

FALKIRK COUNCIL

Subject: DEMOLITION OF HOTEL AND ERECTION OF 59 FLATS WITH ASSOCIATED ROADS, INFRASTRUCTURE AND LANDSCAPING AT WHYTESSIDE HOTEL, 1 LEWIS ROAD, POLMONT, FALKIRK, FK2 0XP FOR EADIE DEVELOPMENTS LTD - P/08/0071/FUL

Meeting: PLANNING COMMITTEE

Date: 23 September 2009

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor Steven Jackson
Councillor Malcolm Nicol
Councillor Alan Nimmo

Community Council: Polmont

Case Officer: Kevin Brown (Planning Officer), ext 4701

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This detailed application proposes demolition of a disused hotel and restaurant and development of the site to form 59 flats in a number of blocks of three and four storeys in height.
- 1.2 The application site is located in a predominantly residential area of Polmont adjacent to Gilston Crescent and Lewis Road.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The applicant has submitted an appeal against the non-determination of this planning application to the Directorate for Planning and Environmental Appeals. (DPEA) The applicant has advised that they wish the appeal to be the subject of a Public Inquiry.
- 2.2 The DPEA requires Falkirk Council to submit a written statement containing its views on this application to allow full consideration of the appeal. These views have been submitted to the DPEA on 28 August. However, an extension to this period has been granted by the DPEA until 25 September. This extension has been granted specifically to allow members time to consider this application at the Planning Committee on 23 September.
- 2.3 It is worth noting that a number of similar appeals have not been afforded this extension to time and therefore any further extension of this time period is unlikely.

3. SITE HISTORY

- 3.1 The site has in the past been subject to a number of small applications for alterations to the hotel frontage and signage. The site has only been subject to one other application for housing on the site, 05/0682/FUL for Demolition of Whyteside House Hotel and Erection of 68 Flatted Dwellings With Associated Landscaping and Vehicular and Pedestrian Access. This previous application was withdrawn on 28/09/2005.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has assessed the application in terms of parking, road safety, flooding and drainage and they are generally satisfied with the proposals in their current form. The proposal is short of three visitor parking spaces however, which is considered to be insignificant in a development of this scale.
- 4.2 The Environmental Protection Unit has requested that the applicant undertakes a standard contaminated land survey. They have not raised any objection to the proposal.
- 4.3 Scottish Water has no objection to the proposal.
- 4.4 Scottish Natural Heritage has no objection to the proposal.
- 4.5 Central Scotland Police has no objection to the proposal.
- 4.6 The Transport Planning Unit has no objection to the proposal. They have also pointed out that, whilst the proposed development would result in 219 units being served by Lewis Road (200 units is the normal recommended usage from a single point of access), it is considered this scale of development should be permitted in lieu of the traffic generation that would have been likely from the previous hotel usage on the site.

5. COMMUNITY COUNCIL

- 5.1 The Polmont Community Council has commented on the proposal and has raised the following concerns:
- Loss of privacy.
 - Impact on sewerage systems.
 - Impact on local services.
 - Traffic generation and road safety.
 - Appearance.

6. PUBLIC REPRESENTATION

- 6.1 129 individual letters of objection and a petition comprising 57 names were received following the neighbour notification process. Issues raised include:
- Traffic generation, lack of parking and general road safety issues.
 - Design and scale of development is out of character with the area.
 - Impact on local services i.e. doctors surgeries.
 - Impact on drainage systems.

- The Whyteside hotel was previously a thriving business.
- Loss of a view.
- Overshadowing and loss of privacy.
- Loss of an architecturally sound building.
- Noise pollution.

7. DETAILED APPRAISAL

When determining planning applications, the status of the Development Plan is emphasised in Section 25 of the Town and Country Planning (Scotland) Act 1997. This requires that:

“the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

Accordingly,

7a The Development Plan

Structure Plan

- 7a.1 There are no specific policies within the approved Falkirk Council Structure Plan relevant to this application.

Polmont and District Local Plan

- 7a.2 Policy POL 2.2 ‘Urban Limit’ states:

“The Urban Limit, as indicated on the Policies, Proposals and Opportunities Map, is regarded as the desirable limit to the growth of the urban and village areas of Polmont and District for the period of the Plan. Accordingly, there will be a general presumption against development proposals which would extend the urban area beyond this limit or which would constitute sporadic development in the countryside.”

