35 Policy IR14 - Heat Networks states:-

1. *Decentralised energy generation with heat recovery, and district heating systems, will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the viability for such schemes. Scotland's Heat Map and applicable local Council strategies should inform this assessment.*

2. *Where the provision of a local energy centre or district heating system is not feasible, developers should futureproof their sites where possible for connection to future heat networks. The installation of pipework to the curtilage of development and safeguarding of piperuns within developments to allow future connection will be required unless the submitted Energy Statement, informed by Scotland's Heat Map and local Council strategies, demonstrates that there are financial or technical barriers to installation. SG14 'Renewable and Low-Carbon Energy', sets out guidance on heat networks and the matters Energy Statements are expected to address.*

7a.36 Policy IR18 - Waste Management in New Development states:-

All development should minimise waste during construction and operation, particularly through site waste management. The layout and design of development should provide for the collection and storage of waste and recyclable materials, including composting facilities and the vehicular collection of waste.

7b Material Considerations

7b.1 The material planning considerations to be assessed in determining this planning application are Scottish Planning Policy, Falkirk Council Supplementary Guidance, the consultation responses, the public representations, and the planning history for the site.

Scottish Planning Policy

7b.2 Scottish Planning Policy (SPP) 2014 sets out national planning policies for the development and use of land. SPP recognises that the planning system has a vital
role to play in delivering high quality places for Scotland and contributing towards sustainable economic growth. It contains the following two principal policies:-

- There is a presumption in favour of development that contributes to sustainable development
- Planning should take every opportunity to create high quality places by taking a design-led approach

7b.3 SPP advises that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost. This means that policies and decisions should be guided by the following principles:-

- Giving due weight to net economic benefit
- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies
- Supporting good design and the six qualities of successful places
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities
- Supporting delivery of accessible housing, business, retailing and leisure development
- Supporting delivery of infrastructure, for example transport, education, energy, digital and water
- Supporting climate change mitigation and adaptation including taking account of flood risk
- Improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation
- Having regard to the principles for sustainable land use set out in the Land Use Strategy
- Protecting, enhancing and promoting access to cultural heritage, including the historic environment
- Reducing waste, facilitating its management and promoting resource recovery

- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality

7b.4 SPP advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of the plan is maintained, and SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.

7b.5 Where relevant policies in a development plan are not up-to-date or the plan does not contain policies relevant to the proposal, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision Making should also take into account any adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the wider policies of the SPP. Where a shortfall in the 5 year effective housing land supply emerges, development plan policies for the supply of housing will not be considered up-to-date.

7b.6 The Falkirk Council 2020/21 Housing Land Audit (HLA) indicates that that Council has a 4.5 year effective housing land supply. This amounts to a shortfall in the 5 year effective supply of 310 units. The HLA uses the Council's housing land requirement to calculate the effective housing land supply. The presumption under SPP in favour of development that contributes to sustainable development will therefore be a significant material consideration in determining this application.

7b.7 SPP also advises that the planning system should:-

- Promote business and industrial development that increases economic activity while safeguarding and enhancing the natural and built environment as national assets
- Allocate sites that meet the diverse needs of the different sectors and sizes of business which are important to the plan area in a way which is flexible enough to accommodate changing circumstances and allow the realisation of new opportunities
- Give due weight to net economic benefit of proposed development.

7b.8 SPP also advises that the planning system should:-

- Facilitate new housing development by identifying a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times

- Enable provision of a range of attractive, well designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places
- Have a sharp focus on the delivery of allocated sites embedded in action programmes, informed by strong engagement with stake-holders

Falkirk Council Supplementary Guidance

7b.9 The following adopted Falkirk Council Supplementary Guidance (SG) is relevant to the application:-

- SG01 Development in the Countryside
- SG02 Neighbourhood Design
- SG05 Green Infrastructure and New Development
- SG06 Affordable Housing
- SG07 Biodiversity and Development
- SG09 Landscape Character Assessment and Landscape Designations
- SG10 Trees and Development
- SG12 Listed Buildings and Unlisted Properties in Conservation Areas
- SG13 Developer Contributions

7b.10 SG15 'Low and Zero Carbon Development', adopted under LDP1, is also relevant to the application. It's replacement - SG14 'Renewable and Low Carbon Energy' - is currently in draft and consultation has recently taken place.

