

**FALKIRK COUNCIL**

**Subject:** ERECTION OF SUPERSTORE, PETROL FILLING STATION, CAR PARK, PEDESTRIAN AND VEHICULAR ACCESS, SERVICE YARD AND LANDSCAPING AT WRANGLER FACTORY, GLASGOW ROAD, FALKIRK FOR TESCO STORES LIMITED - P/09/0512/FUL

**Meeting:** FALKIRK COUNCIL

**Date:** 6 October 2010

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Councillor Gerry Goldie  
Councillor Joe Lemetti  
Councillor John Patrick  
Councillor Georgie Thomson

**Community Council:** None

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

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

- 1.1 This detailed planning application is for the erection of a retail superstore of 5,536 square metres (60,000 square foot gross area) on the 3.5 hectare site of the former Wrangler factory at Glasgow Road, Camelon.
- 1.2 The proposal includes a petrol filling station and a car park of 450 space capacity. Both the store and petrol filling station are envisaged to be open 24 hours.
- 1.3 The application site lies on the A803, one of the main approaches to Falkirk from the west. The site is bounded to the north by a railway, with recreational ground – including a golf course – beyond. To the south is the A803 (Glasgow Road) and mixed residential/commercial properties forming part of the Camelon settlement. To the west, industrial property is used to manufacture buses and to the east, vacant commercial premises were previously used as a book binders.
- 1.4 The superstore would be located in the north east corner of the site with the service yard facing the railway with a gable abutting commercial premises to the east. The car parking would be to the front and side of the store, with a 4 pump petrol filling station with carwash to the west of the access road, between the store and Glasgow Road. A small recycling facility is also envisaged.

- 1.5 Vehicular access to the site would be via a traffic light controlled junction, limited roadway widening and traffic calming will be provided if required.
- 1.6 The applicant submits that the development would be a landmark on one of the main approaches to Falkirk and would provide improved quality and choice in food shopping for Falkirk and Camelon. The building would be clad in high quality sustainable materials and the site laid out to provide a safe and pleasant environment. The setting would be enhanced by tree, shrub and hedge planting throughout the site, with feature walling along Glasgow Road. The design would incorporate the latest sustainability initiatives, technologies and materials to reduce the environmental impact of the store.
- 1.7 For the purpose of this planning application, an Environmental Impact Assessment is not required.
- 1.8 The following information has been submitted by the applicant in support of the proposal:-
- Analysis of planning policy and retail impact issues;
  - Design statement;
  - Drainage impact assessment;
  - Transport assessment;
  - Acoustic report;
  - Geotechnical and environmental assessment.
- 1.9 The planning policy and retail impact issues document submitted by the applicant concludes as follows:-
- “Camelon is an important centre within the Falkirk Council area, and in 1996 was the fourth largest centre after Falkirk, Grangemouth and Bo'ness. However its shopping facilities have been allowed to decline substantially over the years, to the point that the 2009 household survey indicates that none of Camelon's local residents now shop locally for main food shopping trips. Instead they are obliged to travel the 4km round trip into Falkirk town centre to obtain their household's main food and grocery requirements.
  - The range of community facilities in Camelon - the Mariner Centre, other leisure facilities, restaurants and public houses, churches and schools - is sufficiently wide to maintain its importance as a major focus for residents of this part of the town, in all respects other than shopping. If the policies in the Structure and Local Plans - which support a better distribution of shopping facilities and the enhancement of facilities in centres - are to be given effect, there is an urgent need for improved foodstore facilities in Camelon. Amongst those who attended recent Tesco's public exhibitions there was strong support for the principle of greatly improving convenience shopping provision in the Camelon area by way of a superstore offering a wide range of convenience and comparison goods. None of those who attended the exhibition expressed any opposition to the proposal.