The application site is within the urban limits as defined by the Polmont and District Local Plan and the proposal is therefore in accordance with the terms of this policy.

- 7a.3 Policy POL 3.1 ‘New Residential Development’ states:

“New residential development is directed towards sites H1 to H28, as identified on the Policies, Proposals and Opportunities Map. Other brownfield sites which become available within the Urban Limit will also be considered favourably for housing, subject to other Local Plan policies and proposals, provided that:

- (i) the proposed housing use is compatible with neighbouring uses;*
- (ii) a satisfactory level of residential amenity can be achieved;*
- (iii) access, parking, drainage and other infrastructure can be provided to a standard acceptable to the Council; and*
- (iv) essential services and community facilities such as shops, public transport and schools are readily accessible and can accommodate any increase in use associated with the proposed new development (see also POL 2.4).”*

The proposed residential development is considered compatible with surrounding land uses and a satisfactory level of residential amenity can be achieved. Access, parking and drainage provisions are considered appropriate and essential services and community facilities are readily accessible to the site. The proposal is therefore in accordance with the terms of POL 3.1.

7a.4 Policy POL 7.1 'Design and the Local Context' states:

"Development should accord with good principles of urban design and contribute to the enhancement of the built environment. Proposals should respect and complement the character of the local townscape and landscape setting in terms of the following:

- (i) the siting, layout and density of new development should create an attractive and coherent structure of public spaces with built forms which integrates well with the surrounding townscape, natural features and landforms;*
- (ii) the design of new buildings should respond to that of the surrounding urban fabric in terms of scale, height, massing, building line, architectural style and detailing;*
- (iii) building materials and finishes should be chosen to complement those prevailing in the local area;*
- (iv) opportunities should be taken within the development to incorporate new public spaces and other focal points, and to enhance existing ones; and*
- (v) the contribution to the townscape of existing buildings, natural features, important landmarks, skylines and views should be respected."*

It is accepted that a development in this location may contribute to the creation of a focal point or landmark and the design references to the existing hotel building are noted. However it is considered that the proposed development does not contribute to the enhancement of the built environment and would not integrate well with the surrounding townscape. This is primarily due to the excessive height of the proposed flats, the scale of the access pend and the poor cohesion between architectural styles, detailing and materials. The proposal is considered to be contrary to the terms of Policy POL 7.1.

The scale of development proposed in this prominent location means that issues of design and scale are vitally important to the success of any development here. For this reason it is considered that, on balance, the proposed development is contrary to the terms of the Development Plan.

7a.5 Accordingly, the proposal does not accord with the Development Plan.

7b Material Considerations

7b.1 The material considerations relating to this proposal are the representations received, the Falkirk Council Local Plan Finalised Draft (Deposit Version) and supplementary planning guidance.

Representations Received

7b.2 Parking and road safety issues have been assessed by the Roads Development Unit who are satisfied that the proposed development meets the required standards of provision. The Roads Development Unit has raised no concerns in reference to road safety.

- 7b.3 Overshadowing and impact on day lighting have been assessed and no concerns have arisen in this regard.
- 7b.4 It is accepted that the design and scale of this development are unacceptable in its current form.
- 7b.5 It is considered that the development is within easy access of appropriate community services. Whilst no official consultation response has been received from Education or Parks, the applicant has confirmed following extensive pre-application discussions that they are prepared to make commuted sum payments towards education and open space / play provision. A total contribution in the region of £82,000 is considered appropriate in this regard.
- 7b.6 Scottish Water has confirmed that they do not object to this proposal and the Roads Development Unit are generally satisfied with the proposed drainage solution.
- 7b.7 The fact that the Whyteside Hotel was previously considered to be a thriving business is not a material planning consideration.
- 7b.8 Loss of a view is not a material planning consideration.
- 7b.9 The Whyteside Hotel building is not listed or protected in any way. Whilst it is accepted that it is a local landmark, it is not considered that the existing building should be retained as part of any redevelopment proposal.
- 7b.10 Noise pollution is not considered to be a determining factor in the assessment of this application.

