

**FALKIRK COUNCIL**

**Subject:** DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT LAND TO THE EAST OF AGRICULTURAL HOLDINGS NO 9, KILSYTH ROAD, HAGGS FOR MR DUNCAN – P/09/0522/OUT

**Meeting:** PLANNING COMMITTEE

**Date:** 2 December 2009

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Councillor Jim Blackwood  
Councillor John McNally  
Councillor Martin David Oliver  
Councillor Alexander John Waddell

**Community Council:** Banknock, Haggs and Longcroft

**Case Officer:** Brent Vivian, (Senior Planning Officer) ext. 4935

**1. DESCRIPTION OF PROPOSAL / SITE LOCATION**

- 1.1 The application seeks planning permission in principle for the development of land for residential purposes. A supporting Planning Statement has been submitted with the application which indicates that the site could accommodate up to 25 units.
- 1.2 The application site extends to 1.58 hectares and lies between the settlements of Haggs and Longcroft. Residential properties adjoin the site to the west and east. The site has two road frontages being Kilsyth Road to the north and Cumbernauld Road to the south. The site levels fall steeply to Cumbernauld Road. There is mature tree planting along the Cumbernauld Road boundary.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The application is considered to be contrary to the Development Plan.

**3. SITE HISTORY**

- 3.1 Planning application ref F/2004/1107 for the development of land for housing purposes was refused in 2005.
- 3.2 Planning application ref. 06/0361/OUT for the development of land for housing purposes was refused in 2006.

#### **4. CONSULTATIONS**

- 4.1 The Roads and Development Unit has detailed its requirements in respect of vehicular access, roads and footways and has accepted the conclusions and recommendations of the Surface Water Drainage Strategy. It is advised that vehicular access from Kilsyth Road would be acceptable.
- 4.2 The Transport Planning Unit has requested the provision of a cycle-path link to Cumbernauld Road and the payment of a financial contribution at a rate of £800 per unit towards the upgrade of the A80/M80 slip road junctions with A803.
- 4.3 Scottish Water has no objection to the application but has advised that initial investigations have highlighted that the developer may need to carry out works to the local water and waste water network to ensure there is no loss of service to existing customers.
- 4.4 SEPA has no objection in principle to the application.
- 4.5 The Environmental Protection Unit has requested the submission of a contaminated land assessment and a scheme to ensure that the proposed dwellinghouses would be adequately protected from transportation noise.
- 4.6 Education Services has requested the payment of a financial contribution at a rate of £3150 per unit towards addressing anticipated capacity issues at Bankier Primary School and Denny High School.
- 4.7 Community Services (Parks and Recreation) has requested the payment of a financial contribution at a rate of £750 per unit towards the provision, upgrade and maintenance of recreational facilities at Anderson Terrace, Longcroft and Hollandbush Park, Banknock.

#### **5. COMMUNITY COUNCIL**

- 5.1 The Banknock, Haggs and Longcroft Community Council has raised concerns in relation to traffic capacity on the A803, which will be exacerbated by the A80 upgrade, health centre provision and school and sewer capacity.

#### **6. PUBLIC REPRESENTATION**

- 6.1 Three letters of objection/concern have been received to the application. The concerns raised in these representations can be summarised as follows:
  - Contrary to Local Plan.
  - Setting of precedent for further development of the Green Belt.
  - Detrimental impact to local area.
  - Detriment to privacy.
  - Loss of views/outlook.

- No details of design and layout have been given.
- Conditions should be imposed to require a screening buffer around the site boundaries and to restrict development along the west and north west boundaries to single storey.
- Increase in noise and pollution.
- Old Cumbernauld Road would be unacceptable for access.
- Insufficient capacity in the Bonnywater sewer.

## 7. DETAILED APPRAISAL

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

Accordingly,

### 7a The Development Plan

#### ***Approved Falkirk Council Structure Plan***

7a.1 Policy ENV.1 ‘Countryside and Protected Areas’ states:

- “(1) *There is a general presumption against development in areas defined as countryside, unless it can be demonstrated that a countryside location is essential or is an appropriate form of agricultural diversification. Where it is established that a countryside location is essential, development proposals will also be assessed in relation to Local Plan policies appropriate to specific protected areas as defined generally by Schedules ENV.1 and ENV.3.*
- (2) *The policies applicable to countryside and protected areas within it, together with the detailed boundaries of each area, will be set out in Local Plans.”*

7a.2 The application site lies in the countryside as defined in the adopted Local Plan. Within the countryside there is a general presumption against new development unless it can be demonstrated that a countryside location is essential. In this instance, it is considered that this has not been demonstrated. Accordingly, the proposed development does not accord with this policy.

