

FALKIRK COUNCIL

Subject: ERECTION OF SCHOOL, FORMATION OF PLAYING FIELDS, CARPARKING AND ANCILLARY DEVELOPMENT AT LAND TO THE SOUTH OF 49 EDWARD AVENUE, STENHOUSEMUIR FOR FALKIRK COUNCIL – P/08/0875/FUL

Meeting: FALKIRK COUNCIL

Date: 27 October 2009

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Member: Councillor Steven Carleschi
Councillor Lynda Kenna
Councillor Charles MacDonald
Councillor Craig Martin

Community Council: Larbert, Stenhousemuir and Torwood

Case Officer: David Paterson (Planning Officer), ext 4757

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The application site comprises part of an area of open space on the south side of Edward Avenue, Stenhousemuir. The existing area of open space measures 3.12 hectares approximately. The western section of the existing open space, measuring 0.9 hectares approximately is more regularly maintained and has a set of goal posts erected on it. The majority of the application site is less well maintained being overgrown and uneven. There are no playing pitch markings, or leisure equipment installed at the application site although an informal footpath desire line passes through it.
- 1.2 The application site measures 2.25 hectares approximately. As a result of the proposed development, the more regularly maintained area of public open space would be reduced to 0.6 hectares in area. The goal posts would be relocated one and a half metres to the west, to a central position within this reduced area. The remainder of the existing area of open space would consist of a landscaping strip at the south side of the proposed school boundary which measures 0.27 hectares in area.
- 1.3 The application proposes the erection of a single stream primary school and 30/30 nursery school, and the formation of playing fields, car parking and ancillary development.
- 1.4 The proposed primary school would be single storey. A central dividing spine wall equating to 2 storeys in height would run the entire length of the building. The proposal includes an outdoor rooftop teaching area facing eastwards. The main door to the school building, and the entrance to the staff parking, would be located at the north east corner of the site. The entrance to the remainder of the parking and the drop-off area would be located at the north-west corner of the site. The bus turning circle would be centrally located on the northern boundary of the site.

- 1.5 The playing fields include the formation of a multi use games area (MUGA pitch) at the south west corner of the site and include boundary fencing and floodlighting.
- 1.6 There would be 73 public car parking spaces. Of these, 50 spaces would be formed at the south side of the car parking area prior to the opening of the school. A further 23 spaces would be formed at the north side of the car parking area once the school roll exceeds 150 pupils, including nursery children. It is proposed to form a public footway at the south side of Edward Avenue running along the entire length of the application site connecting to the existing footpath network. Dedicated staff parking provision would be formed at the eastern end of the application site which would be accessed from a point at the north east corner of the site at Edward Avenue. The number of car parking spaces is based on the denominational nature of the proposed school, which would have a wider catchment area than a non-denominational school, and consequently further travelling distances apply.
- 1.7 The application is supported by an investigation to determine whether there is contamination present at the site, a Transport Assessment incorporating a School Travel Plan, and a statement detailing proposed community use of the school facilities including the MUGA pitch. Community use of the school facilities would be by a letting process through Law and Administration Services (District Registrar) in accordance with the Falkirk Council's Scheme of Letting for Education Services.
- 1.8 The application is also supported by a plan detailing proposed traffic management measures at Edward Avenue and the neighbouring streets.

2. REASON FOR CONSIDERATION BY COUNCIL

- 2.1 The proposed development is a major application which would result in a significant departure from the Development Plan.

3. SITE HISTORY

- 3.1 Planning application P/08/0750/FUL for the erection of school, formation of playing fields, car parking and ancillary development was not determined, as further detailed information was required to enable a detailed assessment to be made, and has been superseded by the current application.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has raised no objections.
- 4.2 Scottish Water has raised no objections.
- 4.3 The Environmental Protection Unit (EPU) has concluded that, as a result of the contamination investigation, the site is fit for the purpose proposed.
- 4.4 The Transport Planning Unit has advised that, on the basis of the Transport Assessment and School Travel Plan, issues relating to travel to school and traffic management have been suitably addressed.

- 4.5 Central Scotland Police has raised no objections.
- 4.6 The Scottish Environmental Protection Agency (SEPA) has raised no objections. SEPA has highlighted that surface water drainage should be treated using Sustainable Drainage principles and that the Roads Development Unit should be consulted in respect of this matter. It is noted that the Roads Development Unit has raised no objections.
- 4.7 Scottish Planning Policy (SPP) 11 “Open Space and Physical Activity” confirms that Sportscotland is a statutory consultee in respect of proposed developments which would lead to the loss of, prejudice or impact upon sports pitches which are in excess of 0.2 hectares in area, including those used for small side games.
- 4.8 In the case of the proposed development, there is an existing sports pitch with a set of goal posts erected, which is located towards the western end of the existing area of open space adjacent to Edward Avenue. The sports pitch measures in excess of 0.2 hectares and is positioned in a manner whereby it straddles the western boundary of the application site. As a result of the proposed development, the sports pitch, including goal posts, would be relocated to a position further west to the area of open space which would remain outwith the application site. The relocated sports pitch would be similar in size to the existing sports pitch.
- 4.9 On this basis, Sportscotland has raised no objections and has advised that no further consultation is necessary.
- 4.8 Play Scotland has raised no objections.

5. COMMUNITY COUNCIL

- 5.1 The Larbert, Stenhousemuir and Torwood Community Council has raised the following concerns:-
- It does not appear that provision has been made for appropriate pedestrian crossings on the road outside the proposed school.
 - It is not clear whether there will be parking restrictions outside the school to prevent inappropriate and dangerous parking.
 - The parking and school bus facilities appear to be inadequate to service the proposed school.
 - There appears to be inadequate provision in terms of classroom size to accommodate fluctuating class sizes.
 - There does not appear to be any provision for future expansion of the school should it be required.
 - There does not appear to be adequate gym hall changing facilities.
 - There is no computer suite shown on the plans accompanying the applications. It is not known if there will be adequate computer provision.

- It is not clear if there would be adequate air conditioning and heating.
- The Community Council has not been invited to participate in the planning process for the new school.
- There should be community use of the schools facilities.

6. PUBLIC REPRESENTATIONS

6.1 409 individual objections have been received from members of the public. An objection has also been received from Fields of Trust Scotland (FIT). A letter of support has also been received.

6.2 The 408 objections from members of the public raise the following concerns which are additional to the concerns of the Community Council.

- Loss of open space. The development plan seeks to protect and enhance open space.
- Increased traffic congestion.
- The adverse impact on the amenity of residents due to the dropping of litter.
- Anti-social behaviour.
- There is no approval from the Antonshill community.
- There are no other areas of open space in the area.
- There will be an adverse impact on the amenity of the community due to excessive noise.
- There would be an adverse impact on road safety.
- There would be an adverse impact on the amenity of adjacent residents as a result of light pollution from the floodlights at the MUGA pitch.
- There would be insufficient parking provided and as a result there would be an adverse impact on the amenity of the community due to parking in the surrounding streets.
- The proposed development is detrimental to visual amenity.
- There would be a nuisance to residents adjacent to the MUGA pitch from balls being ejected from the confines of the court.
- There would be an adverse impact on wildlife in the area.

- There is only a narrow strip of open space shown between the MUGA pitch and properties at Corrie Avenue. There is not sufficient separation to protect the amenity of residents at Corrie Avenue.
- There is not sufficient detail to demonstrate that there will be sufficient control of the use of the MUGA pitch to protect the amenity of adjacent residents.
- There would not be adequate pedestrian crossing facilities outside the school.
- The proposed bus turning and drop off facility is not adequate.
- There is no provision for future expansion.
- The proposed building would obstruct the view of nearby residents.
- The position of the dining hall would have an adverse impact on the privacy of adjacent residents.
- The area for food bin storage is in close proximity to adjacent residents. There will be an adverse impact on the amenity of adjacent residents as a result. The adjacent residents are likely to suffer from vermin infestation.
- There has been a lack of consultation with the residents of the Antonshill area in respect of the proposed development.
- The application site is likely to be at risk from flooding as a result of the proposed development.
- The area of open space which constitutes the application site has previously been gifted to the Antonshill community.

6.3 In 2008, 313 letters of objection were received, but this pre-dated a planning application.

6.4 Fields in Trust Scotland, which is charity associated with the National Playing Fields Association, has objected on the following grounds:

- The proposed development does not accord with Scottish Planning Policy (SPP) 11 “Open Space and Physical Activity” the principles of which seek to protect and enhance open space, protect and support opportunities for sport and recreation and there is a presumption against development of open spaces which are valued and functional.
- The proposed development does not accord with the Development Plan.
- The proposed development does not accord with Planning Advice Note (PAN) 65 “Planning and Open Space”. The Council, in promoting the proposed development, is not safeguarding the sport and recreation opportunities for local groups, schools and individuals.

- The proposed development contravenes the United Nation Convention on the Rights of the Child 1989. The convention recognizes the rights of children to engage in play and recreational activities.

6.5 The letter of support is made on the basis that the person making the representation has young children and therefore encourages the provision of a new primary school.

7. PRE-DETERMINATION HEARING

7.1 A pre-determination hearing was held on 19 October 2009.

7.2 The Director of Education and Mr Jack Aitken, Architectural Design Co-ordinator, presented the application.

7.3 The following concerns were raised:

- The site for the proposed development is not suitable for the development. The Council has had the opportunity to identify other sites for the purpose. The integrity of identifying the site at Edward Avenue was questioned.
- The identification of the site may be due solely to financial considerations with no consideration given to the impact on the amenity of residents at Antonshill.
- Budget concerns in respect of the proposal.
- The application site is identified in the adopted Larbert and Stenhousemuir Local Plan as a site to be safeguarded for recreational use and that an associated comment states this is in recognition of the local deficiency in active open space in the area. It was questioned that there has been significant change in circumstances whereby the site need no longer be safeguarded for recreational use. In this respect it is noted that the Falkirk Council Local Plan Finalised Draft (Deposit Version) identifies the site as an opportunity to develop a denominational primary school.
- It was questioned whether the Antonshill Community have been adequately consulted throughout the process of identifying the application on opportunity to develop a primary school.
- There is an existing traffic congestion problem at Edward Avenue. Increased numbers of vehicles and road narrowing proposal, as a result of a traffic management scheme would increase congestion at Edward Avenue. It was noted that there has been a fatality in the past at Edward Avenue as a result of a road traffic accident.
- One resident wishes information of the catchment area for the proposed school.
- The loss of open space would not be compensated by community use of the proposed school.
- The location of the multi use games area (MUGA pitch) would have an adverse impact on the amenity of residents of Corrie Avenue as a result of excess noise and light.