Finalised Draft Falkirk Local Plan

- 7b.11 *Policy EQ3 'Townscape Design' states:*

"New development will be required to contribute positively to the quality of the built environment. Proposals should accord with the following criteria:

- (1) The siting, layout and density of new development should create a coherent structure of streets, amenity space and buildings which respects and complements the site's environs and creates a sense of identity within the development;*
- (2) Streets and public spaces should have buildings fronting them, and where this is not possible, a high quality architectural or landscape treatment will be required as an alternative;*
- (3) The design of new buildings should reflect the surrounding urban fabric in terms of scale, height, massing and building line;*
- (4) Building materials, finishes and colours should be chosen to complement those prevailing in the local area;*
- (5) Existing buildings or structures which contribute to the local townscape should be retained and integrated sensitively into the layout; and*
- (6) The contribution to the townscape of important landmarks, skylines and views should be respected."*

Policy EQ 3 affirms the position of the Polmont and District Local Plan.

7b.12 Policy SC8 'Infill Development and Subdivision of Plots' states:

"Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on small gap sites will only be considered favourably where:

- (1) the scale, density, disposition and design of the proposed houses respect the architectural and townscape character of the area;*
- (2) adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;*
- (3) adequate privacy will be afforded to both the proposed houses and neighbouring properties;*
- (4) the proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;*
- (5) the proposed vehicular access and other infrastructure is of an adequate standard; and*
- (6) the proposal complies with other Local Plan policies."*

Policy SC 8 affirms the position of the Polmont and District Local Plan.

7b.13 Accordingly the proposal is considered to be contrary to the terms of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Supplementary Planning Guidance Note - Housing Layout and Design

7b.14 This guidance note aims to provide advice on how a high standard of design can be achieved in estate layout and house architecture. The guidance is generally split to address two classic location types, Urban and Sub-Urban. The current application falls into the category of an Urban site and in this regard, the general guidance seeks to encourage well designed spaces which fit well with the surroundings. There is a general appreciation that development in this urban form will be denser in nature than the Sub-Urban form although when referring to building height, the guidance suggests that where 2 storey housing predominates, primary edges, entrance points and corner junctions offer the opportunity for combinations of 2 or 3 storey buildings in order to create focal points. Only in inner town locations would an increase in height up to four storeys or more be supported by this guidance.

7b.15 Whilst the guidance contained in this document is general in nature, specific reference is made to concealment of parking areas where possible, courtyard arrangements and privacy issues. It is considered that each of these sections lend support to the proposed form of development.

7b.16 Given that the emphasis of this document is on creating developments which respect and enhance the character, it is considered that, on balance, the proposal is contrary to terms of this guidance note.

Supplementary Planning Guidance Note - House Extensions and Alterations

7b.17 This general guidance note is intended to advise on developments at a householder scale. However, it does set out guidance on privacy and overshadowing which are considered appropriate to this application. The proposed development accords with all the provisions set out in this document and, as a result, issues of privacy and overshadowing are not considered to be determining factors in the assessment of this application.

7c Conclusion

- 7c.1 It is considered that the proposal represents an unacceptable form of development by virtue of its design and scale and, as such, is contrary to the terms of the Development Plan. There are no material planning considerations that warrant an approval of planning permission in these circumstances.

8. RECOMMENDATION

- 8.1 It is recommended that the appeal against non-determination and deemed-refusal of this application is defended by Falkirk Council at Public Inquiry.

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For Director of Development Services

Date: 15 September 2009

LIST OF BACKGROUND PAPERS

1. Polmont and District Local Plan
2. Falkirk Council Local Plan Finalised Draft (Deposit Version)
3. Supplementary Planning Guidance Note - Housing Layout and Design
4. Supplementary Planning Guidance Note - House Extensions and Alterations
5. Letter of representation received from Mr & Mrs Irving, 30 Skye Drive, Polmont, Falkirk, FK2 0UN on 15 February 2008
6. Letter of representation received from J Gillespie, Jenbach, 2 Lewis Road, Polmont, Falkirk on 15 February 2008
7. Letter of representation received from Jaqueline Milne, 20 Rodel Drive, Polmont, Falkirk, FK2 0XL on 15 February 2008
8. Letter of representation received from Gordon Milne, 20 Rodel Drive, Polmont, Falkirk, FK2 0XL on 15 February 2008
9. Letter of representation received from Valerie Kenny, 2 Rodel Drive, Polmont, Falkirk, FK2 0XL on 15 February 2008
10. Letter of representation received from Capt D J Cranna, 83 Erskine Hill, Polmont, Falkirk, FK2 0UH on 15 February 2008
11. Letter of representation received from Morag Gent, 37 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 15 February 2008
12. Letter of representation received from Mr and Mrs D Sneddon, 1 Tarbert Place, Polmont, Falkirk, FK2 0YX on 10 March 2008
13. Letter of representation received from Mr M Robertson, 5 Rodel Drive, Polmont, Falkirk, FK2 0XL on 5 February 2008
14. Letter of representation received from Mr Alan Staff, Karmar, 11 Miller Park, Polmont, Falkirk on 5 February 2008

