

FALKIRK COUNCIL

Subject: ERECTION OF 14 DWELLINGHOUSES AND ASSOCIATED WORKS AT GAMEKEEPERS COTTAGE, CASTLE VIEW, AIRTH, FALKIRK FK2 8JG FOR MULHOLLAND CONTRACTS – P/09/0526/FUL

Meeting: PLANNING COMMITTEE

Date: 22 September 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

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

Community Council: Airth Parish

Case Officer: John Milne (Senior Planning Officer) , ext 4815

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 25 August 2010 (copy of previous report appended), when it was agreed to continue consideration of the application and to undertake a site visit. This visit took place on 6 September 2010.
2. At the site visit the applicant and the owner of part of the application site were heard in support of the application which they stated aimed to create a high quality development sensitive to the character of the site and that of the surrounding area. They provided clarification in relation to construction traffic and pedestrian access, location of the site compound, surface water drainage, tree protection and landscaping, and the position of the dwellings proposed closest to the escarpment and the dwellinghouse benefitting from an extant planning permission (the position of these dwellings were marked out on site).
3. Objectors were heard in relation to their concerns which, in addition to the above included problems with water pressure. It should be noted that is not a material planning consideration and would likely be a matter to be considered by Scottish Water.
4. In response to the objectors' concerns the applicant advised that any surface water discharge from the site would be significantly reduced as a result of the development. As requested by one of those present he agreed to provide a copy of the SUDS calculations to address concerns in relation to possible flooding from the SUDs attenuation pond. It was also confirmed that the pond proposed within the central part of the site was a water feature and not for the treatment of surface water.

5. No matters were raised which would amend the original recommendation to grant planning permission subject to a financial contribution for educational purposes.

6. RECOMMENDATION

- 6.1 It is recommended that Committee indicates that it is minded to grant planning permission subject to a legal agreement securing a sum of £40,950.00 for Education provision and subject to the following conditions:-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.
- (2) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the restoration of the well and well-head, including timescales for completion and maintenance schedule.
- (3)
 - (i) Unless otherwise agreed in writing no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites .
 - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
 - (iii) Prior to the commencement of development the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.
- (4) Before any work is commenced on the site a notice stating "PRESERVED" shall be placed on the trunk of all trees to be retained and this notice shall not be removed until all construction work on the site is completed.
- (5) All approved landscaping works shall be implemented to the satisfaction of the Planning Authority by the end of the first planting and seeding season following the occupation of the last house on the development.
- (6) Prior to any works on site, details of the Mental Play facilities - including maintenance arrangements - shall be submitted to and approved in writing by the Planning Authority.

- (7) Samples of roof tile, wall finishes and hard surface materials to be used in the development shall be submitted for the consideration of the Planning Authority and no work shall begin until written approval of the Planning Authority has been given.
- (8) Prior to any works on site, further details of the specification and route of the path accessing the water attenuation (SUDS) pond shall be submitted to and approved in writing. For the avoidance of doubt, the specification and route shall be considered as to minimise the impact on tree root spread on the area covered by a Tree Preservation Order.
- (9) All road and footway construction shall be carried out in accordance with the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area, as amended January 2000".
- (10) Prior to any work on site, further details as to the siting of storage compound or materials and access route for construction vehicles shall be submitted to and approved by the Planning Authority.
- (11) Prior to the occupation of any dwellinghouse, the applicant shall submit, in writing, details and distribution of a Travel Pack to the Planning Authority for agreement.
- (12) Prior to occupation of any dwellinghouse, works to the junction of the A905 and Castle View, including installation of priority signage and "Give Way" markings, shall be installed all to the satisfaction of the Planning Authority in consultation with the Roads Authority.
- (13) For the avoidance of doubt, pedestrian access along the existing Right of Way shall be accommodated, through temporary diversion, details and timetable to be agreed in writing by the Planning Authority prior to works on site.
- (14) All road and footway construction shall be carried out in accordance with the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area, as amended January 2000".
- (15) Any access gates shall only open inwards.
- (16) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the Sustainable Urban Drainage System to be employed.
- (17) No building, structure, tree, shrub or other obstruction to visibility over 0.6m metres in height above carriageway level shall be allowed within 2.5m metres of the carriageway edge over the site's frontage with the public road.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

- (2) To ensure that any archaeological remains are safeguarded.
- (3) To ensure the ground is suitable for the proposed development.
- (4, 8) To ensure that the existing trees are retained and protected during construction work.
- (5) To safeguard the environmental amenity of the area.
- (6) To ensure that adequate play facilities are provided.
- (7) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (9, 12, 14, 15, 17) To safeguard the interests of the users of the highway.
- (10) To safeguard the residential amenity of the area.
- (11) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (13) To protect existing rights of way and ensure they are not adversely affected by the development
- (16) To ensure that adequate drainage is provided.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03a, 04a, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15a, 16a, 17, 18, 19, 21, 22, 23, 24, 25 & 26.
- (2) The applicant should consult with Development Services Roads Unit to obtain Roads Construction Consent before any potentially adoptable road or addition to an existing road is constructed.
- (3) The permission for this development requires notice to be given before any works commence on site so as to allow archaeological monitoring and recording to take place. If you have not already done so, please give notice.
- (4) It is recommended that the applicant should consult with the Development Services Environmental Health Division concerning this proposal in respect of noise legislation which may affect this development.