- Proposals of relation of bus stops would have an adverse impact on the elderly residents of the area who rely on bus stops being located in close proximity to their homes.
- The proposed development would result in the loss of informal play area provision of children.
- The loss of the area of open space would have a greater impact than the loss of play provision. Open space is important for the spiritual wellbeing of people. There has been little regard in respect of the wider impacts on the lives of the residents of Antonshill in identifying the site as an opportunity to develop a primary school.
- The proposed formal use of the facilities of the school was noted. It was also noted however that there are a significant number of other formal recreational facilities in the area and that access to an other would not compensate for the loss of a significant area of informal open space which is of greater general benefit to a wider number of the community.
- The site may potentially be at risk from flooding.
- What is the reason for the delay in progressing the development of the new primary school since its initial approval by Falkirk Council in 2004?

7.4 Issues raised at the hearing which are not covered elsewhere in this report are addressed in Section 8b.90.

8. 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,

8a The Development Plan

Falkirk Council Structure Plan

8a1 Policy COM.6 'Open Space and Recreational Facilities' states:

"The Council will seek to ensure that a satisfactory distribution and quality of open space and recreational facilities exists across the Council area. Accordingly:

- (1) *the loss of open space and recreational facilities will not normally be permitted except where, as part of a community-wide assessment of provision, it is demonstrated that the loss will have no adverse impact on visual or recreational amenity and will release resources for qualitative improvements to facilities in the community as a whole;*
- (2) *Local Plans will identify and seek to address any remaining localised deficiencies in provision;*

- (3) *resources will generally be concentrated on improving the quality, management and accessibility of existing provision; and*
- (4) *all new housing development must contribute to the provision and maintenance of open space and recreational facilities either through on-site provision or contributions to off-site provision. Standards will be set out in Local Plans based on the provision of 2.8ha per 1000 persons."*

- 8a.2 The draft Falkirk Council Open Space Audit suggests that on the basis that the public park and sports area function of the site is retained then the release of the application site for development will be acceptable.
- 8a.3 It is noted that the application site is less well maintained than the area to the west which would retain the goalposts erected there at present. The current leisure amenity value of the site is limited, although it is accepted that the site principally has visual amenity value.
- 8a.4 It is also noted that the community would be given access to the new multi games area (MUGA pitch) outside school hours. The application includes an 8 metres wide landscape area between the MUGA pitch and properties at Corrie Avenue to the south of the site. The purpose of the landscaping is to safeguard the amenity of residents at Corrie Avenue. Following the pre determination hearing, it is proposed to increase the size of the landscape area – see para 8b.98
- 8a.5 The sports pitch to be retained and partially relocated to the west of the application site would be better defined than at present and would complement the community use of the new MUGA adjacent.
- 8a.6 It is not considered that the proposed development would have a significant adverse impact on the recreational amenity of the area.
- 8a.7 It is also considered, however, that the proposal would have an impact on the visual amenity of the area.
- 8a.8 The proposed development does not fully accord with Policy COM 6.
- 8a.9 Policy ENV.7 'Quality of Development' states:
- "(1) Priority is attached to the achievement of high standards of design in all new development. Proposals for development which would have significant visual and physical impact on a site and its surroundings must be accompanied by a "design concept statement" incorporating the relevant factors outlined in Schedule ENV.7 which sets out how design principles have been addressed and how quality objectives will be achieved.*
 - (2) Local Plans and Supplementary Planning Guidance will provide detailed guidance on how significant impact will be assessed and the details to be included in such design concept statements."*
- 8a.10 It is noted that the proposed development would have a visual impact on the site and its surroundings.
- 8a.11 The application is supported by a design statement. The design of the building is considered to be of high quality. The building would be formed around an internal circulation "street". A feature spine wall separates the teaching and nursery areas from the administrative and utility

zones. Features include a fully glazed roof to the circulation "street" designed in conjunction with solar control brise soleil and roof garden which would accommodate outdoor teaching. The north-west / south-east orientation of the school means teaching areas can take advantage of the late afternoon sunlight.

- 8a.12 The design incorporates sustainable development principles including ground source heat pump technology, low temperature water underfloor heating, intelligent lighting controls and rainwater harvesting.
- 8a.13 It is considered that the design of the proposed development is of high quality.
- 8a.14 The proposed development accords with policy ENV.7.
- 8a.15 Accordingly, the proposed development does not fully accord with the Falkirk Council Structure Plan.

Larbert and Stenhousemuir Local Plan

- 8a.16 The application site is identified as an opportunity, 'REC3 Edward Avenue 1, Stenhousemuir', for the provision of playing fields and children's play area. The associated comment states, "in recognition of the local deficiency in active open space, the Council will investigate means of implementing this opportunity.
- 8a.17 It is noted, however, that there is another area of open space, measuring 5 hectares approximately in area, to the south of Corrie Avenue, a distance of 180 metres from the application site. Two children's play areas are incorporated.
- 8a.18 It is noted that whilst a significant proportion of the area of open space to the south of Corrie Avenue is undulating and has limited value as active open space, there is a reasonable part of this area which is relatively level. Although there are no dedicated play pitches, the area has value, albeit limited, for use for informal active open space.
- 8a.19 Two other factors are relevant to the consideration of opportunity REC3.
- It is proposed that the community would have access to the school facilities outwith school hours, particularly to the proposed MUGA pitch. The formation of the new MUGA pitch, to which there would be community access, and the retention of the existing play pitch at Edward Avenue, would constitute an improvement to community recreation facilities available in the Antonhill area.
 - It is noted that the Draft Falkirk Council Open Space Audit suggests that, as long as the park and sports area function of the site is retained, then the release of the site for development would be acceptable on the basis that there would be community access to the new school facilities.
- 8a.20 The proposed development does not accord with Opportunity REC3 as identified in the Local Plan. However the proposal, which would allow community use in the school and the MUGA pitch, would assist in mitigating the loss of the application site as open space.
- 8a.21 It is noted that, under the terms of opportunity C2 of the Local Plan, part of the overall area of existing open space in the area of the north west corner, is identified as an opportunity to develop a community facility. It is noted however, that the area of open space identified for

this purpose lies out with the application site. The site is identified for this purpose to meet a deficiency of provision in the north eastern end of Stenhousemuir.

8a.22 The proposed development would reduce the amount of residual open space to complement such a facility. It is not considered however that the proposal necessarily prejudices the development of a community facility at the site. A further community facility could still be developed which, together with community use of the facilities of the proposed school, in order to meet the needs of the community at the north eastern end of Stenhousemuir.

8a.23 Policy LAR 10 - 'Non Housing Uses in Residential Areas' states:

"Within established residential areas, there will be a general presumption against the introduction of uses which would be incompatible with the residential character and amenity of the area. Proposals for appropriate ancillary services (e.g. surgeries, nurseries and corner shops) will be welcomed where it can be demonstrated that the quality of the residential environment would be safeguarded."

8a.24 The proposed use of the site is considered to be compatible with the amenity and character of the area. There are many examples across the district of primary schools being located in residential areas. It is not considered that the proposed use would be detrimental to the amenity of residents. Furthermore the proposed development is of a high design standard. The recreation facilities and car parking areas are isolated and screened from residential properties. Boundary treatments are designed to minimize the visual impact of the proposed school. It is considered that the quality of the residential environment would be safeguarded.

8a.25 The proposed development accords with Policy LAR 10.

8a.26 Policy LAR 32 - 'Roads and New Development' states:

"Road layout, access and parking provision in new developments should generally conform with the Council's standards entitled "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area". In the case of major development proposals likely to generate significant volumes of additional traffic, a Transport Impact Assessment will be required."

8a.27 The Transport Assessment and School Travel Plan have demonstrated that there would be sufficient travel management infrastructure and procedures put in place to ensure that the traffic generated as a result of the proposed development would not prejudice the community's access to the local area and ensure accessibility to the proposed development. It is noted that the Roads Development Unit has raised no objections.

8a.28 The proposed development accords with Policy LAR 32.

8a.29 Policy LAR 34 - 'Traffic Calming' states:

"The Council will promote the introduction of traffic calming schemes, where these will bring environmental, community or road safety benefits particularly in relation to:

- (i) main through routes;*
- (ii) schools and other community facilities; and*
- (iii) new residential areas."*

8a.30 The Transport Assessment and School Travel Plan have demonstrated that the proposed development would provide for a range of facilities for public transport users and promote the interests of cyclists and pedestrians. The proposal incorporates a scheme of traffic calming measures, and the Roads Development Unit and the Transport Planning Unit have raised no objections.

8a.31 The proposed development accords with Policy LAR 34.

8a.32 Policy LAR 37 - '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 and built forms which integrates well with the surrounding townscape, natural features and landforms;*
- (ii) consideration should be given to creating a safe and secure environment for all users through the application of the general principles contained in PAN46 "Planning for Crime Prevention";*
- (iii) 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;*
- (iv) building materials and finishes should be chosen to complement those prevailing in the local area;*
- (v) opportunities should be taken within the development to incorporate new public spaces and other focal points, and to enhance existing ones; and*
- (vi) the contribution to the townscape of existing buildings, natural features, important landmarks, skylines and views should be respected."*

8a.33 The proposed development is considered to be of a high standard of design. The design statement supporting the application is noted.

8a.34 The proposed development integrates well with the surrounding townscape. The quality of the design of the proposed school building would enhance the character of the local area.

8a.35 It is noted that Central Scotland Police have raised no objections in terms of safety. It is not considered that the safety of pupils at the school or residents in the surrounding area would be compromised as a result of the proposed development.

8a.36 The proposed development accords with Policy LAR 37.

8a.37 Policy LAR 38 - 'Landscape Design' states:

"Proposals for development should include a scheme of hard and soft landscaping as an integral part of the submission for planning permission. The landscaping scheme should:

- (i) respect the setting and character of the site;*
- (ii) retain, where practical, existing vegetation and natural features;*
- (iii) incorporate structure planting, street trees and informal open space planting, as appropriate to the nature and location of the proposal;*

- (iv) *make use of native tree and plant species;*
- (v) *incorporate high quality hard landscaping, including surfacing materials, boundary enclosures and street furniture which complement the development and the local townscape; and*
- (vi) *demonstrate that satisfactory arrangements have been made for the future maintenance and management of landscaped areas."*

8a.38 The landscaping associated with the proposed development respects the setting and character of the site. Existing trees at the south boundary would be retained, and new planting is designed to minimize the impact of the proposal on the amenity of adjacent residents.