15. Letter of representation received from Dawn K Staff, Karmar, 11 Miller Park, Polmont, Falkirk on 5 February 2008
16. Letter of representation received from Sheena Wells, 2 Tarbert Place, Polmont, Falkirk, FK2 0YX on 5 February 2008
17. Letter of representation received from Mrs M Robertson, 5 Rodel Drive, Polmont, Falkirk, FK2 0XL on 5 February 2008
18. Letter of representation received from Mr W A Innes, 12 Rodel Drive, Polmont, Falkirk, FK2 0XL on 5 February 2008
19. Letter of representation received from Laura Gold, 10 Rodel Drive, Polmont, Falkirk, FK2 0XL on 6 February 2008
20. Letter of representation received from Archie Stevenson, 1 Miller Park, Polmont, Falkirk, FK2 0UJ on 6 February 2008
21. Letter of representation received from Mrs. J. Stevenson, 1 Miller Park, Polmont, Falkirk, FK2 0UJ on 6 February 2008
22. Letter of representation received from Owner/Occupier, 24 Tolsta Crescent, Polmont, FK2 0XN on 6 February 2008
23. Letter of representation received from Ian D Piper, 55 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 11 February 2008
24. Letter of representation received from Graham Gold, 10 Rodel Drive, Polmont, Falkirk, FK2 0XL on 6 February 2008
25. Letter of representation received from Andy Stewart, 4 Skye Drive, Polmont, Falkirk, FK2 0UN on 11 February 2008
26. Letter of representation received from Sarah Rodger, 43 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 13 February 2008
27. Letter of representation received from Marilyn Buchanan, 34 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 19 February 2008
28. Letter of representation received from Jack Buchanan, 34 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 19 February 2008
29. Letter of representation received from M McAlpine, 21 Skye Drive, Polmont, Falkirk, FK2 0UN on 19 February 2008
30. Letter of representation received from Mrs E Nicol, 23 Miller Park, Polmont, Falkirk, FK2 0UJ on 22 February 2008
31. Letter of representation received from Douglas Stewart, 14 Rodel Drive, Polmont, Falkirk, FK2 0XL on 7 February 2008
32. Letter of representation received from Craig Menzies, 7 Miller Park, Polmont, Falkirk, FK2 0UJ on 7 February 2008
33. Letter of representation received from Claire Stewart, 14 Rodel Drive, Polmont, Falkirk, FK2 0XL on 7 February 2008
34. Letter of representation received from Mr Ian Spence, 4 Rodel Drive, Polmont, FK2 0XL on 8 February 2008
35. Letter of representation received from Mrs J Spence, 4 Rodel Dive, Polmont, FK2 0XL on 8 February 2008
36. Letter of representation received from Mrs Joan Sutton, 11 Skye Drive, Polmont, Falkirk, FK2 0UN on 8 February 2008
37. Letter of representation received from Dr N J L Gilmour, 59 Erskine Hill, Polmont, Falkirk, FK2 0UH on 8 February 2008
38. Letter of representation received from John and Pauline Slessor, 6 Rodel Drive, Polmont, Falkirk, FK2 0XL on 8 February 2008
39. Letter of representation received from Mrs A Rankin, 28 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 12 February 2008