Consultation Responses

7b.11 The consultation responses are summarised in section 4 of the report. These responses are material to determination of the application and will be considered in the planning assessment.

Representations Received

7b.12 The representations are summarised in sections 5 and 6 of the report. They consist of a total number of 153 representations, made up of 81 representations in support, 67 objections and 5 neutral representations. In addition, a neutral representation has been received from the Airth Parish Community Council. The representations are also material to determination of the application and will be considered in the planning assessment.

Planning History

7b.13 The relevant planning history for the site is set out in section 3 of the report. As detailed, planning application P/19/0578/PPP for a visitor centre and 'enabling development' consisting of 22 units was approved as a minded to grant decision by the Council's Planning Committee on 17 June 2020 and was subsequently withdrawn due to viability issues. This history is also material to determination of the application and will be considered in the planning assessment.

8. HUMAN RIGHTS AND EQUALITY ASSESSMENT

8.1 The Human Rights Act 1998 and the Equality Act 2010 (the 2010 Act) are required to be considered in determining the application.

8.2 Section 29 of the 2010 Act provides that "A person must not, in the exercise of a public function that is not the provision of a service to the public or a section of the public, do anything that constitutes discrimination, harassment or victimisation." When determining planning applications, the Council is carrying out a public function that is not the provision of a service. It is acting in a quasi- judicial capacity. Accordingly, the Council must not do anything which constitutes discrimination in determining the Planning Application.

8.3 Age is a protected characteristic under the 2010 Act. As detailed in this report, the applicant is proposing is restrict the age of ownership or occupancy of the 82 bungalows to over 55 year olds.

8.4 Under section 13 of the 2010 Act, direct discrimination occurs where, because of a protected characteristic, a person (A) treats another less favourably than A would treat others. In terms of the applicant's proposal, someone aged 55 or under would not be able to purchase or own any of the properties.

8.5 Section 13(2) of the 2010 Act provides that that, if the protected characteristic is age, 'A' does not discriminate against 'B' if 'A' can show 'A's treatment of 'B' to be a proportionate means of achieving a legitimate aim. Therefore, inclusion of the proposed age restriction condition would not be discriminatory if the Council can show that imposing the condition is a proportionate means of achieving a legitimate aim.

8.6 The considerations in this case in terms of the 2010 Act and proportionate means and legitimate aim will be assessed in the subsequent report prepared for the Planning Committee.

8.7 The Council will also have to comply with the Public Sector Equality Duty, as set out in section 149 of the 2010 Act.

9. SUMMARY

9.1 This report provides factual and background information in relation to the proposed development and no assessment is included or implied in the report. A full assessment of the planning issues raised will be presented to a subsequent meeting of the Planning Committee, following consideration of the matters discussed at this Hearing.

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pp Director of Place Services

Date: 12 January 2022

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Development Plan 2, August 2020.
2. SG01 ‘Development in the Countryside’.
3. SG02 ‘Neighbourhood Design’.
4. SG05 ‘Green Infrastructure and New Development’.
5. SG06 ’Affordable Housing’.
6. SG07 ‘Biodiversity and Development’.
7. SG09 ‘Landscape Character Assessment and Landscape Designations’.
8. SG10 ‘Trees and Development’.
9. SG12 ‘Listed Buildings and Unlisted Properties in Conservation Areas’.
10. SG13 ‘Developer Contributions’.
11. SG14 ‘Renewable and Low Carbon Energy’ (Draft).
12. SG15 ‘Low and Zero Carbon Development’, Adopted under LDP1.
13. Scottish Planning Policy 2014.
15. Falkirk Council Housing Land Audit, 2021/22.
16. Equality Act 2010.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian, Senior Planning Officer.