8a.39 The proposed development accords with Policy LAR 38.

8a.40 It is noted that although there are planning considerations which give merit to the proposed development, the proposal does not accord with opportunity REC3 detailed in section 8a.16 of this report. Accordingly the proposed development does not accord with the Larbert and Stenhousemuir Local Plan.

8a.41 Accordingly, the proposed development does not accord with the Development Plan.

8b. Material Considerations

8b.1 The material considerations are the Falkirk Council Local Plan, the objection from the Larbert, Stenhousemuir and Torwood Community Council, the public representations, the objection form FIT Scotland; Scottish Planning Policy (SPP) 11 "Open Space and Physical Activity"; (SPP) 17 "Planning for Transport"; Planning Advice Note 65 "Planning and Open Space"; Planning Advice Note (PAN) 82 "Local Authority Interest Developments", the Town and Country Planning (Notification of Applications) (Scotland) Direction 2007 and the pre-determination hearing held on 19 October 2009.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

8b.2 The application site is identified as opportunity, RC.L&S7 'Antonshill Playing Fields' safeguard land as a potential location for a new denominational primary school to serve the Larbert and Stenhousemuir area. It is noted that no objections were received from the public to this proposal as a result of the Local Plan process, and that there was no modification proposed to remove the proposal from the plan prior to the Local Plan Public Inquiry process.

8b.3 The proposed development accords with opportunity RC.L&S7.

b.4 Policy EQ1 'Sustainable Design Principles' states:

"New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

- (1) *Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
- (2) *Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, safe and easy to use;*

- (3) *Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
- (4) *Resource Use. Development should promote the efficient use of natural resources, and take account of life cycle costs, in terms of energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
- (5) *Infrastructure. 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; and*
- (6) *Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.”*

8b.5 Sections 8a.32 – 8a.36 of this report detailing Policy LAR 37 of the Larbert and Stenhousemuir Local Plan "Design and the Local Context" address the points raised.

8b.6 The proposed development incorporates sustainable energy technology including ground source heat pump technology, low temperature underfloor heating, intelligent lighting controls and rainwater harvesting.

8b.7 The Transport Assessment and School Travel Plan have demonstrated that there would be an integrated transport approach taken in respect of travel to school issues, and it is considered that the safety of the pupils of the school, and residents of the area, could not be compromised as a result of the integrated transport approach proposed.

8b.8 The proposed development accords with Policy EQ1.

8b.9 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.”*

8b.10 Section 8a.32 – 8a.36 of this report detailing Policy LAR 37 of the Larbert and Stenhousemuir Local Plan, "Design and the Local Context" address the points raised.

8b.11 The proposed development accords with Policy EQ3.

8b.12 Policy EQ4 - ‘Landscape Design’ states:

“Development proposals should include a landscape framework which enhances the development and assists integration with its surroundings. The landscape scheme should:

- (1) Be informed by the surrounding landscape;*
- (2) Retain and incorporate existing vegetation, natural and cultural features where they contribute to the amenity and biodiversity of the site, with provision for replacement planting where removal is authorised;*
- (3) Integrate with strategies for the provision of open space, pedestrian access, and sustainable urban drainage systems on the site;*
- (4) Promote biodiversity, including the use of native tree and plant species (see Policy EQ25);*
- (5) Incorporate robust structure planting to provide structure in larger developments, and screen the edge of developments where necessary;*
- (6) Incorporate street trees and informal open space planting to assist in structuring and unifying streets and spaces;*
- (7) Incorporate high quality hard landscaping, including surface materials, boundary enclosures and street furniture which are robust and complement the development; and*
- (8) Demonstrate that satisfactory arrangements have been made for the future maintenance and management of all landscaped areas.”*

8b.13 Sections 8a.37 -8a.39 of this report detailing LAR 38 of the Larbert and Stenhousemuir Local Plan "Landscape Design" address the points raised.

8b.14 There have been no concerns in terms of drainage raised as a result of the consultation process. It is noted that the Roads Development Unit has raised no objections.

8b.15 There is no evidence to suggest there are significant biodiversity issues to be addressed as a result of the proposed development. It is noted that the Planning and Environment Unit has not raised any biodiversity issues as a concern.

8b.16 The proposed development accords with Policy EQ4.

8b.17 Policy EQ5 'Design and Community Safety' states:

“Development proposals should create a safe and secure environment for all users through the application of the following principles:

- (1) Buildings, public spaces, access routes and parking areas should benefit from a high level of natural surveillance;*
- (2) Boundaries between public and private space should be clearly defined;*
- (3) Access routes should be direct, clearly defined and well lit, with recognised points of entry; and*
- (4) Contributions to the provision of CCTV may be sought, where appropriate.”*

8b.18 The proposed development clearly defines the boundary between public and private open space. It is proposed to incorporate CCTV equipment which shall be installed in a manner to ensure the safeguarding of the privacy of surrounding residents. It is noted that Central Scotland Police have not objected to the proposal.

8b.19 The proposed development accords with Policy EQ5.

8b.20 Policy EQ6 'Design and Energy Use' states:

“Developers should demonstrate how they have assessed and pursued opportunities for sustainable energy use in new developments. In particular:

- (1) Local climatic factors should be taken into account, and opportunities taken to maximise solar gain and minimise wind chill in the layout and orientation of buildings;*
- (2) The utilisation of renewable energy sources in meeting the energy needs of developments will be encouraged where appropriate in terms of type, scale and impact; and*
- (3) Combined heat and power and community heating schemes as part of new developments will be encouraged.”*

8b.21 It is noted that the proposed development incorporates sustainable energy technology including ground source heat pump technology, low temperature underfloor heating, intelligent lighting controls and rainwater harvesting.

8b.22 The proposed development accords with Policy EQ6.

8b.23 Policy SC12 - ‘Urban Open Space’ states:

“The Council will protect all urban open space, including parks, playing fields and other areas of urban greenspace, which is considered to have landscape, amenity, recreational or ecological value, with particular reference to the areas identified on the Proposals Map. Development involving the loss of urban open space will only be permitted where:

- (1) There is no adverse effect on the character and appearance of the area, particularly through the loss of amenity space planned as an integral part of a development;*
- (2) In the case of recreational open space, it can be clearly demonstrated from the Council’s open space audit and strategy, or a site specific local audit of provision in the interim, that the area is surplus to recreational requirements, and that its release for development will be compensated for by qualitative improvements to other open space or recreational facilities;*
- (3) The area is not of significant ecological value, having regard to Policies EQ24 and EQ25; and*
- (4) Connectivity within the overall open space network is not threatened and public access routes in or adjacent to the open space will be safeguarded.”*

8b.24 It is noted that the proposed development would result in the loss of an area of public open space.

8b.25 It is also noted, however, that the Draft Falkirk Council Open Space Audit suggests that as long as the public park and sports area function of the site is retained, and that there would be community access for use of the school facilities outwith school hours, then the release of the site for development would be acceptable. Furthermore, it is considered that the proposed development is of a high design standard and would integrate well with the character and townscape of the area.

8b.26 It is considered that the retention of the more formal sports pitch to the west of the application site together with community access to the new school facilities could justify the development of the site under the terms of the draft audit.

8b.27 The development of the site would however have an impact on the appearance and character of the area.

8b.28 The proposed development therefore does not accord with Policy SC12.

8b.29 Policy ST2 - 'Pedestrian Travel And Cycling' states:

"New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure. This will consist of on- and where appropriate off-site measures that allow pedestrian and cycle movements within and beyond developments, and ensure that those wishing to use pedestrian/cycle networks are not dissuaded from doing so through the absence of suitable infrastructure.

- (1) All pedestrian and cycle routes will comply with the standards set out in the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. Where appropriate, infrastructure supporting the two modes will be combined.*
- (2) Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, to other amenities and community facilities and support objectives in agreed Travel Plans where relevant.*
- (3) Pedestrian and cycle movement within developments should be allowed for via direct routes without barriers.*
- (4) Pedestrian and cycle links should be provided that offer connections to public transport connections in the surrounding area. For guidance, in new developments, no pedestrian should have to walk more than 400m to the nearest bus stop.*
- (5) Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.*
- (6) The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network.*
- (7) Pedestrian and cycle routes for school journeys should be provided in residential development where a need to do so is identified. In all cases, the aim should be to provide an overall walking/cycling distance between home and school of not more than 2 miles wherever practical, or not more than 1 mile for pedestrian journeys to primary school.*
- (8) Cycle parking should be provided in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area."*

8b.30 The Transport Assessment and School Travel Plan have demonstrated that the proposed development would provide for a range of facilities for public transport users and promote the interests of cyclists and pedestrians. It is considered that the interests of pedestrians and cyclists are adequately addressed and that the safety of pedestrians and cyclists would not be compromised.

8b.31 The proposed development accords with Policy ST2.

8b.32 Policy ST3 - 'Bus Travel And New Development' states:

"New development will be required to provide appropriate levels of bus infrastructure or suitable links to existing bus stops, services or stations, as identified within travel plans. This provision will be delivered through direct funding of infrastructure and / or the provision of sums to support the delivery of bus services serving the development.

- (1) *Bus infrastructure should be provided at locations and to phasing agreed with Falkirk Council, and designed in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.*
- (2) *Bus facilities within new developments should offer appropriate links to existing pedestrian or cycle networks in surrounding areas. Alternatively, new development should be linked to existing bus infrastructure via pedestrian or cycle links as described in Policy ST2.*
- (3) *New development should incorporate routes suitable for the provision of bus services. Where bus services already exist, new developments should not be designed or constructed in ways that impede the routing of these services.*
- (4) *New developments may require bus links to rail stations or other public transport infrastructure."*

8b.33 It is considered that the Transport Assessment and School Travel Plan have demonstrated that the proposed development would provide appropriate travel of bus infrastructure links.

8b.34 The proposed development accords with Policy ST3.

8b.35 Policy ST7 - 'Transport Assessments' states:

- "(1) Falkirk Council will require transport assessments of developments where the impact of that development on the transport network is considered likely to require mitigation. In all cases, this mitigation will be delivered to a level that achieves no net detriment to the capacity of the network.*
- (2) Transport assessments will include travel plans and, where necessary, safety audits of proposed mitigation measures and assessment of the likely impacts on air quality as a result of proposed development.*
- (3) Developers will agree the scope of the assessment with Falkirk Council, then undertake the assessment in accordance with the scoping. In all cases, the assessment will focus on the hierarchy of transport modes, favouring the use of walking, cycling and public transport over unnecessary use of the car.*
- (4) The Council will only grant planning permission where it is satisfied that the transport assessment and travel plan has been appropriately scoped, the network impacts properly defined and suitable mitigation measures identified."*

8b.36 It is considered that the Transport Assessment and School Travel Plan have demonstrated that travel to school and traffic management issues have been suitably addressed. It is noted that the Roads Development Unit and the Transport Planning Unit have raised no objections.