40. Letter of representation received from Margaret Love, 18 Rodel Drive, Polmont, Falkirk, FK2 0XL on 12 February 2008
41. Letter of representation received from Alison Love, 18 Rodel Drive, Polmont, Falkirk, FK2 0XL on 12 February 2008
42. Letter of representation received from Lorraine Love, 18 Rodel Drive, Polmont, Falkirk, FK2 0XL on 12 February 2008
43. Letter of representation received from H Urquhart and R Davidson, Tolsta Crescent, Polmont, FK2 0XN on 12 February 2008
44. Letter of representation received from Owner/Occupier, 26 Rodel Drive, Polmont, Falkirk, FK2 0YU on 15 February 2008
45. Letter of representation received from Janet P Cummings, 57 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 15 February 2008
46. Letter of representation received from Mr & Mrs Crooks, 20 Skye Drive, Polmont, Falkirk, FK2 0UN on 15 February 2008
47. Letter of representation received from Mr David Cameron, 67 Erskine Hill, Polmont, Falkirk, FK2 0UH on 15 February 2008
48. Letter of representation received from Mrs H O'Brien, 3 Miller Park, Polmont, Falkirk, FK2 0UJ on 15 February 2008
49. Letter of representation received from Mrs Rodger, 2 Lathallan Drive, Polmont, Falkirk, FK2 0PE on 15 February 2008
50. Letter of representation received from Mr & Mrs Brown, 26 Skye Drive, Polmont, Falkirk, FK2 0UN on 15 February 2008
51. Letter of representation received from Mr & Mrs Sinclair, 26 Skye Drive, Polmont, Falkirk, FK2 0UN on 15 February 2008
52. Letter of representation received from Mr & Mrs Purdie, 32 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 15 February 2008
53. Letter of representation received from Anne Nicholson, 49 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 15 February 2008
54. Letter of representation received from Brenda E McCall, 49 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 15 February 2008
55. Letter of representation received from Denise Holden, 17 Miller Park, Polmont, Falkirk, FK2 0UJ on 15 February 2008
56. Letter of representation received from Margaret Bruce, 50 Erskine Hill, Polmont, Falkirk, FK2 0UQ on 16 April 2008
57. Letter of representation received from Mr Robert Bruce, 50 Erskine Hill, Polmont, Falkirk, FK2 0UQ on 16 April 2008
58. Letter of representation received from Morag Gent, 37 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 17 April 2008
59. Letter of representation received from John Bain, 14 Marchmont Avenue, Polmont, Falkirk, FK2 0PW on 21 April 2008
60. Letter of representation received from Heather Urquhart & Ranald Davidson, 35 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 18 April 2008
61. Letter of representation received from Mrs S Ord, 8 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 18 April 2008
62. Letter of representation received from A Muirden, 48 Erskine Hill, Polmont, FK2 0UQ on 18 April 2008
63. Letter of representation received from Mrs M Robertson, 5 Rodel Drive, Polmont, Falkirk, FK2 0XL on 8 May 2008
64. Letter of representation received from Mr Robertson, 5 Rodel Drive, Polmont, Falkirk, FK2 0XL on 8 May 2008