#### ***Adopted Bonnybridge and Banknock Local Plan***

7a.3 The application site lies outwith the urban limit as defined in the adopted Bonnybridge and Banknock Local Plan (2<sup>nd</sup> Alteration) and within the countryside and an Area of Visual Separation.

7.4 Policy BON 1 states:

*“That the boundary of the urban area is regarded as the desirable limited to the growth of the Bonnybridge and Banknock area for the period of the Local Plan. Accordingly, there shall be a general presumption against proposals for development which would either extend the urban area beyond this limit or which would constitute sporadic development in the countryside. (Figures 1,2 and 3).”*

7a.5 The proposed development would extend the urban area beyond its current limits at Haggs and Longcroft. Under this policy there is a general presumption against development that would extend the urban limits, therefore the proposed development is considered to be contrary to this policy.

7a.6 Policy BON 5 states:

*“That to retain the visual separation between settlements there will be a general presumption against all proposals for development within the relevant areas unless it can be shown to be absolutely necessary in that particular location. (Figures 1, 2 and 3).”*

7a.7 The majority of the application site falls within an Area of Visual Separation between Haggs and Longcroft. Under this policy there is a general presumption against new development in order to prevent urban extensions that would lead to the coalescence of settlements. This Area of Visual Separation is considered to be effective as it is predominantly open in character with limited housing. It is therefore considered that there is no justification for the proposed development within the terms of this policy and that it is contrary to this policy.

### **Adopted Rural Local Plan**

7a.8 The application site lies within the countryside under the adopted Rural Local Plan.

7a.9 Policy RURAL 1 ‘New Development in the Countryside’ states:

*“That within the countryside (as defined in paragraph 3.19), there will be a general presumption against new development except in the following circumstances :-*

- 1. Housing development absolutely essential to the pursuance of agriculture, forestry or other economic activity appropriate to a rural location. The occupation of new houses shall be limited to persons employed in agriculture as defined in Section 275(1) of the Town and Country Planning (Scotland) Act 1972, or to persons employed in forestry or other appropriate rural activities and the dependants of such persons.*
- 2. On the Slamannan Plateau as indicated on the Policies and Proposals Map, single dwellinghouses developed in conjunction with significant tree planting schemes. Such proposals will be considered on merit with due regard to the provisions of the District Council’s “Guide to Tree Planting/Housing Proposals on Slamannan Plateau”.*
- 3. Appropriate infill development where a clear gap site exists which would not contribute to ribbon, backland or sporadic development forms.*
- 4. Industrial/business development where there is an overriding national or local need and a rural site is the only suitable location.*

5. *Development for tourism and countryside recreation purposes where the District Council is satisfied that the proposal requires a rural setting, is appropriate in terms of its type, scale and location and that it would enhance the image of the District. Proposals which accord with the District Council's Tourism Strategy are particularly welcomed.*
6. *Telecommunications development and development relating to the temporary use of land particularly for the working of minerals. Such proposals will be considered on merit, with due regard to the relevant specialised policies of the District Council.*

*The scale, siting and design of those developments which are granted permission will be strictly controlled. Building designs compatible with the District Council's "Design Guide For Buildings In The Rural Areas" and sympathetic to vernacular architectural forms will be expected."*

7a.10 Under this policy there is a general presumption against new development in the countryside except in limited circumstances. In this instance it is considered that the proposed development does not satisfy any of these circumstances. In particular, the proposed housing is not essential for the pursuance of economic activity requiring a rural location (circumstance 1) and the proposal, by virtue of its scale and its contribution to ribbon development, would not represent appropriate infill development (circumstance 4). The proposed development is therefore contrary to this policy.

7a.11 Accordingly, the proposal does not accord with the Development Plan.

#### **7b Material Considerations**

7b.1 The material considerations in respect of this application are the Falkirk Council Local Plan Finalised Draft (Deposit Version), the planning history for the site, the consultation responses and the representations received.

#### ***Falkirk Council Local Plan Finalised Draft (Deposit Version)***

7b.2 The application site lies within the urban limits under the Falkirk Council Local Plan Finalised Draft (Deposit Version) and is allocated as a housing opportunity site (H.B & B11). The accompanying text indicates that H.B & B11 has the capacity for up to 25 units and that the views from both street frontages, the significant changes in levels, existing vegetation and adjoining properties raise issues that would need to be addressed.