8b.37 The proposed development accords with Policy ST7.

8b.38 Policy ST10 - 'Parking' states:

"The Council will manage parking provision as an integral part of wider transport planning policy to ensure that road traffic reduction, public transport, walking, cycling and safety objectives are met.

- (1) There will be a presumption against significant additional public parking in Falkirk Town Centre.*
- (2) There will be a presumption against the removal of existing parking provision in Falkirk Town Centre where this would adversely affect the vitality and viability of the centre.*
- (3) Park and ride facilities will be promoted at Westfield, Falkirk. The feasibility of providing facilities on the B902 Stenhousemuir-Falkirk corridor will be investigated.*

- (4) *Parking in District and Local Centres will be managed to promote sustainable travel and the role of the centres.*
- (5) *The maximum parking standards set out in SPP 17 will be applied where relevant, in tandem with the Council's minimum standards. Where the minimum standards cannot be met, then enhanced travel plan resources may be required in compensation."*

8b.39 A denominational school has a wider catchment area than a non-denominational school and, consequently, generates a greater number of car journeys to school. It is considered that the Transport Assessment and School Travel Plan have demonstrated that the level of car parking is the minimum provision which is required to safeguard against unacceptable parking in the streets adjacent to the application site. The proposed traffic management infrastructure and procedures, in conjunction with the school travel plan, would maximize provision of, and connection to, non private car transport infrastructure.

8b.40 The proposed development accords with Policy ST10.

8b.41 Policy ST11 - 'Sustainable Urban Drainage' states:

"Surface water management for new development should comply with current best practice on sustainable urban drainage systems, including opportunities for promoting biodiversity through habitat creation. A drainage strategy, as set out in PAN 61, 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."

8b.42 The Roads Development Unit are satisfied that drainage provision is adequate and meets the standards required by the Council. It is noted that the Roads Development Unit has raised no objections.

8b.43 The proposed development accords with Policy ST11.

8b.44 The proposed development does not fully accord with the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Objections From The Larbert, Stenhousemuir and Torwood Community Council

8b.45 The proposed development is supported by proposals for traffic management and travel to school infrastructure. The Roads Development Unit and the Transport Planning Unit have confirmed that these proposals would be of a suitable standard.

8b.46 Traffic management proposals include double yellow line marking at the south side of Edward Avenue along the entire length of the frontage of the application site.

8b.47 The Transport Planning Unit and Roads Development Unit have confirmed that the proposed bus turning circle and drop off facility would be of a suitable standard.

8b.48 The applicant has provided a statement which clarifies the principles against which the proposed classrooms have been designed. It is considered that the classroom design is fit for purpose.

8b.49 The applicant has provided a statement with respect to possible expansion. The proposed school building is designed in a manner which provides scope for extension at the west side of

the building. Assessments of the school travel plan, which would be carried out following occupation of the development, would highlight if the school travel plan requires to be updated.

- 8b.50 The applicant has provided a statement which clarifies the principles against which the gymnasium changing facilities have been designed. The changing rooms are considered to be fit for purpose.
- 8b.51 The applicant has provided a statement concerning heating and ventilation arrangements. The heating and ventilation managements are considered to be fit for purpose.
- 8b.52 Comments in respect of consultation by the applicant are noted. It is also noted that the Council as planning authority in the consideration of this application took steps to ensure that the Community Council was consulted as part of the application process.
- 8b.53 It is noted that the community would have access to the school facilities outwith school hours.
- 8b.54 Concerns in respect of the loss of an area of public open space are noted. Also noted are the following sections of this report, 8a1-8a.7, Policy COM 6 of the Falkirk Council Structure Plan, Sections 8a.15 – 8a.20, opportunity REC3 of the Larbert and Stenhousemuir Local Plan, Sections 8b23-8b28, Policy SC3 of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and sections 8b.2-8b.3, opportunity RC.L&S7 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Letters of Representation

- 8b.55 Concerns in respect of traffic congestion, road safety, parking and drop-off facilities and traffic management are noted. The Transport Assessment, School Travel Plan and proposed transport management arrangements have demonstrated that there would be adequate parking provision, travel to school arrangements and traffic management infrastructure and procedures put in place which are fit for purpose. The proposed development is not considered to be a hazard to road safety.
- 8b.56 Dropping litter is regulated and controlled by means of other legislation. It is noted that the Environmental Protection Unit has not raised this issue as an objection.
- 8b.57 Anti-social behaviour is regulated and controlled by means of other legislation and is primarily a police matter. It is not considered that the use of the application site for the erection of a primary school, or that the design of the proposed school, would encourage anti-social behaviour. The advice of Central Scotland Police, in terms of design, is represented in the design of the proposed development.
- 8b.58 The comments regarding the lack of approval of the community are noted. It is also noted, however, that the Education Services Unit carried out a consultation exercise in 2008 with members of the community. Section 6.4 of this report refers to this exercise. Notwithstanding any previous consultation or any grievance regarding the lack of consultation or agreement, it is noted that the planning application process is the formal forum which provides the community the opportunity to make comment.
- 8b.59 Section 8a.16-8a.22 of this report is noted in respect of open space provision in the Antonshill area.

- 8b.60 There is no evidence to support the view that there would be an adverse impact on the amenity of adjacent residents as a result of excessive noise from the proposed primary school. It is noted that the Environmental Protection Unit has not objected to the proposal on grounds of potential excessive noise.
- 8b.61 It is noted that the proposed development includes the formation of a MUGA pitch. Concerns raised at the current position of this facility and its impact upon the amenity of residents at Corrie Avenue have resulted in this pitch being relocated further to the north. The applicant has confirmed their willingness to undertake this amendment. A planning condition ensuring this is undertaken is attached as part of the recommendation.
- 8b.62 It is noted that the proposed development would have an impact on the Antonshill area in terms of visual amenity.
- 8b.63 Management of the MUGA pitch would be the responsibility of the Education Authority.
- 8b.64 There is no evidence to support the view that there would be an adverse impact on wildlife in the Antonshill areas as a result of the proposed development. The Planning and Environment Unit has not raised any objection to the proposal on grounds of the impact on wildlife or biodiversity.
- 8b.65 It is proposed that there would be an 8 metre landscaping belt between the MUGA pitch and the closest dwellinghouse. Following the pre-determination heading, it is proposed that this be increased – see para. 8b.98. It is considered that this would be sufficient to safeguard the amenity of the nearest adjacent residents.
- 8b.66 The applicant has provided a statement which confirms that it would be possible to extend the proposed primary school at the west side of the building.
- 8b.67 There is no evidence to support the view that the layout of the proposed school building will have an adverse impact on the amenity of residents in terms of noise. The dining hall would be located 30 metres from the garden boundary of any adjacent property. There is no proposed use of the dining hall outwith school hours.
- 8b.68 There is no evidence to support the view that residents adjacent to the proposed school would suffer from vermin infestation as a result of the proposed development. It is noted that the Environmental Protection Unit has not objected to the proposal on such grounds.
- 8b.69 There is no evidence to support the view that the proposed development would cause a flooding problem either within or outwith the site. It is noted that the Roads Development Unit has raised no objection on grounds of flooding.
- 8b.70 There is no known history of the site to support the view that the Antonshill community control the use of the application site. In any case this would not be a material planning consideration or constitute grounds to refuse planning permission.

Objection From Fields In Trust (FIT) Scotland

- 8b.71 Section 8a of this report is noted in respect of the Development Plan.

8b.72 SPP 11 and PAN 65 are detailed below.

8b.73 There is no evidence to support the view that the proposed development would contravene the convention on the Rights of the Child 1989. No detailed evidence has been submitted.

Scottish Planning Policy (SPP) 11 "Open Space and Physical Activity"

8b.74 SPP 11 states that "there is a presumption against development on open spaces which are valued and functional, or which are capable of being brought into functional use to meet a need identified in the open space strategy". Only where there is strong justification should open space protected by the development plan be developed either partly or fully for a purpose unrelated to use as open space. Justification must include evidence from the open space audit that the development will not result in a deficit of open space provision of that type within the locality"

8b.75 SPP 11 also requires that planning fields and sports pitches should not be redeveloped except where one of the following circumstances applies:-

- a. The proposed development is ancillary to the principal use of the site as a playing field;
- b. The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training;
- c. The playing field which would be lost as a result of the proposed development would be replaced by;
 - (i) a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users; or
 - (ii) the upgrading of an existing playing field to provide a better quality facility, either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area;
- d. A playing field strategy prepared in accordance with a methodology approved by Sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site in question could be developed without detriment to the overall quality of provision.

8b.76 It is considered in this case that the proposed development would result in an upgrading of recreational amenity at the site to provide a better quality facility.

8b.77 Sections 8a.2-8a.7 of this report in respect of the Draft Falkirk Council Open Space Audit are relevant to this issue. It is noted that a sports pitch, similar in size to the existing pitch at Edward Avenue, would be retained at the open space to be retained at the west side of the application site. In terms of the provision of sports pitches, there would be no net loss as a result of the proposed development.

8b.78 Furthermore it is proposed that there would be community access to the facilities of the proposed school. The result would be an improvement in the quality of recreational facilities available to the community. In such circumstances the proposed development would be acceptable under the terms of the Council's draft open space audit.

8b.79 Sportscotland has confirmed that there is no formal requirement for consultation in respect of the proposed development and also confirmed that no objection is offered.

8b.80 It is considered that the proposed development accords with SPP 11.

SPP 17 "Planning For Transport"

8b.81 SPP 17 states that planning permission should not be granted for significant travel generating uses in locations:

- Where immediate links to walking and cycling networks are not available or cannot be made available;
- Where access to public transport networks are further than 400 metres by walking;
- Which would encourage reliance on the private car;
- Which would be likely to have a detrimental effect on the capacity of the strategic road and/or rail network;
- Where a Transport Assessment does not include any satisfactory mechanism for meeting sustainable transport requirements.