65. Letter of representation received from Mrs R Taylor, 7 Rodel Drive, Polmont, Falkirk, FK2 0XL on 7 April 2008
66. Letter of representation received from Mr Tom Taylor, 7 Rodel Drive, Polmont, Falkirk, FK2 0XL on 7 April 2008
67. Letter of representation received from Mr Euan Harley, 8 Rodel Drive, Polmont, Falkirk, FK2 0XL on 14 May 2008
68. Letter of representation received from Ms Anne-Marie Harley, 8 Rodel Drive, Polmont, Falkirk, FK2 0XL 14 May 2008
69. Letter of representation received from Mr David Harley, 8 Rodel Drive, Polmont, Falkirk, FK2 0XL on 14 May 2008
70. Letter of representation received from Doreen Baxter, 84 Eastcroft Drive, Polmont, Falkirk, FK2 0SU on 20 May 2008
71. Letter of representation received from Mr & Mrs Crosthwaite, 75 Tolsta Crescent, Polmont, Falkirk, FK2 0YT on 20 May 2008
72. Letter of representation received from Anna Sandland, 50 Tolsta Crescent, Polmont, Falkirk, FK2 0YT on 20 May 2008
73. Letter of representation received from Roderick Taylor, 58 Glamis Gardens, Polmont, Falkirk, FK2 0YJ on 22 May 2008
74. Letter of representation received from Margaret Bruce, 50 Erskine Hill, Polmont, Falkirk, FK2 0UQ on 22 May 2008
75. Letter of representation received from Mr Robert Bruce, 50 Erskine Hill, Polmont, Falkirk, FK2 0UQ on 22 May 2008
76. Letter of representation received from Owner/Occupier, 9 Millfield Drive, Polmont, Falkirk, FK2 0PH 22 May 2008
77. Letter of representation received from Mr & Mrs Hamilton, Avondale, 95 Erskine Hill, Polmont, Falkirk on 22 May 2008
78. Letter of representation received from Mrs Duffield, 54 Kenmore Avenue, Polmont, Falkirk, FK2 0RG on 22 May 2008
79. Letter of representation received from Margaret Horne, 21 Montrose Road, Polmont, Falkirk, FK2 0YL on 22 May 2008
80. Letter of representation received from Mr Ettles, 5 Meadowbank, Polmont, Falkirk, FK2 0UG on 22 May 2008
81. Letter of representation received from Maxine Storrar, Maxibonn52@yahoo.co.uk on 22 May 2008
82. Letter of representation received from Mrs Jessie Stewart, 37 Dochart Crescent, Polmont, Falkirk, FK2 0RE on 22 May 2008
83. Letter of representation received from David R C Harley, 8 Rodel Drive, Polmont, Falkirk, FK2 0XL on 14 May 2008
84. Letter of representation received from Mr Douglas Cranna, 83 Erskine Hill, Polmont, Falkirk, FK2 0UH on 19 May 2008
85. Letter of representation received from Mr Colin Jones, 2 Scott Avenue, Polmont, Falkirk, FK2 0PN on 19 May 2008
86. Letter of representation received from Jamie O'Hagan, Jamie.o@tiscali.co.uk on 19 May 2008
87. Letter of representation received from Miss V Robinson, Alyth Drive, Polmont, Falkirk on 19 May 2008
88. Letter of representation received from Mr Dennis Barnes, Dgbarnes@blueyonder.co.uk on 19 May 2008
89. Letter of representation received from Mr Stuart Moss, Mossmonster1@msn.com on 19 May 2008

90. Letter of representation received from Erin Cameron, 41 Montrose Road, Polmont, Falkirk, FK2 0YN on 21 May 2008
91. Letter of representation received from Mr Gordon Milne, 20 Rodel Drive, Polmont, Falkirk, FK2 0XL on 21 May 2008
92. Letter of representation received from Mr & Mrs D E Surgenor, 11 Meadowbank, Polmont, Falkirk, FK2 0UG on 21 May 2008
93. Letter of representation received from Mr Thomas McFadden, 64 Tolsta Crescent, Polmont, Falkirk, FK2 0YT on 21 May 2008
94. Letter of representation received from Gina Sim, Lathallan Drive, Polmont, Falkirk on 22 May 2008
95. Letter of representation received from Charlie Johnstone, Cjsc25033@blueyonder.co.uk on 22 May 2008
96. Letter of representation received from Mrs Jane Brown Young.brown@btinternet.com on 22 May 2008
97. Letter of representation received from G M Marsden, 22 Culduie Circle, Polmont, Falkirk, FK2 0JZ on 22 May 2008
98. Letter of representation received from John Cochrane, Polmont Community Council, Villa Rosa, 4 Airlie Drive Polmont on 8 April 2008
99. Letter of representation received from Mrs Carolyne Hand, 4 Polmont Park, Polmont, Falkirk, FK2 0XT on 17 April 2008
100. Letter of representation received from Jenny Carr, 44 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 17 April 2008
101. Letter of representation received from Mr and Mrs D Stacey, 28 Kenmore Avenue, Polmont, Falkirk, FK2 0RG on 21 April 2008
102. Letter of representation received from Mr Martin Grant, 4 Ardmore Drive, Polmont, Falkirk, FK2 0LD on 11 April 2008
103. Letter of representation received from Susan Gould, 26 Alyth Drive, Polmont, Falkirk, FK2 0YW on 17 April 2008
104. Letter of representation received from Mr Jim Orrock, 34 Rodel Drive, Polmont, Falkirk, FK2 0YU on 16 June 2008
105. Letter of representation received from Charles Ogilvie, Charles.ogilvie@blueyonder.co.uk on 17 June 2008
106. Letter of representation received from Jenny Carr, 44 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 26 May 2008
107. Letter of representation received from Christine Douglas, 80 Lawers Crescent, Polmont, Falkirk, FK2 0QU on 30 May 2008
108. Letter of representation received from G W & K Batham, 21 Miller Park, Polmont, Falkirk, FK2 0UJ on 30 May 2008
109. Letter of representation received from Helen Bryce, Hdbat1fv@hotmail.com on 11 June 2008
110. Letter of representation received from Helen Bryce, Hdbat1fv@hotmail.com on 11 June 2008
111. Letter of representation received from Mr and Mrs Gordon and Morag Peberdy, 85 Tolsta Crescent, Polmont, FK2 0YT on 29 May 2008
112. Letter of representation received from David Begbie, 5 Miller Park, Polmont, Falkirk, FK2 0UJ on 30 May 2008
113. Letter of representation received from C Crawford, 9 Miller Park, Polmont, Falkirk, FK2 0UJ on 30 May 2008
114. Letter of representation received from Gordon and Morag Peberdy, 85 Tolsta Crescent, Polmont, Falkirk, FK2 0YT on 29 May 2008
115. Letter of representation received from Mr John Bell, 47 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 9 June 2008