- (5) It is recommended that the applicant should consult with the Coal Authority concerning the proposal because of the possibility of disused mine workings under the site.

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Director of Development Services

Date: 15 September 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Rural Area Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).
4. Letter of Objection from Mr R Higgs, 16 Sneddon Place Airth Falkirk FK2 8GH on 06 August 2009
5. Letter of Objection from Michelle Thomson, 15 Sneddon Place Airth Falkirk FK2 8GH on 13 August 2009
6. Letter of Objection from Owner/Occupier, 7 Sneddon Place Airth Falkirk FK2 8GH on 13 August 2009
7. Letter of Objection from Mr Tom Sloper, The Gardens Airth Castle Estate Airth on 13 August 2009
8. Letter of Objection from Peter & Elizabeth Faulks, 19 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009
9. Letter of Objection from Mr Scott Maxwell, 24 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009
10. Letter of Objection from Cameron & Alison Patterson, 18 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009
11. Letter of Objection from Linda McBride, 9 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
12. Letter of Objection from Mr William M Wallace, 11 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
13. Letter of Objection from Mr Jonathan Morley, 7 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
14. Letter of Objection from Mr and Mrs J B Kelly, 17 Castle Drive Airth Falkirk FK2 8GD on 20 August 2009
15. Letter of Objection from Mr Jonathan Woods, 18 Castle View Airth Falkirk FK2 8GE on 9 September 2009
16. Letter of Objection from Mr Jonathan Morley, 7 Sneddon Place Airth Falkirk FK2 8GH on 5 August 2009
17. Letter of Objection from Miss Linda McBride, 9 Sneddon Place Airth Falkirk FK2 8GH on 8 August 2009
18. Letter of Objection from Rev Phyllis Wilson, 17 Sneddon Place Airth Falkirk FK2 8GH on 6 August 2009

19. Letter of Objection from Mr Mike McHardy, 20 Castle Drive Airth Falkirk FK2 8GD on 11 August 2009
20. Letter of Objection from Mr David G Kyles, 16 Douglas Avenue Airth Falkirk FK2 8GF on 09 August 2009
21. Letter of Objection from Mr Tony Curley, 2 Douglas Avenue Airth Falkirk FK2 8GF on 10 August 2009
22. Letter of Objection from Mr Kenneth MacLeod, 26 Castle Drive Airth Falkirk FK2 8GD on 4 August 2009
23. Letter of Objection from Mr S P Doody, 21 Castle Drive Airth Falkirk FK2 8GD on 4 August 2009
24. Letter of Objection from Mr Ross Easton, 30 Castle View Airth Falkirk FK2 8GE on 13 August 2009
25. Letter of Objection from Mr Tom Sloper, The Gardens Airth Castle Estate Letham Falkirk
26. Letter of Representation from Carselands Homeowners and Residents Together FAO Rev Phyllis Wilson, Secretary 17 Sneddon Place Airth Falkirk on 23 June 2010

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne (Senior Planning Officer).

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GAMEKEEPERS COTTAGE, CASTLE VIEW, AIRTH, FALKIRK FK2 8JG
FOR MULHOLLAND CONTRACTS – P/09/0526/FUL**

Meeting: PLANNING COMMITTEE

Date: 25 August 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

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

Community Council: Airth Parish

Case Officer: John Milne (Senior Planning Officer), ext 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks to secure full planning permission for the erection of 14 houses over an area of 3.6 hectares. The applicant seeks to develop low density housing, having due regard to the setting and surrounding landscape of the area.
- 1.2 The application site includes a detached bungalow set amidst rural parkland, which is subject to a Tree Preservation Order, and was formerly the garden area associated with Gamekeepers Cottage, as part of the Airth Castle Estate. The site is relatively flat, positioned at the top of an escarpment, overlooking the village of Airth.
- 1.3 The main vehicular/pedestrian access shall be a continuation of Castle View, into the development site, with continued pedestrian/cycling access provided to link with the existing Right of Way on the northern boundary. To the west, a pathway/access road will lead to an attenuation pond.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The proposal site lies outwith the village limit as identified in the adopted Rural Local Plan and is contrary to the Development Plan.

3. SITE HISTORY

- 3.1 F/98/0695 – Erection of dwellinghouse (outline) – granted 02 January 1999.

- 3.2 F/2002/0443 – Erection of dwellinghouse (approval of reserved matters) – approved 06 August 2002. This permission is still extant as work commenced on site within the specified timescales.
- 3.3 P/07/0052/FUL – Erection of 15 dwellinghouses and associated infrastructure – withdrawn 27 March 2007.