8b.82 It is noted that the Transport Assessment School Travel Plan and proposed traffic management measures have demonstrated that the proposed development would:-

- Provide for walking and cycling links to the site
- Provide access to public transport within a 400 metre walking distance.
- Encourage non private car transport.

8b.83 It is not considered that the proposal would have a detrimental impact on the road network at Antonshill. It is noted that the Roads Development Unit and the Transport Planning Unit have raised no objections to the proposal.

8b.84 The proposed development accords with SPP 17.

Planning Advice Note (PAN) 65 "Planning And Open Space"

8b.85 The emphasis of PAN 65 is that local authorities should take steps to ensure that there is a detailed assessment of open space in their area which should result in an open space strategy which meets the needs of the area.

8b.86 Sections 8a.1 – 8a.8 of this report in respect of Policy COM 6 of the Falkirk Council Structure Plan address this issue.

8b.87 It is considered that the circumstances of the application are in compliance with the Draft Falkirk Council Open Space Audit.

8b.88 The proposed development accords with PAN 65.

The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

8b.89 This Direction sets out circumstances in which planning authorities must notify Scottish Ministers where they are intending to grant planning permission. In relation to local authority interest developments, before granting planning permission, planning authorities must notify Ministers where the planning authority is the applicant/developer, has a financial or other interest, where the development is on land wholly or partly in the planning authority's ownership or in which it has an interest or in circumstances where the proposed development would be significantly contrary to the Development Plan for the area. Accordingly, this application falls into this category and will require to be notified.

Pre-Determination Hearing Held on 19 October 2009

8b.90 It is noted that the terms of Opportunity "REC3 Edward Avenue 1" of the Larbert and Stenhousemuir Local Plan safeguards the open space at Edward Avenue for recreational amenity use in recognition of a perceived deficiency in active open space.

8b.91 The Council has now however carried out an open space audit, currently in draft form which is a detailed and comprehensive assessment of open space in the Falkirk area. As a result of the draft open space audit, it is considered that the proposed development would be appropriate on the basis that:-

- A playing field area would be retained at Edward Avenue.
- A playing pitch similar to the existing playing pitch at Edward Avenue would be retained.
- There would be community use of the facilities of the proposed school which would result in an improvement to the quality of recreational facilities at Edward Avenue.
- The community would have informal access to the facilities of the proposed multi-use games area (MUGA) pitch.

8b.92 The proposed development accords with the criteria above with the exception that community use of the facilities of the proposed school would be solely through the Law and Administration Services (District Registrar). Informal community use of the MUGA pitch outwith school hours would not be afforded.

8b.93 The Director of Education has raised concerns in respect of informal use of the MUGA pitch. It is noted that community use of the facilities should be encouraged, but the facilities are primarily used for school children and unsupervised informal use outwith school hours could result in misuse and vandalism including the spreading of broken glass. The safety of the children could be compromised. For this reason, informal unsupervised use should be resisted.

8b.94 On this basis the proposed development would fail to meet one of the criteria highlighted by the open space audit. The concerns of the Director of Education are however noted. It is considered that community use of the school facilities through the Law and Administration Services (District Registrar) constitutes an improvement in the quality of the recreational facilities available to the community. Criteria for acceptability of the proposal set out in the open space audit would still be largely met. The school facilities would be available to the community in a manner which would safeguard the safety of the school pupils.

- 8b.95 On balance, the proposed development is considered to be acceptable under the terms of the draft open space audit.
- 8b.96 It is noted that the Falkirk Council Local Plan Finalised Draft (Deposit Version) identifies the application site as an opportunity to build a denominational primary school. Whilst this proposal does not accord with the Development Plan, it is considered that, since the adoption of the Larbert and Stenhousemuir Local Plan in 1998, an increase in population has increased the demand for primary school facilities. In safeguarding the site for education purposes within the new Local Plan, it was recognised that the enhancement of open space facilities and the creation of space potentially for use by the community could be achieved through the provision of the school.
- 8b.97 It is noted that the MUGA pitch would be located 20 metres from the rear boundaries of dwellinghouses at Corrie Avenue. It is within that space, the application proposed that a 10 metre landscape belt at the south side of the MUGA pitch would safeguard the amenity of residents at Corrie Avenue.
- 8b.98 Concerns were raised by a resident of Corrie Avenue that a 20 metre gap, and 10 metre landscape belt, would not be sufficient to protect the Corrie Avenue residents from the impact of noise and light from the MUGA pitch. There is an opportunity to extend the gap between the MUGA pitch and properties at Corrie Avenue to 34 metres, with the width of the landscape strip extended to 24 metres. It is considered that the extended gap can be secured by condition.
- 8b.99 Concerns were raised by members of the community that the proposed traffic management features, designed to reduce traffic speed and make crossing roads safer for the pupils of the school, is not sufficient to secure the safety of the pupils or the residents in the area, or address the transport needs of the community.
- 8b.100 It is noted that traffic management measures would require to be subject to a separate statutory community consultation procedure and may be changed as a result of the community engagement.
- 8b.101 It is considered therefore that, should the Council be minded to grant planning permission, the implementing of a traffic management scheme, prior to the occupation of the school, can be secured by condition.
- 8b.102 A number of questions or comments were raised at the pre-determination hearing regarding congestion within the area. A Transport Assessment was submitted by SIAS Ltd, an independent transport consultant, on behalf of the applicant in November 2008. This considered what impact the proposed development would have on the existing transport infrastructure. The transport assessment examined the various methods which pupils and staff could use to access the school, including bus services, walking and private cars. The assessment looked at three junctions in the area (Antonshill Roundabout, Roughlands Roundabout and the priority crossroads at B905 King Street and Muirhead Road) and concluded that all three junctions would operate within acceptable capacity levels, based on Scottish Government guidance. It is also the case that some of the trips which have been included within the assessment will be existing trips which already use Antonshill Roundabout but will be diverted to the proposed school (trips to/from St Frances RCPS).

- 8b.103 It is not considered that there is significant traffic congestion at present on Edward Avenue, which would prejudice the consideration of the application. It is noted that the Roads Development Unit has confirmed that traffic management features could be put in place which would serve to slow traffic and assist pupils to cross over roads and consequently address the road safety of both school pupils and residents of the area.
- 8b.104 The catchment area of the proposed primary school was confirmed at the pre-determination hearing.
- 8b.105 The Director of Education addressed financial considerations at the pre-determination hearing. The financial considerations are not a material planning consideration.
- 8b.106 The issue of consultation with the Antonshill community is addressed as follows. In 2004, Education Services carried out a consultation with parents on the alternative sites that were under consideration for a school. In mid 2007, the emerging Local Plan was advertised for objections. None were received regarding the school proposal. In 2008, 313 letters of objection were received, but this pre-dated a planning application. The submission of the planning application has led to its own statutory consultation processes, including the pre-determination hearing on 19 October 2009. Finally, if planning permission is granted, the Roads Development Unit would carry out a statutory consultation for the proposed traffic calming.
- 8b.107 The issue of bus stop location should be addressed by the Transport Planning Unit at the appropriate time.
- 8b.108 The comments in respect of the loss of informal play space is noted. It is also noted that the retention of an area of public space at the west side of the application site addresses this issue. It is noted that the public open space being retained accords with the Council's draft open space audit.
- 8b.109 The issue of the loss of open space in respect of the residents general and spiritual well-being is noted. It is also noted however that there are no other areas of open space in close proximity to Corrie Avenue. Sections 8.17 – 8.18 of this report address this issue.
- 8b.110 The Director of Education addressed the issue of timing in the application process.

8c Conclusion

- 8c.1 The proposed development does not accord with the Development Plan.
- 8c.2 However, the proposed development accords with Opportunity RC.L&S7 "Antonshill Playing Fields" of the Falkirk Council Local Plan Finalised Draft (Deposit Version) which would secure the application site for the erection of a denominational primary school.
- 8c.3 The proposed development is of a high standard of design. The recreational facilities and car parking facilities are isolated and screened to safeguard the amenity of adjacent residents. The proposal is compatible with the character of the area. There would, however, be an impact on the visual amenity of the area.
- 8c.4 It is noted that the Transport Assessment, School Travel Plan and traffic management proposals demonstrate that there would be sufficient measures to ensure adequate parking

associated with the catchment area of a denominational primary school and make adequate provision for, and encourage, non private car travel to school.

- 8c.5 It is noted, however, that the proposed development would result in the loss of an area of open space measuring 2.25 hectares. It is noted that Opportunity REC3 identified in the Larbert and Stenhousemuir Local Plan makes provision for the safeguarding of the site for recreational use.
- 8c.6 The following material considerations are relevant to the issue of loss of open space.
- It is noted that the application site is largely non active recreational land. There is an existing more regularly maintained and more formal playing area at the west side of the existing area of open space which would largely be retained.
 - In addition to retaining a formal sports pitch, the new facilities at the proposed primary school, principally the MUGA pitch at the west side of the site, is to be made available for use of public outwith school hours. It is noted that the positioning of the MUGA pitch within the site in such a manner to minimize the impact on the amenity of adjacent residents can be secured by condition.
- 8c.7 The net result would be an improvement of the recreational facilities available to the public at Antonshill.
- 8c.8 The Draft Falkirk Council Open Space Audit suggests that, as long as the public park and sports area function of the site is retained, then the release of the application site for development will be acceptable.
- 8c.9 It is noted therefore that, as a result of the proposed development, there would be improvements to recreation facilities through community use of the facilities of the proposed school. It is proposed there would be screen planting adjacent to the MUGA pitch at the south side, a review of the footpath network to the school and a clear division between the public areas and the school grounds. As a result, it is considered that the proposed development accords with the Draft Falkirk Council Open Space Audit.
- 8c.10 It is also noted that Falkirk Council Local Plan Finalised Draft (Deposit Version) identifies the application site as an opportunity to develop a denominational primary school. The proposed development accords with Opportunity RC.L&S7 of the plan. It is noted that there were no objections submitted by the public to this Local Plan proposal. The proposal was not subject to a modification of the Plan prior to the Local Plan public inquiry procedure.
- 8c.11 It is accepted that there would be an impact on visual amenity of the site as a result of the proposed development. It is not considered that the impact on visual amenity is sufficient to merit refusal of planning permission. On balance there is justification to recommend a departure from the Development Plan in this case.
- 8c.12 If members were minded to grant planning permission, the application would require to be referred to Scottish Ministers. Section S8b.89 of this report addresses this issue.

9. RECOMMENDATION

9.1 It is recommended that the Council be minded to grant planning permission subject to the following conditions and subject to notification of the application to Scottish Ministers.