LIST OF REPRESENTATIONS

Representation received from Airth Parish Community Council, FAO Jon Anslow, Convenor,
2 Kersie Terrace, South Alloa, Stirling, FK7 7NJ, on 28 May 2021
Intimation of Support received from Ms Dianne Allan, 28 Huntburn Avenue, Linlithgow, West Lothian, EH49 7LE on 7 April 2021
Intimation of Support received from Miss G Anderson, 25 Muirhead Avenue, New Carron, FK2 7SQ, on 1 May 2021
Intimation of Support received from Mr Ed Andrews, 117 Nelson Terrace, Keith, Banffshire, AB55 5FD on 8 March 2021
Objection received from Mrs Kirsty Auld, 8 Castle View, Airth, FK2 8GE, on 1 June 2021
Objection received from Mr Andy Auld, 8 Castle View, Airth, FK2 8GE, on 1 June 2021
Intimation of Support received from Mrs Gemma Baillie, 36 Eeagle Avenue, Auchterader,
PH3 1GD on 22 March 2021
Objection received from Mrs Mairian Beattie, Garden Cottage, Dunmore Park, Airth, Falkirk, FK2 8LU on 30 March 2021
Objection received from Mrs Heather Bell, 37 Elphinstone Crescent, Airth, Falkirk, FK2 8JX, on 20 March 2021
Objection received from Mr John Bell, 64 Elphinstone Crescent, Airth, Falkirk, FK2 8JX, on
6 April 2021
Objection received from Mr Alistair Berrill, 19 Benview, Bannockburn, Stirling, FK7 0HY on
30 March 2021
Intimation of Support received from Mr Graeme Beveridge, 11 Galan, Alloa, FK101RJ on
21 March 2021
Intimation of Support received from Mrs Nicola Beveridge, 11 Galan, Alloa, FK10 1RJ on
22 March 2021
Objection received from Ms Hazel Borthwick, Dunmore Villa, Dunmore, FK2 8LY on 30 March 2021
Intimation of Support received from Mr Scott Brown, 1A Old Mailings, Banton, Kilsyth,
G65 0QU on 20 March 2021
Intimation of Support received from Mr Eddie Bryce, 37 Butlers Place, Livingston, EH54 6TD on 30 March 2021
Intimation of Support received from Mr Kris Brzezina, Sclandersburn Road, Denny, FK6 5LP on 23 March 2021
Objection received from Mr Graham Burden, 43 Elphinstone Crescent , Airth, Falkirk, Stirlingshire, FK2 8JX on 18 March 2021
Objection received from Mr Graham Burden, 43 Elphinstone Crescent Airth, Falkirk, FK2 8JX on 6 April 2021
Intimation of Support received from Mr Lee Burden, 98 Muirhead Road, Larbert, Falkirk, FK5 4JB on 8 March 2021