4. CONSULTATIONS

- 4.1 Falkirk Council's Education Services request a commuted payment of £3,150.00 per unit (£44,100.00) but allow for the loss of one unit due to the non-implementation of the extant permission for a dwellinghouse. Therefore, a sum of £40,950.00 is required with £2150 per dwelling towards Airth Primary School and £1000 per dwelling towards Larbert High School.
- 4.2 Falkirk Council's Community Services had requested a payment of £750.00 per unit (£10,500.00) towards off-site play provision. However, the applicant has committed to implement a number of measures towards on site childrens' play facilities and, combined with the central water feature, this on-site provision is considered acceptable in lieu of the commuted payment.
- 4.3 The Scottish Rights of Way and Access Society (Scotways) request that it is a condition of any planning permission that the right of way is kept open and free of obstruction, both during and after the development work.
- 4.4 Scottish Water does not object to the planning application but does not guarantee a connection to infrastructure.
- 4.5 Falkirk Council's Transport Planning Unit request the applicant provides priority signage and 'give way' markings at the junction of the A905 and Castle View. This work should be implemented and completed by the applicant, or a commuted payment submitted to Falkirk Council to address this matter. In addition, a travel pack should be produced and issued to potential residents.
- 4.6 Scottish Natural Heritage request that a bat survey be considered, while removal of vegetation which could contain breeding birds should be completed during the winter months.
- 4.7 Falkirk Council's Roads and Development Unit advises that some further calculations are required in relation to drainage and recommend conditions in relation to this and roads matter.
- 4.8 Falkirk Council's Environmental Protection Unit advise that a standard condition regarding contaminated land be imposed.
- 4.9 Falkirk Council's Keeper of Archaeology/Local History requests that the existing wellhead feature is restored.

5. COMMUNITY COUNCIL

- 5.1 Airth Parish Community Council offer no objection, but request that the following comments be taken into consideration:

- The number of houses should remain at 14.
- Construction vehicles should access via the Airth Mains Farm roadway.
- Materials compound be sited to the north and construction be initiated to the south.
- Only trees identified should be felled and a programme for tree planting initiated.
- All surface water should be drained to the SUDS pond.
- During construction, the existing right of way should remain open.
- 3 houses to the western edge of the development should be relocated to improve the amenity of residents in Castle Drive
- Scottish Water take a survey of water pressure to ensure that no loss of pressure to the new development occurs.
- Financial contributions from any planning agreement be ring fenced for education at Airth Primary School.
- Assurance should be given that the amenity of residents in Castle Drive and Sneddon Place will not be adversely affected in terms of additional flood water and loss of amenity by the introduction of houses on the escapement

6. PUBLIC REPRESENTATION

6.1 23 letters of objection/comments have been received which object on the basis that;-

- The current skyline is of natural beauty to the village and would be lost to an urban development skyline.
- The development would cast significant overshadowing of many properties below and also reduce direct western sunlight several hours earlier than at present.
- Natural unpolluted night time darkness will be polluted by the development's artificial lighting.
- Currently the hillside to the east of the proposed site is a grazing area for a family of four deer. This development will prevent their access to the hill and cause their depopulation of this currently natural area.
- Two families of protected tawny owls inhabit this hillside. Light pollution from this area will destroy their natural habitat and they will also be lost.
- The properties to the east side of the proposed development would look directly into residents bedrooms.

- An Environmental Impact Assessment should be carried out.
- There are already issues with flooding in the area and the application may exacerbate the problem.
- Woodpeckers and bats occupy the area.
- There may be overlooking issues to neighbours windows and gardens.
- The building of family homes will adversely impact on the primary school capacity.
- Loss of greenspace to the community.
- Access via the castle access road is not adequate for this additional development.
- Noise from the pump station may prove a nuisance.
- The SUDs arrangements are inadequate.
- There is already loss of water pressure in the area.

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

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 Part of the application site extends beyond the site area allocated for development purposed in the adopted Falkirk Council Rural Area Local Plan and emerging Falkirk Council Local Plan.

7a.3 Policy ENV.5 'Built Environment and Heritage' states:

"Important Archaeological Sites, Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, sites included in the Inventory of Historic Gardens and Designed Landscapes and trees will be protected and enhanced. Local Plans will identify these assets and incorporate policies appropriate to the significance of the area or individual feature, including the following range of measures:

- (1) Measures to ensure that assets are maintained in a good state of repair.*
- (2) Promotion of appropriate new uses for buildings.*
- (3) Promoting sensitive interpretation of heritage assets.*
- (4) Protection of the assets and their setting from inappropriate development.*
- (5) Where development would damage, or result in the loss of the asset, that provision is made for adequate recording of the current status of the asset."*
- (6) Reviewing the boundaries of areas to ensure their continuing relevance."*

7a.4 The application site is subject, in part, to a Tree Preservation Order. The applicant has submitted details of necessary felling and a strategy for replacement planting.

Rural Area Local Plan

7a.5 Part of the site lies within site Airthill allocated for housing purpose, and part lies outwith the village limit and part is allocated as a site of Archaeological Importance. It should be noted that an archaeological investigation was undertaken some years ago and it was accepted by Falkirk Council's Keeper of Archaeology/Local History that the site had little importance in archaeological terms.

7a.6 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.7 The application site extends into the Rural area, beyond the existing village envelope. At the time of the application no reasoned justification has been submitted beyond the sites potential future allocation for housing in the emerging Falkirk Council Local Plan.