- (1)** The development to which this permission relates must be begun within three years from the date of this permission.
- (2)** The proposed development shall not be brought into use until such time as a scheme of traffic management measures, which has been approved in writing by the planning authority has been implemented in full.
- (3)** In the case where the school roll is 150 pupils or less, including the nursery, the proposed development shall not be brought into use until such time as the 50 car parking spaces proposed for the south side of the public car park area have been formed with a wearing bituminous surface and lined with the written approval of the planning authority.
- (4)** Prior to the school roll exceeding 150 pupils, including the nursery, all 73 public car parking spaces must have been formed with a wearing bituminous surface and lined with the written approval of the planning authority.
- (5)** The development shall be implemented in accordance with the approved drawings and any submitted details which have been approved in writing by the planning authority.
- (6)** Notwithstanding any details previously submitted, there shall be no work on site until such time as the position of the Multi Use Games Area at the west boundary of the application site has been approved in writing by the planning authority.
- (7)** Notwithstanding any details previously submitted, there shall be no work on site until such time as a detailed landscaping scheme has been approved in writing. The landscaping scheme shall include timescales for planting and details of a maintenance schedule.

Reason(s):

- (1)** To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2)** To safeguard the interests of users of the highway and the safety of persons travelling to and from the proposed development.
- (3,4)** To ensure that adequate car parking is provided.
- (5)** To ensure that the development is carried out to the satisfaction and approval of the planning authority.
- (6)** To ensure that the amenity of adjacent residents is safeguarded.

- (7) To ensure that the amenity of adjacent residents, and the environmental amenity of the area, is safeguarded.



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For Director of Development Services

Date: 21 October 2009

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Larbert and Stenhousemuir Local Plan
3. Falkirk Council Local Plan Finalised Draft (Deposit Version)
4. Planning application P/08/0750/FUL
5. Scottish Planning Policy 11 "Open Space and Physical Activity"
6. Scottish Planning Policy 17 "Planning for Transport"
7. Planning Advice Note 65 "Planning and Open Space"
8. The Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.
9. Draft Falkirk Council Open Space Audit

Letters of Representation

10. Mr and Mrs Reckie, 49 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 22 October 2008.
11. Jennifer Wardrope, 53 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 October 2008
12. S Thomson, 155 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 29 October 2008
13. Alistair Patterson, 35 Lamond View, Stenhousemuir, Larbert FK5 3BW on 28 November 2008
14. Mr Robert Forrester, 27 Arthur's Drive, Stenhousemuir, Larbert FK5 4DS on 28 November 2008
15. Mr and Mrs Cavanach, 159 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 28 November 2008
16. Mr and Mrs J Baxter, 28 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
17. Mrs K Johnstone, 94 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
18. William Martin, 149 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 28 November 2008
19. C Leishman, 69 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
20. Anne McKean, 106 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
21. Norman Shaw, 23 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
22. Robert Rankine, 31 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
23. Graham Wright, 42 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
24. H Young, 13 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
25. G Wylie, 6 Strathmiglo Place, Stenhousemuir, Larbert FK5 4UQ on 28 November 2008
26. H Baillie, 1 Strathmiglo Place, Stenhousemuir, Larbert FK5 4UQ on 28 November 2008
27. Mary Broom, 47 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
28. Margaret Hastings, 44 Bruce Drive, Stenhousemuir, Larbert FK5 4DD on 5 December 2008
29. Margaret Hastings, 44 Bruce Drive, Stenhousemuir, Larbert FK5 4DD on 28 November 2008
30. Evelyn Proffit, 2 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 28 November 2008
31. Steven Frater, 19 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
32. Mrs M Clark, 14 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
33. Mrs M Clark, 14 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
34. Mr Ian Sneddon, 31 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
35. A Cunningham, 22 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
36. Owner/Occupier, 61 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
37. Jessie Dawson, 59 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
38. Mrs Begg, 51 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
39. R Stuart, 14 Anne Drive, Stenhousemuir, Larbert FK5 4JE on 28 November 2008
40. G Mitchell, 7 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
41. J Bishop, 39 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
42. Scott Henderson, 42 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
43. P Grassom, 23 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
44. Mr and Mrs A Reekie, 49 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
45. C Morrison, 33 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
46. Colin Ferguson, 57 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
47. Wilma Buchanan, 27 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
48. Gregor Webster, 29 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
49. D Mitchell, 17 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008

50. Linda Richardson, 19 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
51. Mandy Mitchell, 17 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 28 November 2008
52. P Sneddon, 14 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
53. I McCabe, 12 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
54. Graeme Proffit, 2 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 28 November 2008
55. Mrs S Fleming, 5 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
56. Mr Ian McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 11 November 2008
57. J Brown, 4 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 14 November 2008
58. Owner/Occupier, 10 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 3 December 2008
59. Waqqas Anwar, 13 Strathmiglo Place, Stenhousemuir, Larbert FK5 4UQ on 3 December 2008
60. Thomas Rae, 19 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
61. Brian Fraser, 30 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 3 December 2008
62. Linda Fraser, 30 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 3 December 2008
63. Grant Sneddon, 14 Lochmaben Drive, Stenhousemuir Larbert FK5 4UT on 3 December 2008
64. Owner/Occupier, 22 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 3 December 2008
65. John Larkin, 2 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 3 December 2008
66. John Paterson, 37 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
67. Owner/Occupier, 19 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
68. Owner/Occupier, 25 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
69. Owner/Occupier, 27 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
70. M Hay, 29 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
71. E Cowan, 31 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
72. Owner/Occupier, 33 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
73. John Smith, 33 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
74. Mrs Grace Binnie, 39 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
75. James Binnie, 39 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
76. Ina Paterson, 37 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
77. Owner/Occupier, 19 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
78. S Burke, 29 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
79. William Russell, 21 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
80. Fiona Gray, 47 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
81. Ronnie Scott, 46 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
82. J Sharp & I Grant, 17 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 3 December 2008
83. Owner/Occupier, Kinrara, 26 Anne Drive, Stenhousemuir, Larbert on 3 December 2008
84. E Martin, 44 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 3 December 2008
85. A Rennie, 52 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
86. Thomas & Janie Laird, 2 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 3 December 2008
87. D Kennedy, 5 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
88. Owner/Occupier, 5 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
89. K Warne, 15 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
90. Margaret McDonald, 7 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
91. John McDonald, 7 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
92. William Irvine, 23 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
93. Owner/Occupier, 3 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
94. Lesley Shaw, 8 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 3 December 2008

95. Kathleen Thompson, 33 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
96. Owner/Occupier, 30 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 3 December 2008
97. Eleanor Rule, 12 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 3 December 2008
98. Owner/Occupier, 36 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 3 December 2008
99. William McGregor, 44 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 3 December 2008
100. Mary Ferguson, 52 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
101. Litter of representation from Fraser Simpson, 38 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
102. Steven Taylor, 62 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
103. Gary Douglas, 70 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
104. Madeline Cairney, 58 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
105. Douglas Morton, 20 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
106. Eva Kay, 30 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
107. Clare Kelly, 19 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
108. M A Gilchrist, 13 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
109. Owner/Occupier, 9 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
110. David Bryson, 47 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
111. Jo McCallum, 98 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
112. Owner/Occupier, 47 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
113. A McNeill, 37 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
114. Steve West, 59 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
115. C Findlay, 91 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
116. Lucy-Ann Mountford, 95 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
117. Elizabeth Davidson, 92 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
118. A Barrie, 100 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
119. A McNee, 102 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
120. G Barrie, 100 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
121. Bryan Short, 5 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
122. Owner/Occupier, 22 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
123. Katie Lowson, 38 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
124. Robin Gallacher, 53 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
125. Owner/Occupier, 62 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
126. A Tait, 60 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
127. G Frater, 66 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
128. Owner/Occupier, 42 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
129. D Crawford, 25 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
130. John Weaver, 36 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 3 December 2008
131. Lynda Faulds, 17 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
132. Scott Sneddon, 17 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
133. Anne Thompson, 32 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 3 December 2008
134. Owner/Occupier, 19 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
135. A Moreland, 21 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
136. Owner/Occupier, 17 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
137. Peter Jarrett, 17 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
138. Barry Moreland, 21 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 3 December 2008
139. Larbert, Stenhousemuir & Torwood Community Council, FAO Yvonne Weir, Secretary, Norvia, 92 Stirling Road, Larbert on 14 November 2008

140. Lorraine Gallacher, 53 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
141. Margo Christie, 35 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
142. N Irvine, 23 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
143. Hugh McCallum, 31 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
144. Mrs E A Cunningham, 22 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
145. William Shearer, 4 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 3 December 2008
146. Margaret Shearer, 4 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 3 December 2008
147. Owner/Occupier, Camusfearna, 57 Blenheim Place, Stenhousemuir, Larbert on 3 December 2008
148. Margaret Lynch, Camusfearna, 57 Blenheim Place, Stenhousemuir, Larbert on 3 December 2008
149. Colin McMaster, 35 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
150. J Stoddart, 41 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
151. S Mair, 3 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
152. Ian McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
153. E Risk, 58 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 3 December 2008
154. Sandra McLuckie, 65 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
155. Lynne Robertson, 67 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
156. Owner/Occupier, 61 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
157. Thomas Leadbetter, 71 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 3 December 2008
158. Sharon Anderson, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 3 December 2008
159. Marion McCallum, 31 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
160. M Leishman, 41 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
161. Anne McVicker, 43 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
162. Ronnie Mason, 16 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
163. Scott McCallum, 31 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
164. Mary Jones, 32 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
165. Alice Simpson, 11 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
166. Mrs Margaret MacCormick, 19 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
167. Catherine Hay, 37 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
168. Ann McKenzie, 13 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
169. John Hay, 37 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
170. J King, 11 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
171. R Morton, 7 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 28 November 2008
172. Craig Wilson, 7 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
173. Marie Burton, 85 Muirhead Road, Stenhousemuir, Larbert FK5 4JB on 28 November 2008
174. Ian Burton, 85 Muirhead Road, Stenhousemuir, Larbert FK5 4JB on 28 November 2008
175. Mrs V Dooler, 110 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
176. Mrs M Clark, 14 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
177. Catherine Anderson, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
178. Selena Sime, 1 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
179. John Watt, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
180. Mr Robert Sime, 1 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
181. Mr Neil Stapleton, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
182. Deborah Brownlie, 17 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008