Objection received from Mr Colin Campbell, 15 Chestnut Grove, Stenhousemuir, Larbert,
FK5 4DU on 4 April 2021
Intimation of Support received from Mr Grant Clark, 13 Springfield Court, Linlithgow, EH49 7TH on 21 March 2021
Intimation of Support received from Mr David Cochrane, 17 Forbes Place, Laurieston, Falkirk, FK2 9AY, on 29 March 2021
Intimation of Support received from Mr Allan Conry, 4 Castle Avenue, Airth, FK2 8GA on
10 March 2021
Intimation of Support received from Mrs Kim Constable, Ladysland, Mosscastle Road, Slamannan, FK1 3EK on 10 April 2021
Intimation of Support received from Mr James Constable, Ladysland, Mosscastle Road, Slamannan, FK1 3EL on 10 April 2021
Intimation of Support received from Mr R Crow, 4/3, 1310 Gallowgate, Glasgow, G31 4DR on 6 April 2021
Intimation of Support received from Mr Andrew Cruse, Coolaulin House, Sauchenford, Stirling, FK7 8AR on 7 April 2021
Intimation of Support received from Mr Matthew Cummings, 48, The Ness, Dollar, FK14 7EB on 25 March 2021
Intimation of Support received from Ms Nicola Darby, 6 Millbank Road, Kinbuck, Dunblane, FK15 0NJ on 7 April 2021
Objection received from Diana Davidson, 22 Douglas Avenue, Airth, Falkirk, FK2 8GF on 7 April 2021
Intimation of Support received from Mr Tom Davidson, Ashton Victoria Place, Brightons, Falkirk, FK2 0TZ on 10 March 2021
Objection received from Mr Martin Davidson, 22 Douglas Avenue, Airth, Falkirk, FK2 8GF on 6 April 2021
Intimation of Support received from Miss Jill Davidson, 19 South Green Drive, Airth, Falkirk, FK2 8JP on 8 April 2021
Intimation of Support received from Mr Scott Davis, 55 Tern Crescent, Alloa, FK10 1SG on 7 April 2021
Intimation of Support received from Mrs Julia Davis, 55 Tern Crescent, Alloa, FK10 1SG on 7 April 2021
Objection received from Miss Evelyn Drummond, 43 Elphinstone Crescent, Airth, Falkirk, FK2 8JX, on 6 April 2021
Intimation of Support received from Mrs Annette Duff, 47 Castle Avenue, Airth, Falkirk, FK2 8GA on 3 August 2021
Objection received from Mr Archie Easton, 7 High St, Airth, Falkirk, FK2 8JL on 6 April 2021
Intimation of Support received from Mr Eric Evans, 1 Middleton Park, Keltybridge, KY4 0GZ on 22 March 2021
Intimation of Support received from Mrs Jane Evans, 1 Middleton Park, Kelty, KY4 0GZ on 22 March 2021
Objection received from Dr Guillaume Evrard, 21 Watson Crescent, PF3, Edinburgh, EH11 1EZ, on 4 July 2021
Objection received from Mr Euan Fairweather, 10 Douglas Avenue, Airth, Falkirk, FK2 8GF on 30 March 2021

Intimation of Support received from Mrs Jane Findlay, 4 Bridgeway Court, Kirkintilloch, G66 3HN on 22 March 2021
Objection received from Ms Mhari Findlay, 13 Southgreen Drive, Airth, Falkirk, FK2 8JP on 10 April 2021
Intimation of Support received from Mr Steven Fraser, 14 Hazel Road, Grangemouth, Falkirk, FK3 8PL on 8 March 2021
Objection received from Miss Kelly Gardiner, The Bungalow, Dunmore Estate, Dunmore, FK2 8LP on 28 March 2021
Objection received from Mrs Sonya Glenister, Netherby, The Wilderness, Airth, FK2 8LN on 8 April 2021
Objection received from Mr Christopher Glennon, 30 Castle View, Airth, Falkirk, Fk2 8GE on 8 June 2021
Intimation of Support received from Mr Steven Govan, 4 Kirkway, Falkirk, FK2 8LEE on 6 April 2021
Intimation of Support received from Mr David Gow, 10A Gailes Road, Cumbernauld, G68 0JJ on 24 March 2021
Intimation of Support received from Miss Lauren Grant, 16 McAllister Court, Bannockburn, Stirling, FK7 8PT on 22 March 2021
Intimation of Support received from Mr James Grant, 61 Woolcarders Court, Stirling, FK7 9RA on 5 April 2021
Objection received from Nigel Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 9 April 2021
Intimation of Support received from Miss Bethany Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 19 March 2021
Objection received from Mr Nigel Gray, 3 Bruce Gate, Airth, Falkirk, FK2 8GN on 6 April 2021
Intimation of Support received from Mrs Joan Greenshields, 74 Kennedy Way, Airth, FK2 8GG on 26 March 2021
Objection received from Ms Catriona Hamilton, 101 St Brides Way, Bothwell, Glasgow, G71 8QG on 30 March 2021
Intimation of Support received from Mr Kevin Hanson, 67 Blackstoun Oval, Paisley, PA3 1LR on 16 March 2021
Intimation of Support received from Miss Klarna Harley, 10 Ashley Street, Bonnybridge, Falkirk, FK4 1NL on 6 April 2021
Intimation of Support received from Mr Iain Heddle, 6 Sir James Black Gate, Lochgelly, KY5 9PU on 24 March 2021
Objection received from Mr Graham Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 4 April 2021
Objection received from Mr Lyn Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 4 April 2021
Objection received from Graham & Lyn Henderson, 12 Douglas Avenue, Airth, Falkirk, FK2 8GF on 7 April 2021
Intimation of Support received from Mrs Helena Honeyman, Ballindalloch, Ballindallich, Elgin, AB37 9DS on 7 April 2021
Intimation of Support received from Mr Craig Hughes, 2 Tummel Place, Grangemouth, FK3 0JH, on 9 June 2021
Objection received from Mrs Mairi Johnston, 97 Kennedy Way, Airth, Falkirk, FK2 8GG on 7 April 2021