7a.8 Policy RURAL 2 'Village Limits' states:

"That the boundary of the village areas as indicated on the Village Maps is regarded as the desirable limit to the growth of the villages at least for the period of the Local Plan. Accordingly, there will be a general presumption against proposals for development which would either extend the village areas beyond this limit or which would constitute undesirable sporadic development in the countryside."

7a.9 The majority of the application site is outwith and adjacent to the current village boundary and is identified as an area of Archaeological Importance.

7a.10 Policy RURAL 12 'Ecological Sites' states:

"That to protect and conserve wildlife and other natural features of significance :-

1. *There will be an overriding presumption against development which would adversely affect sites designated as a Special Protection Area, a Special Area of Conservation or a Ramsar site, Sites of Special Scientific Interest or any sites proposed by the UK Government or Scottish Natural Heritage for such designation.*
2. *Development likely to adversely affect Listed Wildlife Sites and local or non-statutory nature reserves will not normally be permitted.*
3. *Other sites of high nature conservation value will be safeguarded wherever possible.*
4. *Where development is to be approved which could affect any site of high nature conservation value, appropriate measures will be required to conserve, as far as possible, the site's biological or geological interest and to provide for replacement habitats or features where damage is unavoidable,*
5. *Appropriate site management will be encouraged wherever possible,*
6. *Local nature reserves will be designated as appropriate."*

7a.11 The site has been subject to a bat survey and consultation with Scottish Natural Heritage is being concluded. In addition, an extensive tree survey has been undertaken and a scheme of felling and replacement landscaping has been proposed.

7a.12 Policy RURAL 16 ‘Sites of Archaeological Interest’ states:

That to protect and conserve archaeological/historical features of significance :-

1. *There will be a general presumption against development which would destroy or adversely affect Scheduled Ancient Monuments and other sites of archaeological/historical importance or their setting.*
2. *Archaeological sites which are threatened by development, where preservation has proved impossible, will be excavated and recorded. The District Council supports Historic Scotland's policy to seek developer funding of any necessary excavation, recording and publication works.*
3. *The District Council endorses the provisions of the British Archaeologists and Developers Liaison Group Code of Practice. Furthermore, where appropriate, developers are requested to deposit any local finds and copies of publications with the District Council's Museum Service."*

7a.13 The site has no formal classification beyond a site of archaeological interest but Falkirk Council's Keeper of Archaeology/Local History has no objection to the proposal.

7a.14 Policy RURAL 20 ‘Trees and Woodland’ states:

‘That the District Council recognises the economic, landscape, ecological and recreational importance of trees, woodland, afforested land and hedgerows and accordingly :-

1. *Felling detrimental to the character of the landscape or to the economic, nature conservation or recreational value of the planted area itself will be discouraged. The enhancement and management of existing woodland and other natural landscape features will be encouraged.*
2. *Where necessary, endangered areas and trees will be statutorily protected through the designation of Tree Preservation Orders. Within an area covered by a T.P.O. there will be a presumption against development unless it can be proven that the proposal would not adversely affect the stability or appearance of protected species. Where permission is given to fell a tree within a Conservation Area or an area covered by a T.P.O., the District Council will normally require the provision of replacement planting appropriate in terms of number, size, species and position.*
3. *Appropriate proposals for community woodlands and amenity planting will be encouraged, in particular within and adjacent to the rural villages, along urban fringes and transport corridors, within the Green Belt and in relation to derelict and industrial sites and farmed landscapes.*
4. *When consulted on forestry planting proposals the District Council will support the provisions of the indicative forestry strategy as outlined by Central Regional Council in its approved Structure Plan.*

The District Council favors the use of appropriate native species of trees and shrubs in new planting.”

7a.15 Part of the site is covered by a Tree Preservation Order. The applicant has submitted a felling and planting strategy to indicate compensation for essential loss of trees on a development/quality basis.

7a.16 On balance, the proposal does not accord with the development plan.

7b Material Considerations

7b.1 The material planning considerations to be addressed are the policies within the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010) and the points raised through comment.

7b.2 Members will be aware that a Public Local Inquiry has been held into objections which have been made to the Falkirk Council Local Plan (Finalised Draft), which was placed on deposit in April 2007. The Inquiry ran from 17 March to 25 June 2009, where objection was made to Falkirk Council's allocation of this site (as part of a larger area) for housing and a proposed modification to reduce the capacity of the site.

7b.3 In this respect, the Reporter concluded that the Castle View Site (H.AIR7) should change from a Long Term Development Opportunity to a New allocation stating that the site would provide an opportunity to maintain development momentum in the village and that appropriate developer contributions to community infrastructure, particularly education provision, and village enhancement would be required, as would a proportion of affordable housing. A development brief and masterplan should be required to minimise potential adverse impacts on the landscape and should include a detailed landscape and visual assessment, with appropriate mitigation measures.

7b.4 The proposed amended boundary is indicated in appendix 1.

7b.5 Falkirk Council at its meeting on 15 June 2010, has accepted the Reporters' recommendation in relation to H.AIR7. The application site forms a small part of the larger site (which has an indicative capacity of 115 units) and financial contributions towards education have been agreed with the applicant. The design, layout and landscape treatment are considered to be acceptable, and access would be via the existing Airth Castle entrance and terminate within the site. The development of this site for 14 dwellinghouses would not prejudice development of the remainder of H.AIR7. which would be subject to the requirements stated above.

Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as Amended by the Final Proposed Modifications (June 2010)

7b.6 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.”*

7b.7 The applicant has submitted supporting information emphasising the high quality design, respect for the natural environment, emphasis on accessibility while meeting infrastructure needs.

7b.8 Policy EQ16 ‘Sites of Archaeological Interest’ states:

- “(1) Scheduled ancient monuments and other identified nationally important archaeological resources shall be preserved in situ, and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting shall not be permitted unless there are exceptional circumstances;*
- (2) all Other archaeological resources shall be preserved in situ wherever feasible. The Council will weigh the significance of any impacts on archaeological resources and their settings against other merits of the development proposals in the determination of planning applications; and*
- (3) Developers may be requested to supply a report of an archaeological evaluation prior to determination of the planning application. Where the case for preservation does not prevail, the developer shall be required to make appropriate and satisfactory provision for archaeological excavation, recording, analysis and publication, in advance of development.”*

7b.9 Any archaeological interest on the site has been safeguarded by imposed planning conditions regarding survey prior to development.

7b.10 Policy EQ19 - ‘Countryside’ states:

- “(1) The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where:*
 - it can be demonstrated that they require a countryside location;*
 - they constitute appropriate infill development; or*
 - they utilise suitable existing buildings.*
- (2) In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular:*
 - the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines;*

- *building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Council's 'Design Guide for Buildings in the Rural Areas'; and*
- *boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species."*

7b.11 With the amended settlement boundary, a large proportion of the application site is within the urban envelope. However, a proportion of the site dealing with access to a SUDs pond and a small garden element will encroach within the Countryside. Such elements are considered ancillary to the core element of the housing site and are considered acceptable.

7b.12 Policy EQ24 'Ecological Sites and Features' states:

- "(1) Development likely to have a significant effect on Natural 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest, including those of a social or economic nature. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers)..*
- (2) Development affecting Sites of Special Scientific interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
- (3) Development affecting Wildlife Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, wildlife corridors and other nature conservation sites of regional or local importance will not be permitted unless it can be demonstrated that the overall integrity of the site will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
- (4) Development likely to have an adverse affect on species which are protected under the Wildlife and Countryside Act 1981, as amended, the Habitats and Birds Directives, or the Protection of Badgers Act 1992, will not be permitted.*
- (5) Where development is to be approved which could adversely affect any site of significant nature conservation value, the Council will require mitigating measures to conserve and secure future management of the site's natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required.*
- (6) The Council, in partnership with landowners and other relevant interests, will seek the preparation and implementation of management plans for sites of nature conservation interest."*

7b.13 The applicant has submitted a bat survey confirming that there are no bats present on site. Scottish Natural Heritage have been advised of the application and response is awaited.

7b.14 Policy EQ26 - 'Trees, Woodland And Hedgerows' states:

"The Council recognises the ecological, landscape, economic and recreational importance of trees, woodland and hedgerows. Accordingly:

- (1) *Felling detrimental to landscape, amenity, nature conservation or recreational interests will be discouraged. In particular ancient, long-established and semi-natural woodlands will be protected as a habitat resource of irreplaceable value;*
- (2) *In an area covered by a Tree Preservation Order (TPO) or a Conservation Area, development will not be permitted unless it can be proven that the proposal will not adversely affect the longevity, stability or appearance of the trees. Where necessary, endangered trees and woodlands will be protected through the designation of further TPOs;*
- (3) *Where development is permitted which will involve the loss of trees or hedgerows of amenity value, the Council will normally require replacement planting appropriate in terms of number, size, species and position;*
- (4) *The enhancement and management of existing woodland and hedgerows will be encouraged. Where the retention of a woodland area is integral to a development proposal, developers will normally be required to prepare a plan and make provision for its future management; and*
- (5) *There will be a preference for the use of appropriate local native species in new and replacement planting schemes, or non-native species which are integral to the historic landscape character."*

7b.15 The applicant has submitted a tree survey and landscaping strategy which clearly shows the loss of existing trees and mitigation to replace indigenous species. Given the site's allocation for housing, it is accepted that a housing development could successfully integrate with the woodland setting of the site.

7b.16 Policy SC1 - 'Housing Land Provision' states:

- "(1) Through the Local Plan, the Council will aim to meet the housing land requirements of the Falkirk Council Structure Plan for at least the period up to 2012, as detailed in Table 4.1. Sites contributing towards the requirement are detailed under the relevant Settlement Statements.*
- (2) Sites identified as long-term development opportunities on the Proposals map will be the preferred locations for residential growth within the relevant settlements for the period 2012 - 2020. Consideration will only be given to bringing forward these sites for development prior to 2012 where clearly justified by supply, phasing and infrastructure factors.*
- (3) Within the areas identified as Special Initiatives for Residential-Led Regeneration (SIRRs) on the Proposals Map, housing development in addition to the base requirement will be supported subject to:*
 - the preparation of a satisfactory masterplan or development framework for the area; and*
 - demonstration that the necessary social and physical infrastructure requirements for the area will be met through a co-ordinated approach to developer contributions."*

7b.17 The site (as part of a larger allocation) has been identified appropriate for housing development under opportunity H.AIR7.