7b.3 The proposed allocation of this site for housing (H.B & B11) is not the subject of any objections under consideration in the Local Plan inquiry process. Accordingly, it is considered that significant weight can now be afforded to this new housing allocation.

7b.4 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."*

7b.5 The application seeks outline planning permission and therefore detailed information in relation to site layout and design has not been submitted. In general terms, it is considered that vehicular access should be taken from Kilsyth Road, that houses should front Kilsyth Road and the mature planting along the Cumbernauld Road frontage should be retained. The detailed design and layout would be the subject of any subsequent application for detailed planning permission or matters specified in conditions. Subject to the securing of a high quality design, the proposed development would make a positive contribution to the area and accord with this policy.

7b.6 Policy SC6 - 'Housing Density And Amenity' states:

- "(1) Overall density in new residential developments should conform to the indicative capacity shown for allocated sites or, in the case of windfall sites, be dictated by the character of the surrounding area and the design objectives for the site, as established in the Design Concept Statement. Higher densities may be allowed where this helps to achieve design excellence.*
- (2) On large sites, housing density should be varied to create areas of different character, reflecting the structure of streets and spaces in the development. A mix of housing types will be required.*
- (3) Adequate properly screened private amenity space should be provided for dwellinghouses. In flatted developments, communal space for clothes drying and private amenity should be provided.*
- (4) Housing layouts should be designed to ensure adequate privacy and to avoid excessive overshadowing of houses or garden ground. A minimum distance between overlooking windows of 18 metres will generally be required."*

7b.7 The capacity indicated for H.B & B11 is for up to 25 units. The applicant has advised that a development commensurate with this number of units is anticipated. The site density and other aspects of the policy relating to house type, amenity and privacy would be the subject of detailed consideration in respect of any application for detailed planning permission or matters specified in conditions. Subject to these matters being satisfactorily addressed, the proposed development would accord with this policy.

7b.8 Policy SC13 'Open Space and Play Provision in New Development' states:

*"New development will be required to contribute to open space and play provision. Provision should accord with the Council's open space audit and strategy and the SPG Note on 'Open Space and New Development', once available, or a site-specific local audit of provision in the interim, and should accord with the following principles:*

- (1) The baseline standard for open space development in new residential development is 60 m<sup>2</sup> per dwelling, any alternative standard that may be set by the open space strategy, or any site-specific standard that may be set in a development brief;*

- (2) *Financial contributions to off-site provision, upgrading, and maintenance, as a full or partial alternative to direct on-site provision, will be sought where:*
  - *existing open space or play facilities are located nearby and are able to serve the development through suitable upgrading;*
  - *in residential developments, the size of the development falls below the threshold of 10 houses, or where it is otherwise not practical, reasonable or desirable to provide facilities on site; or*
  - *as part of a co-ordinated approach, a centralised facility is the optimum solution to serving a number of different developments in an area;*
  - *The required financial contribution per house will be set out in the SPG Note on ‘Open Space and New Development’.*
  - *The open space strategy indicates that there is a sufficient amount of open space in the area, and that priority should be given to qualitative improvements to existing open space;*
- (3) *The location and design of open space should be such that it:*
  - *forms an integral part of the development layout, contributing to its character and identity;*
  - *is accessible and otherwise fit for its designated purpose;*
  - *links into the wider network of open space and pedestrian/ cycle routes in the area;*
  - *sensitively incorporates existing biodiversity and natural features within the site;”*
  - *promotes biodiversity through appropriate landscape design and maintenance regimes; and*
  - *enjoys good natural surveillance;*
- (4) *Developers must demonstrate to the Council that arrangements are in place for the management and maintenance of open space, including any trees, paths, walls, structures, and play areas which form part of it.”*

7b.9 As an alternative to on-site provision at the baseline standard of 60m<sup>2</sup> per unit, it is considered that a financial contribution towards off-site provision would be appropriate given the proximity of existing open space and play facilities (Anderson Terrace, Longcroft, and Hollandbush Park, Banknock) to the site. This matter has been informed by the advice from Community Services (Parks and Recreation) and the financial contribution would be calculated at a rate of £750 per unit. Subject to the payment of a contribution at this rate, the proposed development is considered to accord with this policy.

7b.10 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.”*

7b.11 The Surface Water Drainage Strategy has recommended the provision of Sustainable Urban Drainage System (SUDs) in the form of on-site treatment (filter drains and a detention basin) prior to outfall to the Bonny Water. These recommendations have been informed by the size of the development and capacity constraints in the existing Scottish Water combined sewer system for the area. The Roads and Development Unit has accepted the Surface Water Drainage Strategy in principle. Subject to the detailed design of the surface water drainage scheme being satisfactory, the proposed development would accord with this policy.