Objection received from Mr William Kane, 4 Stark Avenue, Camelon, Falkirk, FK14PR on 5 May 2021
Intimation of Support received from Mr Joseph Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021
Intimation of Support received from Miss Amanda Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021
Intimation of Support received from Mrs Elizabeth Kennedy, 4 Linn Place, Airth, Falkirk, FK2 8JU on 31 March 2021
Objection received from Ms Emma Kilbride, 10 Douglas Avenue, Airth, Falkirk, FK2 8GF on 19 March 2021
Intimation of Support received from Mr Richard Kincaid, Caulwellknowe, Kirtlebridge, Lockerbie, DG11 3LP on 9 March 2021
Objection received from Miss Emma Kirkbride, 10 Douglas Avenue, Falkirk, FK2 8GF on 30 March 2021
Objection received from Brenda Sutherland & Daniel Laverty, 21 Douglas Avenue, Airth, Falkirk, FK2 8GF on 1 June 2021
Objection received from Mr George Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK28GF on 22 March 2021
Objection received from George & Shona Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK2 8GF on 22 March 2021
Objection received from George and Shona Lawrie, 8 Douglas Avenue, Airth, Falkirk, FK2 8GF on 26 March 2021
Objection received from Mrs Shona Lawrie, 8 Douglas Avenue, Airth, FK2 8GF on 21 March 2021
Intimation of Support received from Mr Gavin Lindsay, Deerpark, Sauchie, Alloa, FK10 3LL on 19 March 2021
Intimation of Support received from Miss Fiona Logan, 37 Castle Drive, Stenhousemuir, Falkirk, Fk5 4DH on 11 April 2021
Intimation of Support received from Ms Elaine Logan, 37 Castle Drive, Stenhousemuir, Falkirk, FK5 4DH on 28 April 2021
Objection received from Mr Philip Long, The National Trust for Scotland, 5 Cultins Road, Edinburgh, EH11 4DF on 29 March 2021
Objection received from Mr Kevin Lynch, 6 Nether By Road, Airth, FK2 8LQ on 6 April 2021
Objection received from Mrs Andrea Lynch, 6 Netherby Road, Airth, Wrexham, FK2 8LQ on 6 April 2021
Intimation of Support received from Mrs Sheelagh MacDonald, 6 Gannel Hill View, Fishcross, Alloa, FK10 3GN on 7 April 2021
Objection received from Ms Ann MacPherson, 2 Castle View, Airth, FK2 8GE on 6 July 2021
Intimation of Support received from Mrs Morven Mack, 3 Russel Street, Falkirk, FK2 7HX on 10 March 2021
Objection received from Miss Lynsey Mackay, 36 Elphinstone Crescent, Airth, Falkirk, FK2 8JX on 8 April 2021
Objection received from Mrs G Mackie, 26 Douglas Ave, Airth, FK2 8GF on 6 June 2021
Objection received from Mrs Dorothy Mackinlay, Gamekeepers Cottage, Airth Castle Estate, Airth, FK2 8JG on 9 August 2021