183. Mr Thomas McClung, 16 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 8 December 2008
184. Owner/Occupier, 24 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 8 December 2008
185. A McGuckin, 28 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 8 December 2008
186. Mr and Mrs D Robinson, 40 Muirhead Road, Stenhousemuir, Larbert FK5 4JA on 8 December 2008
187. Mr William Murray, 108 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 8 December 2008
188. Brenda Kavarlal, 47 Muirhead Road, Stenhousemuir, Larbert FK5 4JD on 8 December 2008
189. J Fergusson, 22 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
190. Ann Allison, 6 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
191. K Dulson, 22 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 8 December 2008
192. Mrs I MacPhail, 4 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 8 December 2008
193. Eleanor Wardlaw, 43 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 8 December 2008
194. Claire Wright, 47 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 8 December 2008
195. Mr Alan Grant, 47 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 8 December 2008
196. A Armstrong, 24 Anne Drive, Stenhousemuir, Larbert FK5 4JE on 8 December 2008
197. R Buchanan, 23 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 8 December 2008
198. Carol Cartner, 38 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 8 December 2008
199. Kathrine Comrie, 13 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 8 December 2008
200. Mr and Mrs D Wright, 2 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 8 December 2008
201. E McGlynn, 102 Bellsdyke Road, Larbert FK5 4HF on 8 December 2008
202. Letter of representation from Mr and Mrs Waugh, 32 Chapel Drive, Stenhousemuir, Larbert FK5 4JH on 8 December 2008
203. Mr George Cochrane, 2 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 8 December 2008
204. Sharon Brown, 1 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 8 December 2008
205. H Matheson, 10 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 8 December 2008
206. Mrs Christine McPherson, 9 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 8 December 2008
207. Mr John Watt, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
208. Karen Paterson, 8 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
209. Gail Miller, 2 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
210. Scott Hannigan, 17 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
211. Elza Marshall, 47 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
212. W McKean, 60 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
213. Fiona Maclean, 2 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 28 November 2008
214. Lisa McKenna, 49 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
215. A Miller, 17 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
216. Alex Miller, 17 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
217. G Kirkwood, 3 Union Place Brightons, Falkirk FK2 0FG on 28 November 2008
218. David Clark, 14 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
219. Gary Reid, 31 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
220. Louis Jackson, 28 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
221. Norma Rice, 35 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
222. Lynn Friel, 33 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
223. Mr and Mrs Brown, 25 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
224. M Harrower, 47 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
225. A Douglas, 47 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008

226. Jennifer Sinclair, 31 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
227. Eileen Faulds, 23 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
228. Diane McMaster, 29 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
229. Rachael Friel, 33 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
230. Lynn Friel, 33 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
231. Mrs Christine Cowie, 11 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
232. Moira Ivison, 38 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
233. Moyra Brown, 4 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 28 November 2008
234. John Brown, 4 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 28 November 2008
235. John Eadie, 18 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
236. Mrs E McGookin, 12 Kildrummy Avenue, Stenhousemuir, Larbert FK5 4UJ on 28 November 2008
237. A MacPhail, 4 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 28 November 2008
238. Roseann & Michael Callaghan, 90 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
239. Lesley Scott, 108 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
240. G Stoddart, 66 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 4 December 2008
241. Susan McGregor, 44 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
242. J Martin, 44 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
243. Alison Shaw, 34 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
244. William Kay, 40 Gerald Terrace, Stenhousemuir, Larbert FK5 4JQ on 28 November 2008
245. Anne Dickson, 86 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
246. Jean Styles, 45 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 28 November 2008
247. Allen Harvey, Falkirk Community Warden, 38 Falkland Place, Stenhousemuir, Larbert on 28 November 2008
248. Margaret Flockhart, 33 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 28 November 2008
249. Jackie Peddie, 22 Culzean Place, Stenhousemuir, Larbert FK5 4UD on 28 November 2008
250. R Morton, 24 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 28 November 2008
251. Mrs J Scott, 53 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 28 November 2008
252. James Brisbane, 46 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
253. Graham Ferguson, 100 Tryst Road, Stenhousemuir, Larbert FK5 4QJ on 28 November 2008
254. Mary Pennman, 70 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
255. John McAlpine, 4 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
256. Leslie Grieve, 20 Rae Street, Stenhousemuir, Larbert FK5 4QW on 28 November 2008
257. Alexander Walton, 36 James Street, Stenhousemuir, Larbert FK5 3HS on 28 November 2008
258. Stephen Smith, 13 Elizabeth Avenue, Stenhousemuir, Larbert FK5 4BJ on 28 November 2008
259. Derek Smith, 14 Carronview, Stenhousemuir, Larbert FK5 3HU on 28 November 2008
260. Mrs Anne Russell, 17 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 28 November 2008
261. Alan Grant, 47 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 28 November 2008
262. Mr and Mrs Wright and Family, 16 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
263. Debra Harrison, 22 Franchi Drive, Stenhousemuir, Larbert FK5 4DY on 28 November 2008
264. Mr and Mrs W Young, 57 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
265. Mrs Morag Sharp, 98 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
266. Karen Shaw, 50 James Street, Stenhousemuir, Larbert FK5 3HS on 28 November 2008
267. James Adams, 30 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 28 November 2008

268. James Ramsay, 41 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
269. Jillian Douglas, 18 Braeview, Stenhousemuir, Larbert FK5 3DT on 28 November 2008
270. Stuart Lindsay, 16 Park Avenue, Stenhousemuir, Larbert FK5 3JA on 28 November 2008
271. Janice Walusiak, 6 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
272. Alan Wright, 30 St. George's Court, Larbert, FK5 4AJ on 28 November 2008
273. Karen Main, 117 King Street, Stenhousemuir, Larbert FK5 4HD on 28 November 2008
274. Krysta Johnstone, 18 Carronview, Stenhousemuir, Larbert FK5 3HU on 28 November 2008
275. Angela Hutton, 43 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
276. Brian Friel, 33 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 28 November 2008
277. Alexander Russell, 17 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 28 November 2008
278. Graham Wright, 42 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 28 November 2008
279. D Bruce, 9 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
280. Donald Grant, 35 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
281. Harry Mochrie, 22 Anne Drive, Stenhousemuir, Larbert FK5 4JE on 28 November 2008
282. Letter of representation Mary Llewellyn, 43 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 28 November 2008
283. Alex Erskine, 25 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
284. Tracy Erskine, 25 Falkland Place, Stenhousemuir, Larbert FK5 4LR on 28 November 2008
285. M Rankine, 31 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 28 November 2008
286. Gavin Bell, 132 King Street, Stenhousemuir, Larbert FK5 4HS on 28 November 2008
287. Scott Baillie, 83 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 28 November 2008
288. Alan Roberts, 5 Sheriff Lane, Stenhousemuir, Larbert FK5 4BZ on 28 November 2008
289. Hamish Wilson Gauld, 7 Christie Terrace, Johnston Avenue, Stenhousemuir, Larbert on 28 November 2008
290. M Yuill, The Stables, Stenhousemuir, Larbert FK5 4XA on 28 November 2008
291. Mr James Condie, 12 Malcolm Drive, Stenhousemuir, Larbert FK5 4JP on 8 December 2008
292. Kathleen Morrison, 18 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
293. Mr William Morrison, 18 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
294. W Taylor, 20 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
295. Ms Helen Morton, 13 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
296. R Morton, 7 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
297. Mr Robert Turpie, 5 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
298. Mr Kieran Hay, 2 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
299. Anne Vass, 1 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
300. Mr and Mrs Strang, 1 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 8 December 2008
301. Anna Muir, 7 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
302. A Clark, 5 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
303. Mr Christopher Bell, 14 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
304. Lynne Bell, 14 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
305. Tracy Jones, 10 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
306. Mrs E A Swanson, 15 Canmore Drive, Stenhousemuir, Larbert FK5 4LA on 8 December 2008
307. S Wilson, 19 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
308. S Gillespie, 7 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
309. Natalie Graham, 2 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008

310. Paula Maguire, 10 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
311. A Roberts, 20 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 8 December 2008
312. Mr and Mrs T Ivison, 38 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
313. Lianne Morrison, 17 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
314. Mr John McGarty, 17 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
315. Mr and Mrs Mizon, 55 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
316. Mr and Mrs R Gardner, 9 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
317. Mr and Mrs T Bell, 5 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
318. Mrs Petrie, 3 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
319. Mr John Petrie, 3 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
320. Janet Fraser, 1 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
321. N Rose, 22 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
322. G Brennan, 51 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 8 December 2008
323. Fiona Coyle, 111 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 8 December 2008
324. Mr and Mrs J McNeill, 109 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 8 December 2008
325. Mrs M Franks, 83 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 8 December 2008
326. Mr G Franks, 83 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 8 December 2008
327. Anne Coyle, 111 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 8 December 2008
328. R Coyle, 111 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 8 December 2008
329. S McKay and D Grimshaw, 101 Corrie Avenue, Stenhousemuir Larbert, FK5 4UY on 8 December 2008
330. Margaret MacDonald, 7 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
331. K Warne, 15 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 8 December 2008
332. Mr John MacDonald, 7 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
333. Mr William Irvine, 23 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
334. M McAllister, 3 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 8 December 2008
335. Lesley Shaw, 8 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 9 December 2008
336. Kathleen Thompson, 33 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 9 December 2008
337. Mr Ian O'May, 30 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 9 December 2008
338. Eleanor Rule, 12 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 9 December 2008
339. Yvonne Weaver, 36 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 9 December 2008
340. Mr William McGregor, 44 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 9 December 2008
341. A McNeill, 22 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
342. Katie Lowson, 38 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
343. Mr Robin Gallacher, 53 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
344. Mr Duncan Penn, 62 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
345. A Tait, 60 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
346. G Frater, 66 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
347. W Rollo, 42 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
348. D Crawford, 25 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
349. G Doull, 5 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
350. D Kennedy, 5 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008