- Falkirk Council has resolved that support should be given for a foodstore development on Glasgow Road in Camelon. It has not expressed a preference for any particular site, but the only site in the vicinity of Camelon centre which is both suitable and available for a superstore development is the former Wrangler factory. The site is not part of any strategically important industrial land supply, and there has been no interest from industry or business operations for the long-term reuse of the vacant premises. The proposal will comply with the policy tests in Structure Plan's policy ECON.6, and will help to realise the aim of the Finalised Local Plan's policy FAL.5 which seeks to promote the role of the local centres.
- The Structure Plan emphasises the need for Falkirk to move away from a reliance on manufacturing activity and to promote service industry. The Tesco proposal would create a large number of job opportunities for local people in the midst of a recession. Many of those people attending the Tesco exhibition were anxious to know when the Tesco jobs would become available.
- The site is well located in terms of bus and rail access and has an extensive walk-in catchment. Camelon's car ownership levels are well below the national average, and a major attraction of the proposal to local people is the prospect of being able to carry out main food shopping trips on foot from their homes. The development will mean that local people will no longer have to make a 4km round trip to other centres for their food shopping needs, and leakage to centres outside Falkirk – particularly Cumbernauld – will be reduced. The west Falkirk area will become more self-sufficient in terms of its shopping activities, and the length of shopping journeys are likely to reduce significantly, thus promoting the principles of sustainability and energy conservation.
- A detailed capacity and retail impact analysis has been undertaken using the latest expenditure projections which take account of current economic conditions, and the latest survey information from the Council's 2009 household survey of shopping patterns. The analysis shows ample scope for accommodating the proposed store without adversely affecting existing centres.
- The scale of store proposed for the site is larger than provided for in the development plan, but Tesco have been under considerable pressure from the local community to provide a store of equivalent quality to the existing superstores elsewhere in the Falkirk area, so that people have a genuine opportunity to undertake most of their regular household shopping locally instead of having to travel further afield. The development of a smaller store would not meet all the regular household shopping needs of the local community and consequently trips to other superstores would continue in much larger numbers than will be the case following the opening of the proposed store. Furthermore the impact analysis has demonstrated that a store of the scale proposed can be supported by the available expenditure.

- With the decision having been taken by the Council to support a foodstore development at Camelon, this Tesco proposal offers the opportunity for the desired investment to be secure swiftly, and major environmental enhancement and economic regeneration to be achieved in this part of Falkirk by the end of 2010”.

1.10 It should be noted that the above reflects the views of the applicant without prejudice to any decision which may be taken on this application, not those of Falkirk Council.

## **2. REASON FOR CONSIDERATION BY COUNCIL**

- 2.1 Council consideration is required for a major development that is significantly contrary to the Development Plan. The proposed development is considered to be significantly contrary to the approved Falkirk Council Structure Plan and the adopted Falkirk Local Plan due to the scale of the proposed superstore in the context of the local area.
- 2.2 A Pre-Determination Hearing is required for a major development that is significantly contrary to the Development Plan. The hearing was held in Camelon Education Centre on Tuesday 7<sup>th</sup> September, 2010 at 7pm. A site visit by members was undertaken prior to the Pre-Determination Hearing, at 5.30 pm. At the hearing, the applicant spoke in support of the proposed development and highlighted its benefits to the local community. Falkirk Council's Transport Planning Unit commented on road traffic impacts; Falkirk Council's Planning and Environment Unit commented on the Retail Impact Assessment; representation was made by a representative of Henry Boot Ltd on the potential detrimental consequences on the Denny Regeneration Project should the application be approved; local residents spoke in both support and objection to the application.

## **3. SITE HISTORY**

- 3.1 F/94/0833 - Relocation of factory shop and alterations to frontage (detailed) - Wrangler (Retail Develop) Ltd - Insufficient fee;
- 3.2 F/95/0275 - Display of illuminated advertisements - Wrangler Ltd - approved 14 June 1995;
- 3.3 F/2001/0008 - Erection of Supermarket (7,972 sqm gross - 78,464 sqft) and Petrol fill station (outline) Tesco Stores Ltd - Insufficient fee;
- 3.4 F/2003/1036 - Erection of superstore, new access, car park, service yard and fill station (outline) - Tesco Stores Ltd - Withdrawn 29 January 2004;
- 3.5 F/2003/1037 - Erection of 10,000 sqm Non-Food Retail Development, New Access, Car Park, Service Yard (Outline) - Tesco Stores Ltd - Withdrawn 29 January 2004;
- 3.6 P/09/04048/PAN - Erection of Superstore, petrol filling station, car park, pedestrian and vehicular access, service yard and landscaping (Proposal of Application Notice) - Tesco Stores Ltd - closed 2 July 2009. This notice was the necessary commencement, under the new legislation, to the current application.