Intimation of Support received from Miss Avril Magill, 1 The Greens, Maddiston, Falkirk, FK2 0FN on 11 March 2021
Intimation of Support received from Mrs Victoria Marriott, Auchingramont Road, Hamilton, ML3 6JT on 22 March 2021
Objection received from Miss Sarah McCusker, Dunmore House, Airth, FK2 8LS on 7 April 2021
Objection received from Mrs Catriona McDade, 125 Kennedy Way, Airth, FK2 8GG on 8 April 2021
Representation received from Stewart & Anne McDonald, 14 Douglas Avenue, Airth, Falkirk, FK2 8GF on 30 March 2021
Intimation of Support received from Mr George McGrath, 19 Glengask Grove, Kelty, KY4 0LZ on 2 April 2021
Objection received from Mrs Michelle McHugh, 16 High Street, Airth, Falkirk, FK2 8JL on 6 April 2021
Intimation of Support received from Mr Avril McVey, 8 Annfield Drive, Stirling, FK7 7PN on 6 April 2021
Intimation of Support received from Mr Robert Mccormack, 5 The Links, Cumbernauld, Glasgow, G68 0EP on 7 April 2021
Intimation of Support received from Mr Graham Mckinlay, 4 Pendreich Road, Bridge of Allan, FK9 4LY on 19 March 2021
Objection received from Mrs Frances Miller, 21 Henry Street, Alva, FK12 5LA on 6 April 2021
Objection received from Ms Morag Miller, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021
Objection received from Mr Hamish Miller, 15 Castle Avenue, Airth, Falkirk, FK2 8GA on 31 March 2021
Intimation of Support received from Mr Thomas Miller, 26 Lithgow Place, Denny, FK6 5BF on 31 March 2021
Intimation of Support received from Mrs Jackie Moffat, 21 Balfour Street, Bonnybridge, Falkirk, FK4 1NP on 12 March 2021
Representation received from Mr Kieran Moran, 25 Ochre Crescent, Stirling, FK7 7AZ on 11 April 2021
Intimation of Support received from Mr Kevin Moran, 25 Ochre Crescent, Stirling, FK7 7AZ on 11 April 2021
Objection received from Mrs Deborah Nicolson, Simatai, 6 Douglas Avenue, Airth, Falkirk, FK2 8GF on 5 April 2021
Objection received from Mr Gary Nicolson MBE, Cottars Neuk, Dunmore, Falkirk, FK2 8LY on 9 April 2021
Intimation of Support received from Mr Jim Nolan, 98A Greengairs Road, Greengairs, Airdrie, ML6 7SY on 16 March 2021
Intimation of Support received from Mrs Nicola Nugent, 10 Ashley Street, Falkirk, FK4 1NL on 6 April 2021
Intimation of Support received from Mr James O'Neill, 2 Beatty Avenue, Raploch, Stirling, FK8 1QQ on 20 March 2021
Representation received from Mrs Alison Patterson, 18 Castle Drive, Airth, Falkirk, FK2 8GD on 25 March 2021
Intimation of Support received from Mrs Gwen Rae, 7 Philip Street, Falkirk, FK2 7JE on 16 March 2021