116. Letter of representation received from E & B Binning, 32 Skye Drive, Polmont, Falkirk, FK2 0UN on 8 July 2008
117. Letter of representation received from Mr Garry Heron, 40 Kenmore Avenue, Polmont, Falkirk, FK2 0RG on 4 June 2008
118. Letter of representation received from Ian Davies and Wendy Marshall, Arodene, 46 Polmont House Gardens, Polmont, Falkirk on 6 June 2008
119. Letter of representation received from Mr Norman Easton, 19 Rodel Drive, Polmont, Falkirk, FK2 0YU on 20 June 2008
120. Letter of representation received from Mrs Margaret McIlvaney, 17 Fullerton Drive, Polmont, Falkirk, FK2 0XY on 27 May 2008
121. Letter of representation received from Shirley and Henry Johnson, 5 Millfield Drive, Polmont, Falkirk, FK2 0PH on 2 June 2008
122. Letter of representation received from Kenny McLeod Macleodkenny@blueyonder.co.uk on 29 May 2008
123. Letter of representation received from Ms Karen M McMain and Mr H Yuill, 7 Montrose Road, Polmont, Falkirk, FK2 0YL on 29 May 2008
124. Letter of representation received from John Ian Broomfield, JohnIan.Broomfield@cel-international.com on 30 May 2008
125. Letter of representation received from Mrs E Cartwright, 6 Miller Park, Polmont, Falkirk, FK2 0UJ on 20 June 2008
126. Letter of representation received from Mrs C Johnstone, 8 Miller Park, Polmont, Falkirk, FK2 0UJ on 20 June 2008
127. Letter of representation received from Mrs Christine Orrock, 34 Rodel Drive, Polmont, Falkirk, FK2 0YU on 3 March 2009
128. Letter of representation received from Mr Jim Orrock, 34 Rodel Drive, Polmont, Falkirk, FK2 0YU on 3 March 2009
129. Letter of representation received from Jennifer Carr, 44 Tolsta Crescent, Polmont, Falkirk, FK2 0XN on 12 March 2009
130. Letter of representation received from Miss Lynn Martin, 39 Tolsta Crescent, Polmont, Falkirk FK2 0XN on 14 August 2009
131. Letter of representation received from Mr Duncan Ross, 2 Miller Park, Polmont, FK2 0UJ on 16 June 2009
132. Letter of representation received from James Wallace, 15 Abbotsview, Polmont, Falkirk, FK2 0QL on 15 April 2009
133. Letter of representation received from Mr D Ross, 2 Miller Park, Polmont, Falkirk, FK2 0UJ on 20 March 2009
134. Petition (57 names) received c/o Alison Webb, 15 Forrest View, Polmont, Falkirk on 21 May 2008.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504701 and ask for Kevin Brown (Planning Officer).

Regulatory Committee

Planning Application Location Plan

P/08/0071/FUL

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



Falkirk Council

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