

FALKIRK COUNCIL

Subject: ERECTION OF 13 FLATTED DWELLINGS AT BLYTHSWOOD,
QUARROLHALL CRESCENT, CARRONSHORE, FALKIRK, FK2 8AS FOR
MICHAEL MCLAUGHLIN - P/10/0235/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: None.

Case Officer: Allan Finlayson (Senior Planning Officer) Ext: 4706

UPDATE REPORT FOLLOWING COMMITTEE CONTINUATION

1. Members will recall that this application was originally considered at the meeting of the Planning Committee on 25 August 2010.
2. On consideration of the application, Members expressed concerns about potential road safety on Quarrolhall Crescent and requested that the applicant agree to install a traffic calming feature in order to reduce vehicle speeds.
3. Members also raised the issue of consistency in relation to requests for contributions towards education capacity improvements and requested further guidance on this issue from Education Services.
4. The applicant has agreed to the installation of a traffic calming feature at his expense on Quarrolhall Crescent and this is now required by a planning condition attached to the amended conditions contained in this report.
5. Education Services has responded to the questions raised and has provided further information on the assessment of education capacity needs of the surrounding school catchment area. This details that, based on current calculation ratios, a development of 13 flats is only likely to generate pupils for local primary, Carronshore, which has no projected capacity pressures. The number of proposed flats are then multiplied by calculation ratios. If the calculation results in less than one pupil, then it falls below the threshold for education concern. A request for a developer contribution cannot therefore be justified. The ratios used for calculations have been updated from the published Education Supplementary Planning Guidance and are lower for flats and are now:
 - Non-denominational primary – 0.10 pupils per flat (formerly 0.16) denominational primary – 0.05 pupils per flat (formerly 0.09) non-denominational secondary – 0.07 pupils per flat (unchanged) denominational secondary – 0.06 pupils per flat (formerly 0.09).

Education update these calculation ratios every three years to reflect pupils living in all houses built in the Council area in the proceeding 10 years.

6. It is considered that the questions raised by Members have now been satisfactorily addressed and that no issues remain that would amend the original recommendation to grant planning Permission.

7. RECOMMENDATION

- 7.1 It is recommended that the Planning Committee grant planning permission subject to the following condition(s):-

- (1) The development to which this permission related must be begun within three years of the date of this permission.
- (2) Prior to the commencement of development, details of a tree planting scheme for the linear planting of eight heavy standard trees, of an agreed species, along the site's frontage of Kincardine Road should be submitted for the assessment and written approval of the Planning Authority.
- (3) 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:
 - (i) Where contamination (as defined by Part 11A 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;
 - (ii) Prior to the commencement of development, the remediation works shall be carried out in accordance with the terms and conditions of the remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority;
 - (iii) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminations land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority;

- (4) Prior to commencement of development, a noise survey to determine the impact of transportation noise on the development shall be submitted. The survey shall be conducted in terms of PAN 56. The survey shall identify the noise exposure category within which the development will fall. If it falls within Category B or C then a scheme for protecting the proposed dwellings from transportation noise should be included as part of the noise survey and the scheme shall ensure that the internal levels, with the windows closed, do not exceed 45dB daytime and 35dB night-time when measured as LAeq, T, and permanent ventilation be provided in order that windows can be kept closed without loss of ventilation. The survey shall be submitted to, and approved by, the Planning Authority. Construction shall not commence until the aforementioned survey has been approved by the Planning Authority.
- (5) Parking spaces shall be formed with the dimensions of 6x3 metres.
- (6) Prior to commencement of development details of surface water drainage (SUDs) calculations for a 1 in 200 year flood event shall be submitted for the assessment and approval of the Planning Authority.
- (7) The existing footways along the site's frontage with Quarrolhall Crescent and Gairdoch Drive shall be reconstructed in accordance with Falkirk Council Design Guidelines and Construction Standards 2000 to a minimum width of two metres and with pedestrian dropped kerbs at the proposed site access from Quarrolhall Crescent and at the junction of Gairdoch Drive with Quarrolhall Crescent.
- (8) Prior to the commencement of development details of a traffic calming feature, designed in accordance with Falkirk Council Design Guidelines and Construction Standards, 2000, shall be provided for the assessment and written approval of the Planning Authority. The traffic calming shall thereafter be constructed prior to the occupation of any of the approved flats.
- (9) Prior to the commencement of the development a method statement for the repair of existing boundary wall and erection of a metal railing enclosure along the frontage of the site with Quarrolhall Crescent, shall be submitted for the assessment and written approval of the Planning Authority.
- (10) Prior to the commencement of development details and specifications of proposed render, stone and slate roof construction materials shall be submitted for the written approval of the Planning Authority.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To provide an improved setting for the site.
- (3) To ensure that the site is suitable for development.
- (4) To protect residents of the proposed dwellings from the potential impact of transportation noise.
- (5) To ensure parking space dimensions accord with Falkirk Council Roads Construction Guidelines.
- (6) To ensure satisfactory drainage is provided.