## 4. CONSULTATIONS

- 4.1 Falkirk Council's Environmental Protection Unit advises that the applicant should undertake a noise survey, as there are residential properties in close proximity to the application site. The design of the proposed development should ensure that the operation of large refrigeration units and air conditioning units along with vehicle deliveries during the night, would not give rise to complaints. Due to the presence of a foundry, former Wrangler works and several other potentially contaminative activities on site and in close proximity, a planning condition should be imposed (should the application be approved) addressing contaminated land investigation, monitoring and remediation.

Acoustic information has been submitted and restrictions may be imposed by way of planning conditions, should the application be approved.

- 4.2 Scottish Water has no objection to the planning application, however the applicant will be required to submit a fully completed development impact assessment form. In some circumstances, it may be necessary for the applicant to fund works on existing infrastructure to enable development to connect. A totally separate drainage system would be required, for this proposal with the surface water discharging to a suitable outlet. Scottish Water requires a Sustainable Urban Drainage System (SUD's) if the system is considered for adoption. The proposal may also involve the discharge of trade effluent to the public sewer and may be subject to further control. The proposal requires the provision of an oil interceptor prior to discharge to the public sewer system and the applicant should also consult the Scottish Environment Protection Agency as to this provision.

- 4.3 Falkirk Council's Transport Planning Unit advice is as follows:-

### Walking & Cycling Accessibility

- The proposed controlled pedestrian crossing facilities on Glasgow Road, east and west of the proposed access, and the controlled facilities across the access and Watling Street are acceptable.
- The applicant has agreed to provide the required 27 cycle parking spaces along the store frontage in line with the Council's Design Guidelines & Construction Standards for Roads in the Falkirk Council Area.

### Public Transport Accessibility

- Public transport accessibility to the site is of an acceptable level. The existing bus stops are within the required 400m walking threshold combined with frequent existing services along Glasgow Road to Falkirk and neighbouring areas.
- Enhanced bus stop facilities, including shelter requirements for the east and west bound stops, should be agreed with the Council's Public Transport Unit.
- Sufficient land has been allocated along the frontage of the site, which is currently proposed for use by all vehicles but could be converted to a bus priority lane in the future, as required in the new Local Plan (TR.FAL5)

### A803 Glasgow Road/Watling Street Site Access junction

- The revised traffic signal junction appears to have sufficient capacity to accommodate the predicted traffic flows at the required 2011 opening year assessment, in accordance with 'best practice' advice contained within the latest Transport Assessment Guidance issued by the Scottish Government.

However, it is worth noting the following:-

- (a) The junction would be operating close to its practical capacity at peak periods which could result in fairly long queues of traffic forming on Glasgow Road at certain times during these peak periods.
  - (b) There is only limited reserve capacity available to cope with higher traffic flows beyond the opening year. If traffic growth continues beyond this period, it is possible that the proposed traffic signal junction could reach capacity during peak periods within the short to medium term which will further increase queuing and congestion in the area.
- If the store were not to open in 2011 as proposed by the applicant, then a further capacity assessment would be required at the new opening year, to ensure that a suitable access is provided in line with the latest Transport Assessment Guidance.
- In order to improve safety and maximise the queuing capacity on the Glasgow Road (west) approach stopline, it is the Transport Planning Unit's view that the informal parking area to the west of the junction (on the north side of Glasgow Road) should be closed off. Whilst the applicant's stance that the stopping up of this access should not be linked to the opening of the store is accepted, the applicant has indicated he would be willing to enter into a Section 75 legal agreement with Falkirk Council to provide a contribution towards the Council promoting the necessary stopping-up order, and if successful, would undertake the necessary works to physically close this access and amend the site access junction accordingly. This would be an acceptable way forward to the Transport Planning Unit.
- The amended kerb lines on Watling Street to accommodate swept path movements are acceptable provided a minimum 2m wide footway is maintained on the east side of the junction.
- The submitted swept path drawings suggest that the proposed traffic signals would not preclude access to properties 102, 104 and 106 Glasgow Road, and that access/egress manoeuvres to/from these properties would be similar to existing movements. However, it is recognised that the increase in traffic flows generated in this area as a result of the development could make access/egress slightly more difficult for these occupiers, however the cyclic nature of the traffic signals should create stop/start movements on Glasgow Road which may allow opportunities to reduce these problems.