7b.18 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.19 The site sits higher than residential properties to the north-east due to the land form of the area, being on an escarpment. However, the physical distances from the nearest properties combined by intervening landscape features would eliminate any unacceptable privacy or overshadowing.

7b.20 Policy SC11 - ‘Developer Contributions To Community Infrastructure’ states:

“Developers will be required to contribute towards the provision, upgrading and maintenance of community and recreational facilities required to meet demand generated from new development. The nature and scale of developer contributions will be determined by the following factors:

- (1) *Specific requirements identified against proposals in the Local Plan or in development briefs;*
- (2) *In respect of open space, recreational, and education provision, the general requirements set out in Policies SC13 and SC14;*
- (3) *In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
- (4) *Where a planning agreement is the intended mechanism for securing contributions, the principles contained in Circular 12/1996.”*

7b.21 The applicant has been requested to financially commit a sum to education provision, with £2,150 per house to be allocated to Airth Primary School, with £1,000 per house directed towards Larbert High School.

7b.22 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 be informed by 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) *Open space and facilities for play and outdoor sport should be provided in broad accordance with the guidance in Table 4.2. These requirements may be increased where the extent and quality of facilities in the area are proven by the open space audit to be below a suitable standard. Above ground SUDS features, small incidental amenity areas, structure planting and road verges will not count towards requirements.*
- (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 indicated in Table 4.2, 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’.*
- (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.23 The applicant proposes a central water feature with associated landscaping and woodland areas and has agreed to the provision of additional on-site play facilities.

7b.24 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 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 less 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.”*

7b.25 The applicant has ensured that linkage to the existing right of way to the North of the site will be maintained and, indeed, enhanced through path upgrade works.

7b.26 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.27 A SUDs scheme has been submitted and is considered satisfactory to serve the development, subject to final ratification of design calculations.

Points Raised Through Comment.

7b.28 The site has, in the majority, a confirmed allocation for housing through the emerging Falkirk Council Local Plan.

7b.29 No evidence has been submitted to show the presence of bat habitats on the site and a submitted bat survey ratifies that position.

7b.30 It is not considered that existing dwellings will suffer from injury to amenity through overlooking, given the distances involved and intervening landscaping. In addition, the applicant has amended the original proposal to alter the position of three dwellinghouses, moving them further away from the boundary of the site.

7b.31 Of the £3,150.00 per house committed to Education, £2,150.00 per house will be directed towards Airth Primary School, with the remaining £1,000.00 per house directed towards Larbert High School.

7b.32 The application is not of a scale or category which requires an Environmental Impact Assessment to be undertaken.

7b.33 Complaints in relation to any noise from the remote pump would require to be investigated in terms of Environmental Protection Regulations.

7b.34 The Sustainable Urban Drainage system is considered acceptable, although the applicant is responsible for securing legal conclusion to implement the provision.

7b.35 The matter of loss of water pressure in the area is not a material planning consideration and should be addressed through Scottish Water.

7b.36 There are no highway objections to the increased vehicular traffic potentially generated from the site.

7b.37 It is not considered by the applicant that the development of the site will add to the inherent problems experienced by existing residents due to surface water run-off from the hillside. Based on the information submitted it is considered that the proposal in this regard are acceptable.

7c Conclusion

- 7c.1 The majority of the site has been identified in the emerging Falkirk Council Local Plan for housing purposes and it is considered that the size, scale, design and integration into the existing landscape is acceptable.
- 7c.2 While the Reporter sought to subject the entire allocated site to a masterplan and design brief, it is considered that this element of residential housing can be supported as a 'stand-alone' development, given its access supporting SUDs infrastructure and its natural separation from adjoining open land.
- 7c.3 It is also considered that the approval of this proposal would not prejudice the remainder of the site, given that vehicular access would require to be taken from the north and would not impact of the application site under consideration.

8. RECOMMENDATION

- 8.1 It is recommended that Committee indicates that it is minded to grant planning permission subject to a legal agreement securing a sum of £40,950.00 for Education provision and subject to the following conditions;-

- (1) The development to which this permission relates must be begun within three years of the date of this permission.
- (2) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the restoration of the well and well-head, including timescales for completion and maintenance schedule.
- (3)
 - (i) Unless otherwise agreed in writing no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites .
 - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
 - (iii) Prior to the commencement of development the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.