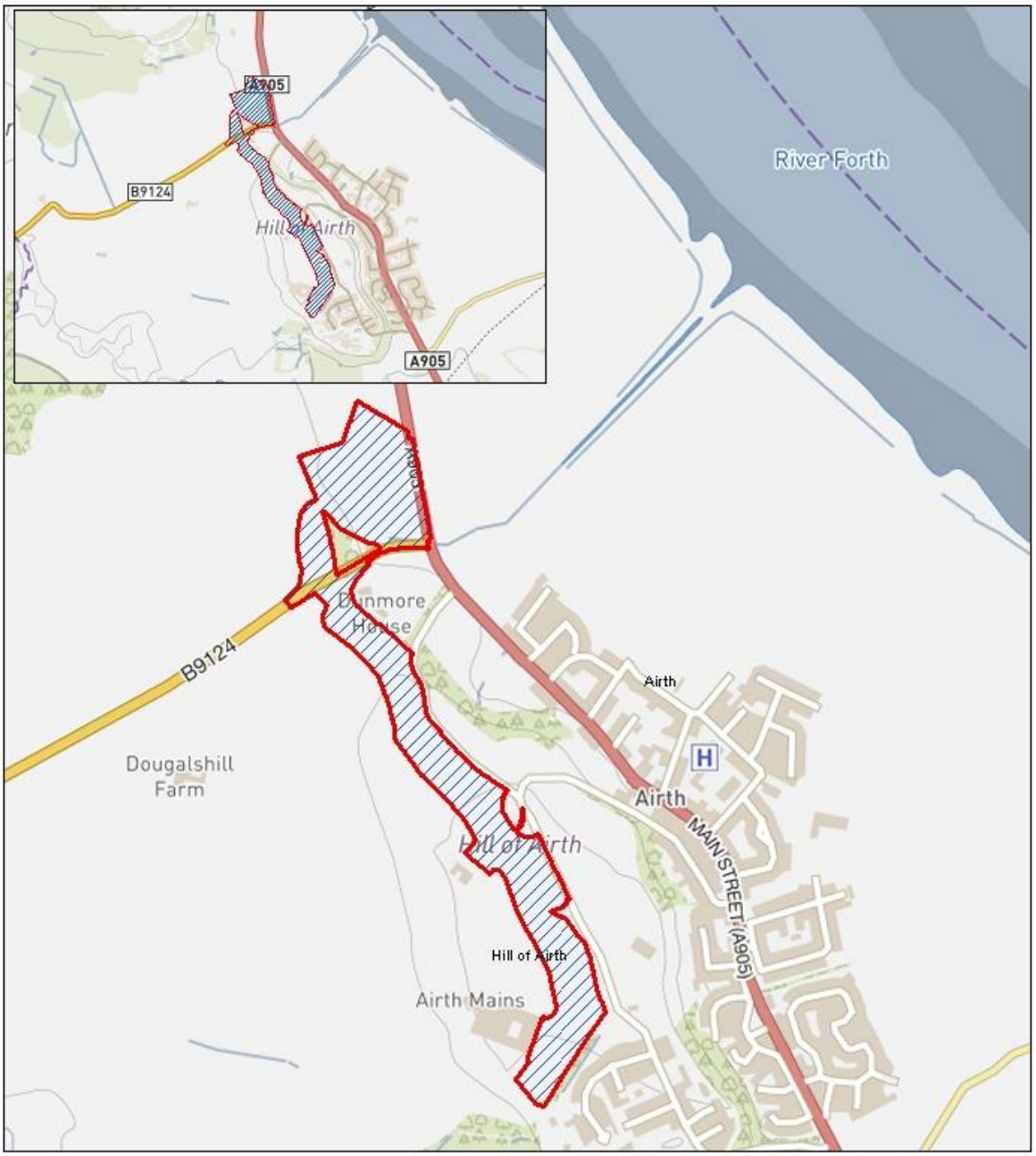
Intimation of Support received from Mr Raymond Renton, 42 Ell Crescent, Cambuslang, G72 8ZJ on 8 March 2021
Intimation of Support received from Mr Steven Riddell, 17 West Boarland Road, Denny, FK6 6PA on 24 March 2021
Objection received from Mr Callum Robertson, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021
Objection received from Mr Robbie Robertson, 89 Kennedy Way, Airth, FK2 8GG on 6 April 2021
Objection received from Mrs Pauline Rodger, 4 Bruce Gate, Airth, FK2 8GN on 6 April 2021
Objection received from Mr Graeme Rodger, 4 Bruce Gate, Airth Castle Park, Falkirk, FK2 8GN on 31 May 2021
Objection received from Mr Mark Rodger, 4 Bruce Gate, Airth Castle Park, Falkirk, FK2 8GN on 31 May 2021
Intimation of Support received from Mr Alana Roy, 29 Campie Terrace, Skinflats, Falkirk, FK2 8NN on 9 March 2021
Representation received from SP Energy Networks, FAO Cathy Burrows, Land Clerical Assistant, SPD Land & Planning, Leafield Road, Dumfries, DG1 2DN on 17 March 2021
Objection received from Mr John Sanders, Simpson & Brown, The Old Printworks, 77a Brunswick Street, Edinburgh, EH7 5HS on 5 April 2021
Intimation of Support received from Mr Grant Simpson, 1 Greenhill Square, Bonnybridge, FK4 2EG on 6 April 2021
Objection received from Mrs Anna Skeldon, 36 Caiystane Gardens, Edinburgh, EH10 6SZ on 2 April 2021
Objection received from Mr Stephen Sloper, The Gardens, Airth Castle Estate, Letham, Falkirk, FK2 8JF on 6 April 2021
Objection received from Dr Rachel Smith, 1 Greenbank Crescent, Edinburgh, EH10 5TE on 30 March 2021
Intimation of Support received from Mr Alan Smith, Airth Mains Farm, Airth, Falkirk, FK2 8JG on 8 March 2021
Intimation of Support received from Mr Gordon Smith, 15 North Street, Alloa, FK10 2DP on 19 March 2021
Intimation of Support received from Mrs Laura Stenhouse, 5 Garvock Hill, Dunfermline, KY12 7TZ on 22 March 2021
Intimation of Support received from Mr Gary Stenhouse, 5 Garvock Hill, Dunfermline, KY12 7TZ on 1 April 2021
Objection received from Mrs Clare Taylor, 52 Hastings Road, Maidstone, ME15 7SP on 3 April 2021
Intimation of Support received from Mr John Templeman, 18 Avon Street, Grangemouth, FK3 8HH on 16 March 2021
Objection received from Mr Edmond Tinlin, 2 Sutton Park Crescent, Stenhousemuir, FK5 4LQ on 6 April 2021
Intimation of Support received from Mr Scott Togher, 1 Greenhill Square, Bonnybridge, FK4 2EG on 6 April 2021
Intimation of Support received from Mrs Jemma Tugawin, 85 Springhill Road, Garrowhill, G69 6PP on 10 April 2021