(7,8) In the interests of road safety.

(9,10) In the interests of visual amenity.

Informative(s):

(1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 03, 04, 05, 06 and 07.

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For Director of Development Services

Date: 15 September 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Structure Plan
2. Larbert and Stenhousemuir Local Plan
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504706 and ask for Allan Finlayson (Senior Planning Officer).

FALKIRK COUNCIL

Subject: ERECTION OF 13 FLATTED DWELLINGS AT BLYTHSWOOD,
QUARROLHALL CRESCENT, CARRONSHORE, FALKIRK, FK2 8AS FOR
MICHAEL MCLAUGHLIN - P/10/0235/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: Carron and Carronshore

Case Officer: Allan Finlayson (Senior Planning Officer) Ext: 4706

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The site of the application is a vacant childrens' nursery and associated grounds at Quarrollhall Crescent, Carronshore, Falkirk.
- 1.2 The site is bounded by 2 storey housing to the north and west, a health clinic to the east and open space directly adjacent to the south.
- 1.3 The site is generally level although has been raised in past years with the formation of a hardstanding. Ground levels lie a maximum of 0.3 metres above the land on which adjacent housing lies.
- 1.4 The proposed development is for the erection of 13, two bedroom flats with associated access from Quarrollhal Crescent, car parking and a small area of open space and proposed landscaping at the entrance to flatted blocks. The proposed flats are contained in a 3 storey block and a two storey block positioned to the south of the site with parking to the north.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Craig Martin and Councillor Charles MacDonald

3. SITE HISTORY

- 3.1 Planning application P/09/0702/FUL for 15 units was withdrawn on 14 December 2009 following concerns in relation to potential overdevelopment of the site.
- 3.2 Planning permission has been granted (but not implemented) for the change of use of children's nursery to a dwellinghouse (P/07/0111/FUL) and the erection of an associated shop (P/07/0112/FUL).

- 3.3 Planning permission has been granted (but not implemented) for the change of use of a children's nursery to pharmacy (ground floor) and flatted dwelling (1st floor) (reference 06/1202/FUL).

4. CONSULTATIONS

- 4.1 The Roads Development Unit has advised that some additional information is required in relation to surface water drainage calculations and sustainable urban drainage (SUDs) proposals. In addition minor amendments in relation to access and parking arrangements are recommended.
- 4.2 The Environmental Protection Unit has advised of the requirement for a noise survey to determine the impact of transportation noise on the proposed development and the requirement for planning conditions to address potential historical ground contamination.
- 4.3 The Transport Planning Unit has advised of the requirement for cycle parking and footpath upgrading.
- 4.4 Scottish Water has no objection to the proposed development.
- 4.5 Central Scotland Police has provided advice in relation to 'secured by design' standards.

5. COMMUNITY COUNCIL

- 5.1 There is no active Community Council covering this area.

6. PUBLIC REPRESENTATION

- 6.1 No representations were received.

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 Structure Plan

- 7a.1 The proposed development raises no strategic issues. The policies of the Falkirk Council Structure Plan do not therefore apply.

Larbert & Stenhousemuir Local Plan

- 7a.2 The application site lies centrally within the urban limit of the Carronshore area as identified by Larbert and Stenhousemuir Local Plan, 1998.
- 7a.3 Policy LAR 5 - 'New Residential Development' states:

"New residential development is directed towards sites H1 to H20 identified on the Policies, Proposals and Opportunities Map and other appropriate brownfield sites which become available within the Urban Limit."

7a.4 The site is considered to be an appropriate brownfield site within the urban limit.

7a.5 Policy LAR 32 - 'Roads and New Development' states:

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

7a.6 The proposed vehicular access and internal road layout conform to the requirements of Policy LAR 32 in terms of car parking design and layout and junction visibility.