- (4) Before any work is commenced on the site a notice stating "PRESERVED" shall be placed on the trunk of all trees to be retained and this notice shall not be removed until all construction work on the site is completed.
- (5) All approved landscaping works shall be implemented to the satisfaction of the Planning Authority by the end of the first planting and seeding season following the occupation of the last house on the development.
- (6) Prior to any works on site, details of the Mental Play facilities - including maintenance arrangements - shall be submitted to and approved in writing by the Planning Authority.
- (7) Samples of roof tile, wall finishes and hard surface materials to be used in the development shall be submitted for the consideration of the Planning Authority and no work shall begin until written approval of the Planning Authority has been given.
- (8) Prior to any works on site, further details of the specification and route of the path accessing the water attenuation (SUDS) pond shall be submitted to and approved in writing. For the avoidance of doubt, the specification and route shall be considered as to minimise the impact on tree root spread on the area covered by a Tree Preservation Order.
- (9) All road and footway construction shall be carried out in accordance with the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area, as amended January 2000".
- (10) Prior to any work on site, further details as to the siting of storage compound or materials and access route for construction vehicles shall be submitted to and approved by the Planning Authority.
- (11) Prior to the occupation of any dwellinghouse, the applicant shall submit, in writing, details and distribution of a Travel Pack to the Planning Authority for agreement.
- (12) Prior to occupation of any dwellinghouse, works to the junction of the A905 and Castle View, including installation of priority signage and "Give Way" markings, shall be installed all to the satisfaction of the Planning Authority in consultation with the Roads Authority.
- (13) For the avoidance of doubt, pedestrian access along the existing Right of Way shall be accommodated, through temporary diversion, details and timetable to be agreed in writing by the Planning Authority prior to works on site.
- (14) All road and footway construction shall be carried out in accordance with the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area, as amended January 2000".
- (15) Any access gates shall only open inwards.

- (16) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the Sustainable Urban Drainage System to be employed.
- (17) No building, structure, tree, shrub or other obstruction to visibility over 0.6m metres in height above carriageway level shall be allowed within 2.5m metres of the carriageway edge over the site's frontage with the public road.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To ensure that any archaeological remains are safeguarded.
- (3) To ensure the ground is suitable for the proposed development.
- (4) To ensure that the existing trees are retained and protected during construction work.
- (5) To safeguard the environmental amenity of the area.
- (6) To ensure that adequate play facilities are provided.
- (7) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (8) To ensure that the existing trees are retained and protected during construction work.
- (9) To safeguard the interests of the users of the highway.
- (10) To safeguard the residential amenity of the area.
- (11) To enable the Planning Authority to consider this/these aspect(s) in detail.
- (12,14, 15) To safeguard the interests of the users of the highway.
- (13) To protect existing rights of way and ensure they are not adversely affected by the development
- (14) To safeguard the interests of the users of the highway.
- (15) To safeguard the interests of the users of the highway.
- (16) To ensure that adequate drainage is provided.
- (17) To safeguard the interests of the users of the highway.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03a, 04a, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15a, 16a, 17, 18, 19, 21, 22, 23, 24, 25 & 26.
- (2) The applicant should consult with Development Services Roads Unit to obtain Roads Construction Consent before any potentially adoptable road or addition to an existing road is constructed.
- (3) The permission for this development requires notice to be given before any works commence on site so as to allow archaeological monitoring and recording to take place. If you have not already done so, please give notice.
- (4) It is recommended that the applicant should consult with the Development Services Environmental Health Division concerning this proposal in respect of noise legislation which may affect this development.
- (5) It is recommended that the applicant should consult with the Coal Authority concerning the proposal because of the possibility of disused mine workings under the site.

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Director of Development Services

Date: 18 August 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Rural Area Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010).
4. Letter of Objection from Mr R Higgs, 16 Sneddon Place Airth Falkirk FK2 8GH on 06 August 2009
5. Letter of Objection from Michelle Thomson, 15 Sneddon Place Airth Falkirk FK2 8GH on 13 August 2009
6. Letter of Objection from Owner/Occupier, 7 Sneddon Place Airth Falkirk FK2 8GH on 13 August 2009
7. Letter of Objection from Mr Tom Sloper, The Gardens Airth Castle Estate Airth on 13 August 2009
8. Letter of Objection from Peter & Elizabeth Faulks, 19 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009

9. Letter of Objection from Mr Scott Maxwell, 24 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009
10. Letter of Objection from Cameron & Alison Patterson, 18 Castle Drive Airth Falkirk FK2 8GD on 10 August 2009
11. Letter of Objection from Linda McBride, 9 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
12. Letter of Objection from Mr William M Wallace, 11 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
13. Letter of Objection from Mr Jonathan Morley, 7 Sneddon Place Airth Falkirk FK2 8GH on 14 August 2009
14. Letter of Objection from Mr and Mrs J B Kelly, 17 Castle Drive Airth Falkirk FK2 8GD on 20 August 2009
15. Letter of Objection from Mr Jonathan Woods, 18 Castle View Airth Falkirk FK2 8GE on 9 September 2009
16. Letter of Objection from Mr Jonathan Morley, 7 Sneddon Place Airth Falkirk FK2 8GH on 5 August 2009
17. Letter of Objection from Miss Linda McBride, 9 Sneddon Place Airth Falkirk FK2 8GH on 8 August 2009
18. Letter of Objection from Rev Phyllis Wilson, 17 Sneddon Place Airth Falkirk FK2 8GH on 6 August 2009
19. Letter of Objection from Mr Mike McHardy, 20 Castle Drive Airth Falkirk FK2 8GD on 11 August 2009
20. Letter of Objection from Mr David G Kyles, 16 Douglas Avenue Airth Falkirk FK2 8GF on 09 August 2009
21. Letter of Objection from Mr Tony Curley, 2 Douglas Avenue Airth Falkirk FK2 8GF on 10 August 2009
22. Letter of Objection from Mr Kenneth MacLeod, 26 Castle Drive Airth Falkirk FK2 8GD on 4 August 2009
23. Letter of Objection from Mr S P Doody, 21 Castle Drive Airth Falkirk FK2 8GD on 4 August 2009
24. Letter of Objection from Mr Ross Easton, 30 Castle View Airth Falkirk FK2 8GE on 13 August 2009
25. Letter of Objection from Mr Tom Sloper, The Gardens Airth Castle Estate Letham Falkirk
26. Letter of Representation from Carselands Homeowners and Residents Together FAO Rev Phyllis Wilson, Secretary 17 Sneddon Place Airth Falkirk on 23 June 2010