Intimation of Support received from Mr Robin Turnbull, 69 Lansbury Street, Alexandria, G83 0SA on 26 March 2021
Intimation of Support received from Mr Brian Twiddle, 18 Douglas Avenue, Airth, Falkirk, FK2 8GF on 11 March 2021
Objection received from Mr Simon Verdon, The Landmark Trust, Shottesbrooke, Maidenhead, SL6 3SW on 7 April 2021
Intimation of Support received from Mr John Waddell, Windyhills Cornhills Farm, Hamilton, ML3 8RX on 7 April 2021
Intimation of Support received from Miss Nicola Wallace, 4 Kirkway, Airth, Falkirk, FK2 8LE on 6 April 2021
Objection received from Miss Lily Wardrope, Flat 3, 26A Graham's Road, Falkirk, FK1 1HR on 31 March 2021
Objection received from Mr Stephen Williams, 6 Linn Place, Airth, Falkirk, FK2 8JU on 25 March 2021
Objection received from Mrs Suzanne Williamson, 12 Castle View, Airth, FK2 8GE on 9 April 2021
Objection received from Mr Martin Williamson, 12 Castle View, Airth, FK2 8GE on 9 April 2021
Intimation of Support received from Mrs Margaret Wilson, 4 Ingram Place, Maddiston, FK2 0FT on 12 March 2021
Intimation of Support received from Mrs Lisa Woodcraft, 19 Gowan Lea, Dollar, FK14 7FA on 24 March 2021
Intimation of Support received from Mr Mark Woodcraft, 19 Gowan Lea, Dollar, FK14 7FA on 30 March 2021
Intimation of Support received from Mrs Kay Wright, 71 Stevenson Avenue, Polmont, FK2 0GU on 22 March 2021
Intimation of Support received from Mr John Young, Bentend Farm, Denny, FK6 5JH on 16 March 2021
Objection received from Ms Serena Parsons, Dunmore House, Airth, Falkirk, FK2 8LS on 28 November 2021
Objection received from Mr Gordon Wallace, Dunmore House, Airth, Falkirk, FK2 8LS on 28 November 2021

Planning Committee

Planning Application Location Plan P/21/0110/PPP

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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