7a.7 Policy LAR 37 - 'Design and the Local Context' states:

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

- (i) the siting, layout and density of new development should create an attractive and coherent structure of public spaces and built forms which integrates well with the surrounding townscape, natural features and landforms;*
- (ii) consideration should be given to creating a safe and secure environment for all users through the application of the general principles contained in PAN46 "Planning for Crime Prevention";*
- (iii) the design of new buildings should respond to that of the surrounding urban fabric in terms of scale, height, massing, building line, architectural style and detailing;*
- (iv) building materials and finishes should be chosen to complement those prevailing in the local area;*
- (v) opportunities should be taken within the development to incorporate new public spaces and other focal points, and to enhance existing ones; and*
- (vi) the contribution to the townscape of existing buildings, natural features, important landmarks, skylines and views should be respected."*

7a.8 The proposed development of blocks of 2 and 3 storey flatted units is considered to be related in design, scale and massing with the proportions and layout of existing adjacent housing.

7a.9 Given the character of the site, with a main road frontage and proximity to existing 3 storey development, the proposed arrangement of flatted dwellings over two and three storeys is in context with existing townscape character and the height and mass of surrounding buildings.

7a.10 The proposed three storey height is not considered to be unacceptably prominent when viewed from surrounding the site where an open aspect exists over lower lying two storey housing and open space.

7a.11 Three storey buildings exist in proximity of the site and the proposed building height would not exceed that of architecturally important buildings such as Carron Primary School to the west of the site in Alloa Road.

7a.12 The proposed construction materials and elevations are consistent with the design and materials of surrounding buildings.

7a.13 The proposed construction materials and elevations are consistent with the design and materials of surrounding buildings.

7a.14 The proposed development therefore complies with Policy LAR 37.

7a.15 Policy LAR 38 - 'Landscape Design' states:

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

- (i) respect the setting and character of the site;*
- (ii) retain, where practical, existing vegetation and natural features;*
- (iii) incorporate structure planting, street trees and informal open space planting, as appropriate to the nature and location of the proposal;*
- (iv) make use of native tree and plant species;*
- (v) incorporate high quality hard landscaping, including surfacing materials, boundary enclosures and street furniture which complement the development and the local townscape; and*
- (vi) demonstrate that satisfactory arrangements have been made for the future maintenance and management of landscaped areas."*

7a.16 The applicant has submitted a layout plan which would remove existing mature planting to the south of the site. Internal planting is limited to the small amount of open space only. It is considered the existing mature pine and ash trees provide a landscape setting for the site and benefit the visual amenity of the surrounding area.

7a.17 The applicant has agreed to plant semi-mature trees outwith the site on land owned by Falkirk Council. This planting will provide an improved landscape setting for the site and continue a line of mature planting along Kincardine Road.

7a.18 The proposed development therefore complies with Policy LAR 38.

7a.19 Policy LAR 52 – 'Open Space' states

- (i) form an attractive and integral part of the development, contributing to its character and identity;*
- (ii) incorporate existing natural features in or adjacent to the site; and*
- (iii) create play areas that are convenient, safe and easily supervised."*

7a.20 No active open space is proposed however a small area of passive open space commensurate with the density of development would be provided.

7a.21 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are the Falkirk Council Local Plan Finalised Draft (Deposit Version) and the views of the consultees.

7b.2 The Finalised Draft Local Plan identifies the site as within the urban limit of Carronshore.

7b.3 The proposal has been assessed against policies Landscape EC13 (Open Space and Play Provision), EQ3 (Townscape Design) and SC6 (Housing Density and Amenity). These policies are considered to affirm policies of the extant Larbert and Stenhousemuir Local Plan regarding landscape provision, townscape design and housing density and amenity. The proposed development is considered to have an acceptable setting in the existing townscape with no adverse impacts on the amenity of adjacent residential properties.

7b.4 The proposal is considered to provide adequate levels of open space, proposes a design related to the townscape character of the surrounding area and represents acceptable development of the site.

- 7b.5 The views of consultees have been mostly addressed by the applicant in the submission of amended details. Additional requirements in relation to the views of the Roads Development Unit and Environmental Protection Unit can be achieved by planning conditions.

7c Conclusion

- 7c.1 The proposed development represents an acceptable form of infill development which complies with Development Plan policy and represents acceptable development of the site without impacting on the privacy and amenity of existing housing. There are no material considerations which would justify the refusal of planning permission in this case.

8. RECOMMENDATION

- 8.1 It is recommended that the Planning Committee grant planning permission subject to the following condition(s):-

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- (2) To provide an improved setting for the site.
- (3) To ensure that the site is suitable for development.
- (4) To protect residents of the proposed dwellings from the potential impact of transportation noise.
- (5) To ensure parking space dimensions accord with Falkirk Council Roads Construction Guidelines.
- (6) To ensure satisfactory drainage is provided.
- (7) In the interests of road safety.
- (8-9) In the interests of visual amenity.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 03, 04, 05, 06 and 07.