## ***Planning History***

- 7b.12 As detailed in this report, planning application refs F/2004/1107 and 06/0361/OUT for the development of this site for housing purposes were refused. The reasons for these refusals were due to the site being outwith the urban limits as defined in the adopted Local Plan and contrary to countryside policies, and because granting the application would be prejudicial to the approved Falkirk Council Structure Plan ( Finalised Alteration) and the Falkirk Council Local Plan (Finalised Draft). At the time of consideration of the 06/0361/OUT application, the Finalised Alteration to the Structure Plan was pending approval by the Scottish Executive and the emerging Local Plan had not yet been placed on deposit for the receiving of public submissions.
- 7b.13 The situation now is that the Finalised Alteration to the Structure Plan has been approved, thereby finalising the housing land requirement for the Bonnybridge and Banknock area, and the recommendations of the Scottish Government Reporter in respect of the Public Local inquiry into the Falkirk Council Local Plan Finalised Draft (Deposit Version) are pending. No objections to housing opportunity area HB & B11 are under consideration in the Local Plan inquiry process therefore it is considered that significant weight can now be afforded to H.B & B11 as an allocated housing site to contribute to the housing land requirement for the local area.

## ***Consultation Responses***

- 7b.14 The consultation responses are summarised in Section 4 of this report. No issues have been raised that could not be the subject of a legal agreement or conditions of any grant of planning permission. The applicant has agreed to the payment of financial contributions in respect of education, recreation and traffic impact, at the rates requested by the respective Council Services. The payment of the contributions would be tied to any subsequent application for matters specified in conditions and would potentially be phased. The payments would be secured by a Section 75 agreement.

## ***Representations Received***

- 7b.15 The concerns raised in the representations are summarised in Sections 5 and 6 of this report. In response to these concerns, the following comments are considered to be relevant:
- It is acknowledged that the proposed development is contrary to the adopted Local Plan. However, as detailed in this report, the application site is designated for housing under the emerging Local Plan and significant weight can now be afforded to this new designation as it is not the subject of any objections in the Local Plan inquiry process;
  - The detailed design and layout and potential amenity and privacy impacts would be considered as part of any subsequent application for detailed planning permission or matters specified in conditions;
  - Vehicular access from Kilsyth Road is considered to be more suitable than access from Cumbernauld Road ;



- Scottish Water has highlighted that the developer may need to carry out works to the local waste water network. In recognition of potential capacity constraints, the Surface Water Drainage Strategy has recommended on-site surface water attenuation followed by outfall to the Bonny Water;
- The applicant has agreed to make financial contributions towards the upgrade of the A80/M80 slip road junctions with A803 and local educational facilities;
- It is understood that the National Health Service is currently reviewing the provision of medical facilities in the local area in light of housing land allocations and projected population increase.

## **7c Conclusion**

7c.1 This application, for the development of land for residential purposes, is considered to be contrary to the Development Plan for the reasons detailed in this report. However, the application site is allocated for housing under the emerging Falkirk Council Local Plan Finalised Draft (Deposit Version) and therefore the principle of the proposed development, for housing, is acceptable under this Plan, and the proposed development has been assessed in this report as complying with the relevant policies of this Plan. This new allocation is not the subject of any objections under consideration in the Local Plan inquiry process therefore it is considered that significant weight can be afforded to it as an expression of the Council's most up-to-date intentions for this land. The emerging Local Plan position is a significant material consideration to justify setting aside the terms of the Development Plan.

7c.2 It is therefore recommended that the Committee indicate that it is minded to grant the application subject to satisfactory completion of a Section 75 Agreement in respect of the matters detailed in this report. It is considered that there are no material considerations to justify a contrary recommendation. The detailed design and layout for the site would be the subject of any subsequent application for detailed planning permission or matters specified in conditions.