351. Thomas and Janie Laird, 2 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 9 December 2008
352. A Rennie, 52 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
353. E Martin, 44 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 9 December 2008
354. J Ramsay Walls, Kinrara, 26 Anne Drive, Stenhousemuir, Larbert on 9 December 2008
355. J Sharp and I Grant, 17 Kinnaird Drive, Stenhousemuir, Larbert FK5 4JN on 9 December 2008
356. Letter of representation Mr Ronnie Scott, 46 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
357. Fiona Gray, 47 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
358. Mr Alex Miller, 17 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
359. A Miller, 17 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
360. Lisa McKenna, 49 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
361. Fiona Maclean, 2 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
362. W McLean, 60 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 9 December 2008
363. Letter of representation form Mr Thomas Leadbetter, 71 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
364. Mr Stephen Gray, 69 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
365. Letter of representation form Lynne Robertson, 67 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
366. Sandra McLuckie, 65 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
367. E Risk, 58 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
368. Mr Ian McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 9 December 2008
369. S Mair, 3 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
370. J Stoddart, 41 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 9 December 2008
371. Mr Colin McMaster, 35 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 10 December 2008
372. Margaret Lynch, Camusfearna, 57 Blenheim Place, Stenhousemuir, Larbert on 10 December 2008
373. Brian and Margaret Lynch, Camusfearna, 57 Blenheim Place, Stenhousemuir, Larbert on 10 December 2008
374. R Martin, 24 Westminster Place, Stenhousemuir, Larbert FK5 4LN on 10 December 2008
375. Margaret Shearer, 4 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 10 December 2008
376. Mr William Shearer, 4 Hamilton Avenue, Stenhousemuir, Larbert FK5 4LS on 10 December 2008
377. Letter of representation form Mrs E A Cunningham, 22 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 10 December 2008
378. Mr Hugh McCallum, 31 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
379. Letter of representation form N Irvine, 23 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
380. Margo Christie, 35 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
381. Lorraine Gallacher, 53 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 10 December 2008
382. Owner/Occupier, 47 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
383. Sharon Anderson, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
384. Karen Paterson, 8 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 10 December 2008
385. Gail Miller, 2 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 10 December 2008
386. Mr Scott Hannigan, 17 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008

387. Mr John Weaver, 36 Balmoral Place, Stenhousemuir, Larbert FK5 4LL on 10 December 2008
388. Mr Barry Moreland, 21 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
389. Mr Peter Jarrett, 17 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
390. C Jarrett, 17 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
391. A Moreland, 21 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
392. M McIntosh, 19 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
393. Anne Thompson, 32 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 10 December 2008
394. Mr Scott Sneddon, 17 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 10 December 2008
395. Lynda Faulds, 17 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 10 December 2008
396. Mr and Mrs C McIntosh, 19 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
397. Dr and Mrs Suresh, 2 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 10 December 2008
398. Mr and Mrs J Brown, 4 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 10 December 2008
399. Mr Ian McGuire, 6 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 10 December 2008
400. Anne McVicker, 43 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 10 December 2008
401. Peter and Christine Jarrett, 17 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 10 December 2008
402. Barry Blair and Sharon Fagan, 45 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 10 December 2008
403. Marie Gray, 47 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 12 December 2008
404. Mr & Mrs Lynch, Camusfearna, 57 Blenheim Place, Stenhousemuir, Larbert on 12 December 2008
405. Owner/Occupier, 44 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 12 December 2008
406. Joan Goodall, 2 North Doll Steadings, Plean, Falkirk FK2 8RX on 12 December 2008
407. J & V Smith, 33 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 12 December 2008
408. James Binnie, 39 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 12 December 2008
409. Patrick Ginnell, 8 Skelmorlie Place, Stenhousemuir, Larbert FK5 4UU on 12 December 2008
410. Miss M Flockhart, 33 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 12 December 2008
411. Lynne Robertson, 67 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 16 December 2008
412. A Fullarton, 97 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 18 December 2008
413. E Leishman, 69 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 18 December 2008
414. Colin Ferguson, 57 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 18 December 2008
415. Anne R Stewart, 137 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 18 December 2008
416. Mrs Lesley Ferguson, 57 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 18 December 2008
417. Gwenne Dickson, 40 Blenheim Place, Stenhousemuir, Larbert FK5 4PT on 18 December 2008
418. George Hill, 5 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 18 December 2008
419. Jacqueline Hill, 125 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 18 December 2008
420. Mr Melrose and Miss Hay, 45 Blenheim Place, Stenhousemuir, Larbert FK5 4PW on 18 December 2008
421. Diane Hill, 5 Linlithgow Place, Stenhousemuir, Larbert FK5 4LP on 18 December 2008

422. Grant Sneddon, 14 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 30 December 2008
423. Paula Sneddon, 14 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 30 December 2008
424. Owner/Occupier, 96 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 27 January 2009
425. Mr & Mrs Cavanagh, 159 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 22 December 2008
426. S Thomson, 155 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 22 December 2008
427. Alice Simpson, 11 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 22 December 2008
428. Mr K Dulson, 22 Lochmaben Drive, Stenhousemuir, Larbert FK5 4UT on 22 December 2008
429. J Laurie, 139 Corrie Avenue, Stenhousemuir, Larbert FK5 4UZ on 22 December 2008
430. J Hendry, 107 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 22 December 2008
431. Helen J Hendry, 107 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 22 December 2008
432. Mrs Agnes McBain, 48 Corrie Avenue, Stenhousemuir, Larbert FK5 4UX on 22 December 2008
433. P Grassom, 23 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 5 January 2009
434. Mr Grassom, 23 Edward Avenue, Stenhousemuir, Larbert FK5 4JJ on 30 December 2008
435. Margaret MacCormick, 19 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 11 December 2008
436. Roy Wardlaw, 43 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 11 December 2008
437. Owner/Occupier, 37 Holyrood Place, Stenhousemuir, Larbert FK5 4LW on 19 December 2008
438. Mr John Watt, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 9 December 2008
439. Catherine Anderson, 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 9 December 2008
440. Antonshill Action Group, C/o 15 Balmoral Place, Stenhousemuir, Larbert FK5 4LJ on 9 December 2008
441. Mr C Johnston, 94 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 18 December 2008
442. Owner/Occupier, No Address Given on 18 December 2008
443. Mr & Mrs Roberts, 62 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 18 December 2008
444. Mr Colin McLeod, 35 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 18 December 2008
445. Alastair Baird, 61 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 29 December 2008
446. C Smith, 66 Corrie Avenue, Stenhousemuir, Larbert FK5 4UY on 26 January 2009
447. Alan Grant & Claire Wright, 47 Edward Avenue, Stenhousemuir, Larbert FK5 4JW on 15 December 2008
448. Jim McLaughlan, 45 Franchi Drive, Stenhousemuir, Larbert FK5 4DX on 23 January 2009
449. Fields In Trust Scotland, Dewar House, Staffa Place, Dundee DD2 3SX on 28 April 2009
450. Ms Donna Watson, 36 Muirhead Road, Stenhousemuir Larbert on 14 October 2009.

Letter of Support

451. Mr David Clark, 4 Blenheim Place, Stenhousemuir, Larbert FK54PT on 13 October 2009

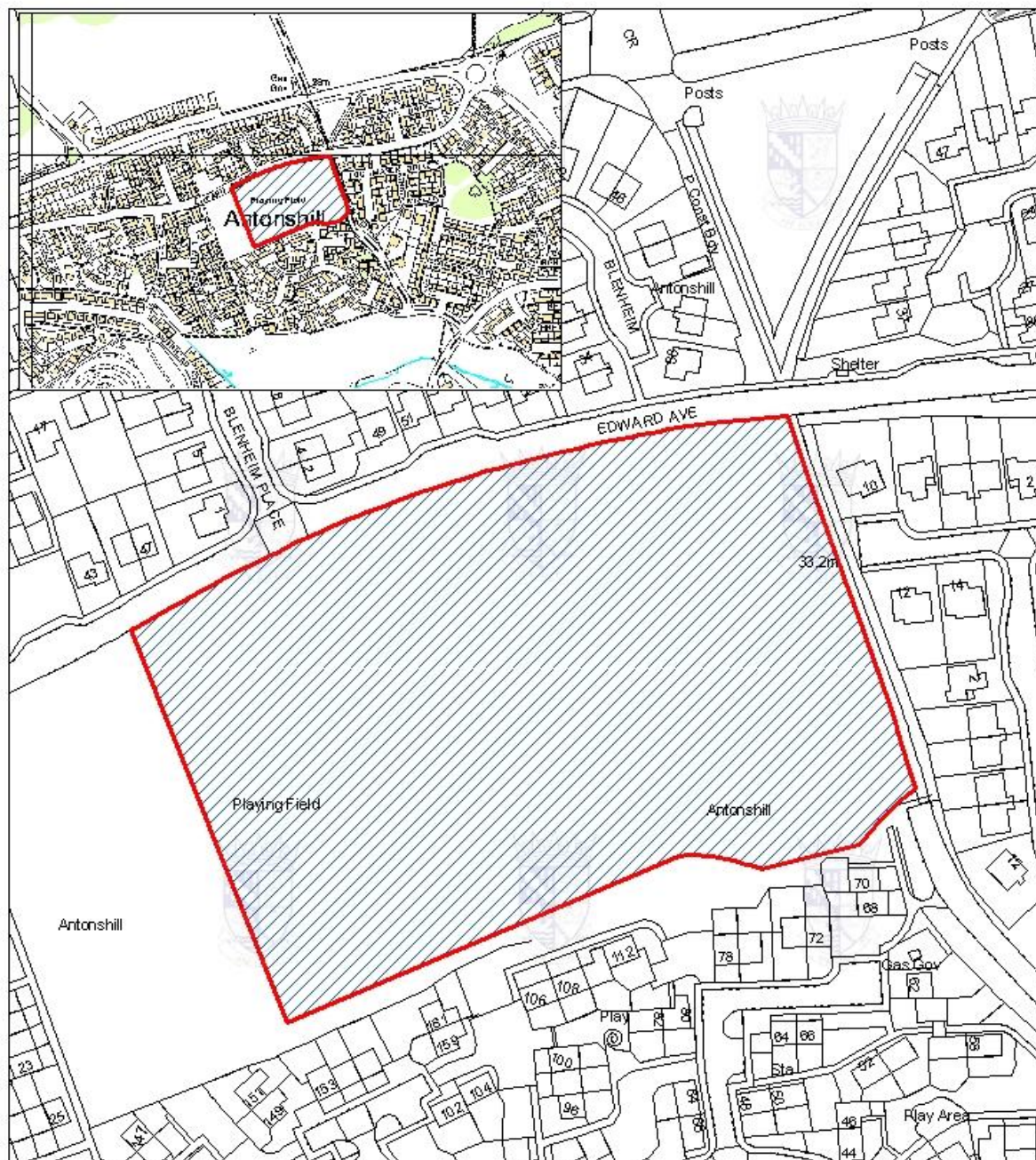
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504757 and ask for David Paterson (Planning Officer).

Regulatory Committee

Planning Application Location Plan

P/08/0875/FUL

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