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Director of Development Services

Date: 18 August 2010

LIST OF BACKGROUND PAPERS

1. Falkirk Structure Plan
2. Larbert and Stenhousemuir Local Plan
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)

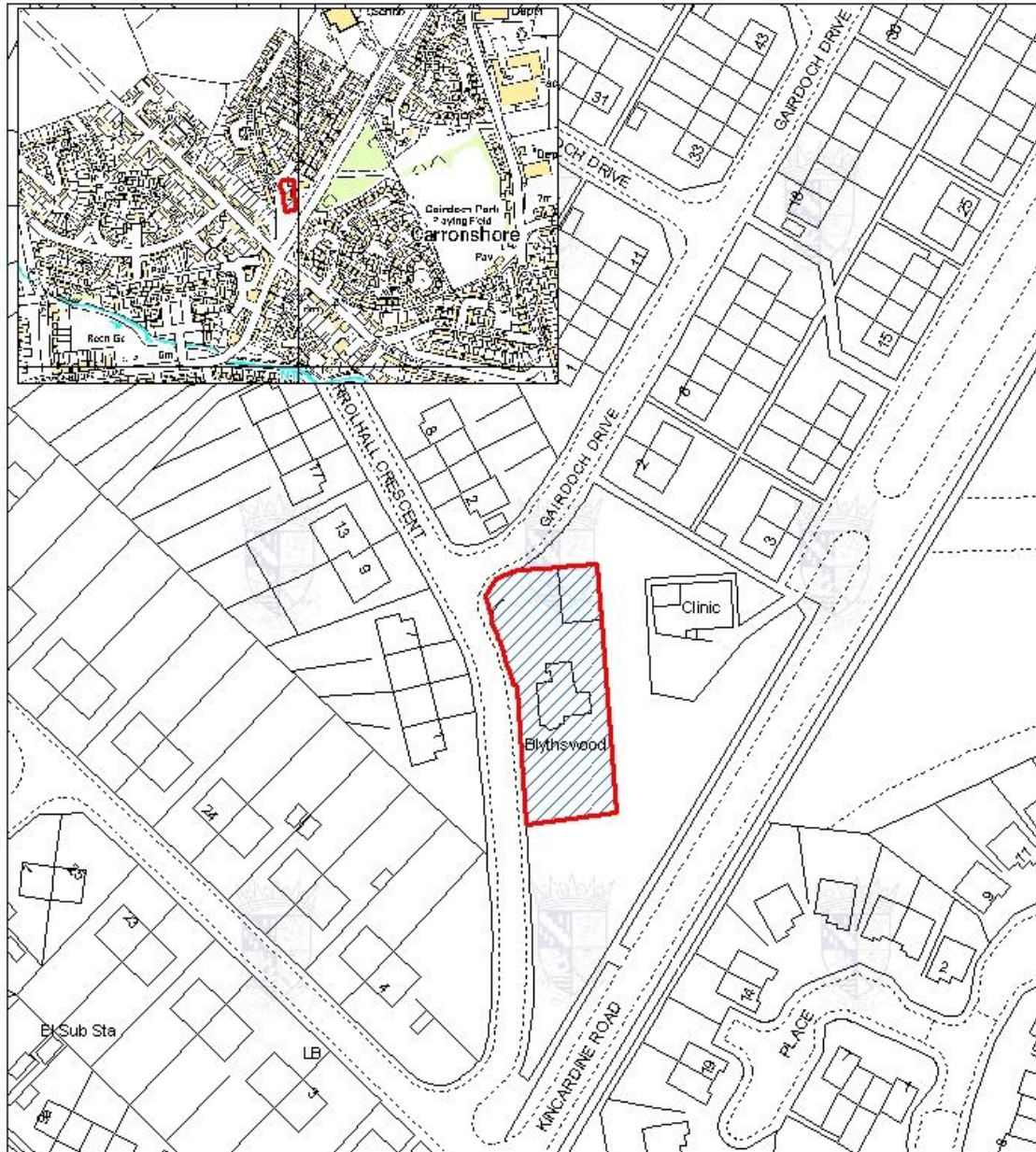
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504706 and ask for Allan Finlayson (Senior Planning Officer).

Planning Committee

Planning Application Location Plan

P/10/0235/FUL

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



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