## **8. RECOMMENDATION**

8.1 It is recommended that the Committee indicate that it is minded to grant planning permission in principle subject to:

- (a) the satisfactory completion of an agreement within the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of the payment of a financial contributions towards:
  - (i) the upgrade of the A80 / M80 slip road junctions onto A803 Kilsyth Road, calculated at the rate of £800 per unit;
  - (ii) the provision and upgrade of educational facilities at Bankier Primary School and Denny High School, calculated at the rate of £3150 per unit;
  - (iii) the provision upgrade and maintenance of recreational facilities at Anderson Park, Longcroft, and Hollandbush Park, Banknock, at the rate of £750 per unit;

- (b) and thereafter on the conclusion of the foregoing matters, remit to the Director of Development Services to grant planning permission subject to the following conditions:
- (1) This permission is granted under the provisions of paragraph 10(1) of the Town and Country Planning (Development Management Procedure) (Scotland) Order 2009 on an application for planning permission in principle, and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby specified before any development is commenced:
- (a) the siting, size, height, design & external appearance of the proposed development;
  - (b) details of the access arrangements;
  - (c) details of landscaping of the site.
- (2) That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:
- (a) the expiration of 3 years from the date of the planning permission in principle; or
  - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
  - (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,
- whichever is the latest.
- Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.
- (3) That the development to which this permission relates must be begun not later than whichever is the later of the following dates:
- (a) the expiration of 5 years from the date of the grant of this planning permission in principle;
  - (b) the expiration of 2 years from the final approval of the specified matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- (4) The construction and layout of all roads and footways shall comply with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
- (5) The vehicular access to the site shall be from Kilsyth Road, at a location to be approved in writing by this Planning Authority, and constructed as a bellmouth junction, in accordance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.

- (6) Visibility splays of 4.5 m x 70m shall be provided in both directions of the new vehicular access, within which there shall be obstruction to visibility above carriageway level.
- (7) There shall be no individual driveway access onto Cumbernauld Road unless otherwise agreed in writing by this Planning Authority. Any provision of driveway access onto Cumbernauld Road shall necessitate the provision of a 2 metre wide footway along the entire site frontage to Cumbernauld Road, constructed in accordance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
- (8) A pedestrian cycleway link shall be provided from the site to Cumbernauld Road, constructed in accordance with the Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
- (9) The development shall be carried out in accordance with the recommendations of the Outline SUDs and Surface Water Drainage Strategy prepared by Sir Frederick Snow and Partners Limited, dated October 2009. Before the development commences, design calculations and surface water drainage details, which shall include a Flood Risk Assessment for any watercourse receiving the surface water discharge, shall be submitted to and approved in writing by this Planning Authority.
- (10) Before the development commences, a Contaminated Land Assessment shall be submitted to and approved in writing by this Planning Authority. Before the development is brought into use, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation completion reports/validation certificates shall be submitted to and approved in writing by this Planning Authority.
- (11) Before the development commences, a scheme for protecting the proposed dwellinghouses from transportation noise, which shall ensure that the internal levels with the windows closed do not exceed 45 dB daytime and 35 dB night time, when measured as LAeqT, and which includes ventilation measures, shall be submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be completed and maintained in accordance with the approved details.
- (12) The existing mature trees along the Cumbernauld Road boundary shall be retained unless otherwise agreed in writing by this Planning Authority.
- (13) The existing stone wall along the Kilsyth Road frontage shall be made good and rebuilt where it is required to be removed to accommodate the proposed vehicular access and visibility splays.

**Reason(s)**

- (1) To comply with paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.

- (2-3) To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
- (4,6) To safeguard the interests of the users of the public highway.
- (5,7) To safeguard the interests of the users of the public highway and the visual amenity of the area.
- (8) To provide infrastructure to promote sustainable modes of transport, e.g. cycling and walking.
- (9) To ensure the provision of adequate and sustainable drainage.
- (10) To ensure the ground is suitable for the proposed development.
- (11) To ensure the occupants of the properties are safeguarded against excessive noise intrusion.
- (12-13) To safeguard the visual amenity of the area.

**Informative(s):**

- (1) A travel pack should be provided for each dwellinghouse, advising of the nearest bus services/stop locations, the nearest cycling and walking routes, safer routes to schools, and local facilities, etc.
- (2) A fully completed Development Impact Assessment form will require to be submitted to Scottish Water. Capacity at the water and wastewater treatment works is unable to be reserved in advance of formal agreement with Scottish Water.
- (3) Disposal of surface water from the site is required to comply with General Binding Rules (GBRs) 10 and 11 of the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) (as amended).