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne (Planning Officer).

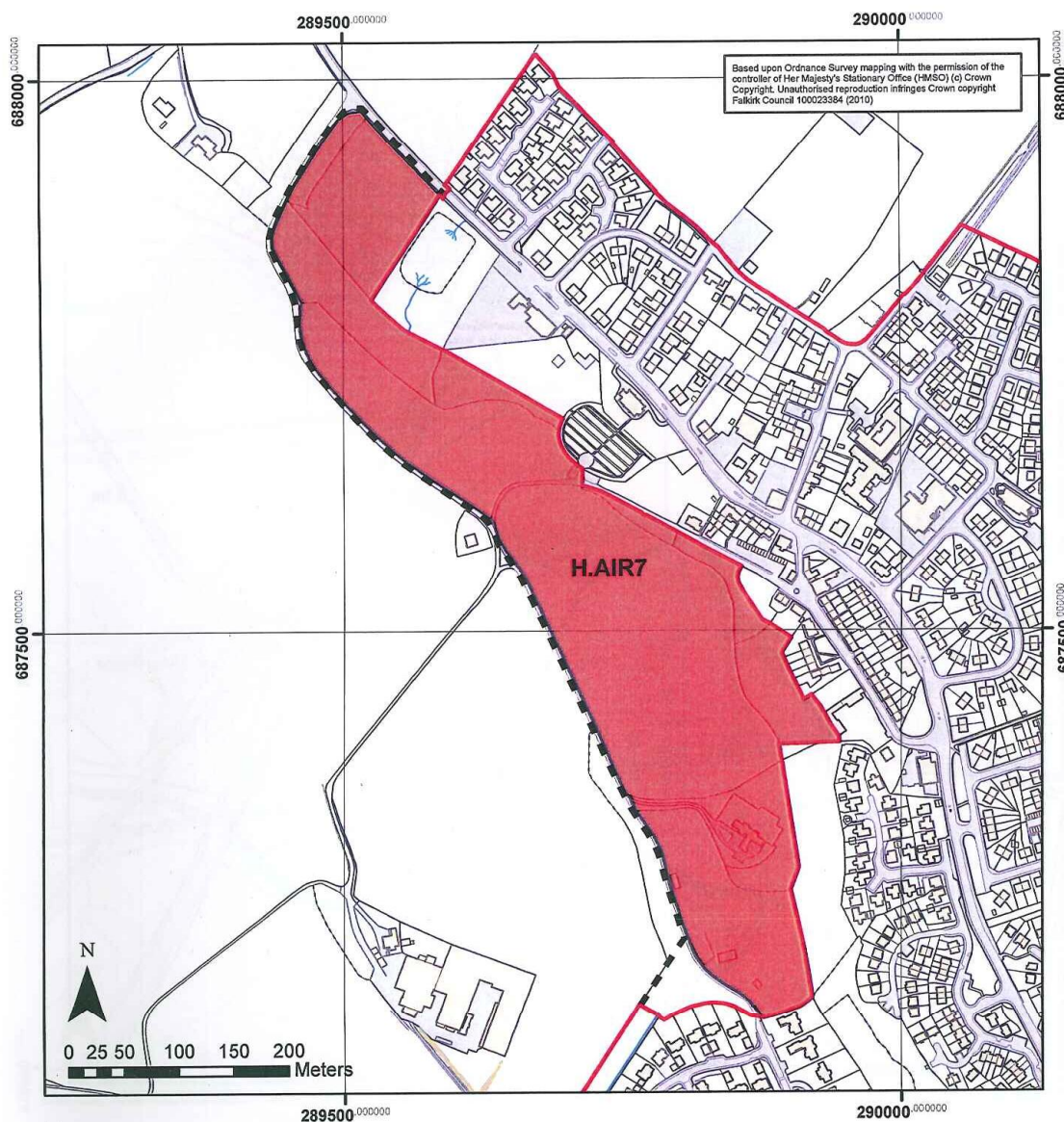
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Falkirk Council Local Plan

Proposed Modifications

Map 21 :**Opportunity H.AIR7 Castleview, Airth
- Boundary and Amended Urban Limit (Mod. 15.2)****Key**

- Existing Village Limit
- Amended Village Limit
- Site H.AIR7