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**For Director of Development Services**

**Date:** 25 November 2009

### **LIST OF BACKGROUND PAPERS**

1. Letter of objection from Mrs Margaret R Gallacher, 6 Longcroft Holdings, Haggs, Bonnybridge FK4 1SZ on 12 August 2009
2. Letter of representation from Mr Morrison Love, Schoolhouse, Kilsyth Road, Longcroft, Bonnybridge on 12 August 2009
3. Letter of objection from Mrs Elizabeth Crosbie, Glen Etive, Haggs, Bonnybridge FK4 1QB on 12 August 2009
4. Approved Falkirk Council Structure Plan
5. Adopted Bonnybridge and Banknock Local Plan
6. Adopted Rural Local Plan
7. Falkirk Council Local Plan Finalised Draft (Deposit Version)

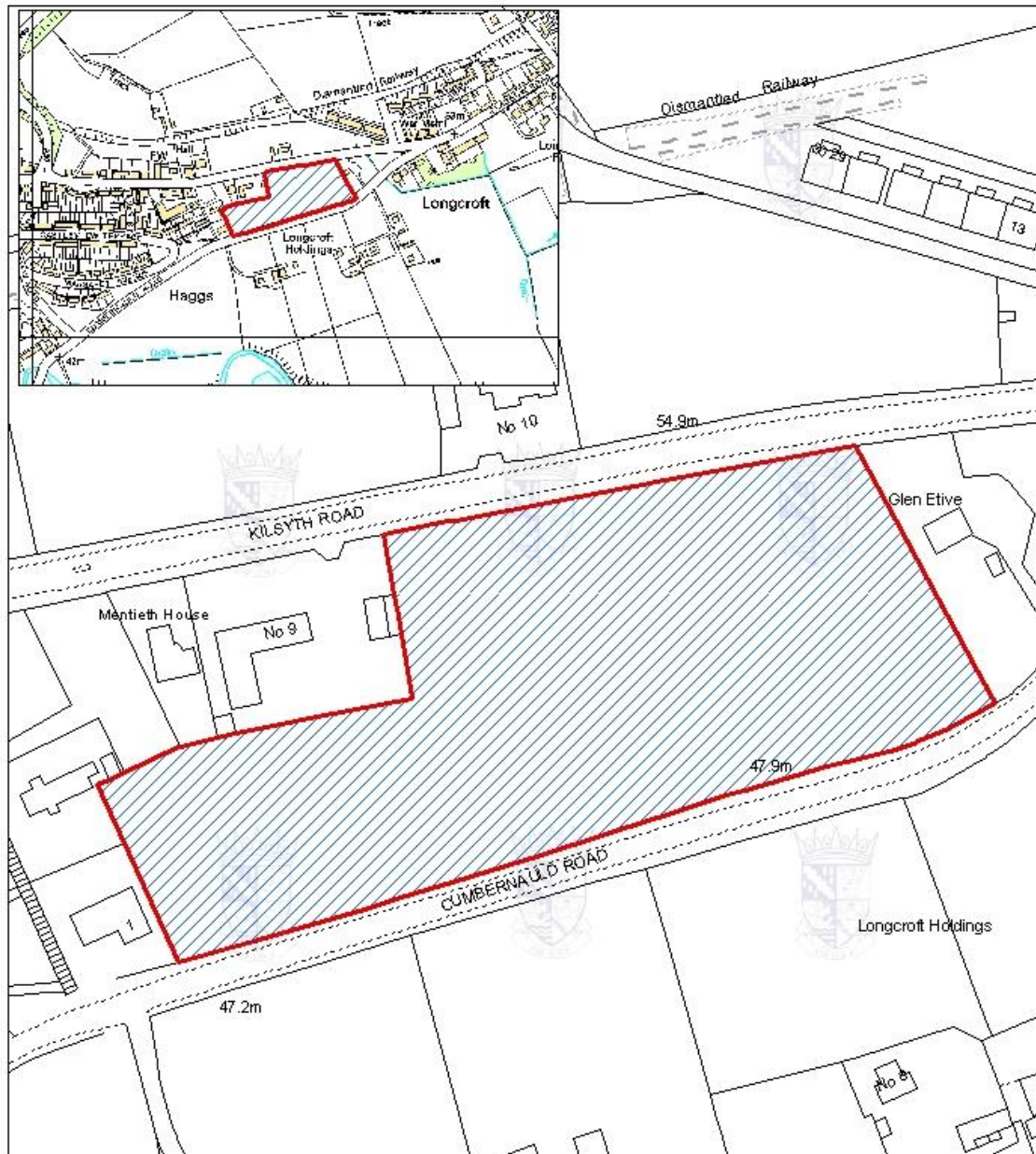
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504935 and ask for Brent Vivian (Planning Officer).

# Regulatory Committee

## Planning Application Location Plan

**P/09/0522/OUT**

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



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