#### A803 Glasgow Road/Main Street/A9 Stirling Road Junction

- The revised capacity analysis suggests that the proposed amendments to the existing roundabout should provide sufficient capacity to accommodate the predicted flows at the anticipated opening year of the store.

#### Other Issues

- Due to the potential additional queues and delays now anticipated on Glasgow Road at the proposed access, there is still a concern that traffic would start rat-running through the adjacent residential areas of Camelon. It is therefore proposed to monitor possible rat-running should the application be approved and after the store is open. The applicant has agreed to enter into a Section 75 Agreement to allow the Council to review and identify if the opening of the development would increase the level of rat-running, and if necessary an appropriate level of financial contribution would be provided to allow the Council to promote, design and implement such traffic calming as deemed both reasonable and necessary.
- The required Travel Plan should be developed in line with the Travel Plan Framework recently agreed for the Redding Road Tesco superstore. The applicant has agreed to include the Travel Plan requirement within the Section 75 agreement for the Camelon store.
- The Transport Planning Unit suggest that a Stage 2 Road Safety Audit be carried out to assess all of the proposed new infrastructure prior to the application being determined. However, if this is not possible this requirement should be conditioned if permission were to be granted.

4.4 Falkirk Council's Keeper of Archaeology / Local History advises that the developer should produce a WSI (Written Scheme of Investigation) to demonstrate how the archaeological resource is to be mapped and dealt with. This could be part of a planning condition if planning permission is granted.

4.5 Falkirk Council's Community Services raise the following matters:-

- Concerns in relation to industrial land being rezoned for alternative uses without some alternative land being zoned for industrial to compensate;
- A major retail outlet on this site would severely prejudice town centre regeneration achievements to date and longer term objectives for neighbouring town centres of Denny and Stenhousemuir, concern is also expressed that this proposal could have a potentially detrimental impact on the Council's wider interests around Falkirk town centre;
- Jobs offered by this development are welcomed. There is a query as to whether the majority of the jobs that would be provided are what the area needs in terms of skill and pay levels;
- Glasgow Road can be very congested at times, the proposed development would add to this; and

- The proposed development includes part of the site of the Roman Fort at Camelon. As much as possible of any archaeological deposits should be kept intact. Should planning permission be granted the following condition should be attached; “No development shall take place within the development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority”.

4.6 Central Scotland Police's Architectural Liaison Report offers advice in relation to the security of the site perimeter, internal features and layout. In terms of a crime profile, the area is found to be medium / high, primarily related to crimes of dishonesty and disorder occurring in nearby street and premises. This has been forwarded to the applicant for his consideration.

#### Site Approach / Perimeter

- Should the superstore, if approved, not be 24 hour opening, consideration should be given to installing an access control barrier at the vehicular entrance to prevent unauthorised vehicles entering and the drivers using the car park as a place to socialise;
- If the superstore, if approved, is to be 24 hour opening, regular patrols of the car park should be made in the evenings to prevent such behaviour;

#### Car Park

- The row of parking bays running adjacent to the knee rail fence at the south side of the car park should be removed as any vehicles parked there will hinder the natural surveillance. Additional parking spaces could then be added to the bays in the centre;

#### Landscaping

- The trees that are to be planted at the south side of the site at the knee rail fence on Glasgow Road should be spaced out so not to block the natural surveillance from Glasgow Road. Likewise the trees planted at the south end of the parking bays should not block out the natural surveillance from Glasgow Road;
- There are currently trees outside the boundary which over hang the south east corner of the site. The branches should be cut back as this will prevent the footpath from becoming an area of shelter and increase the natural light in the car park;
- The area of landscaping at the north west of the site is due to be all grass. Planting some low level bushes will not only make it more appealing it will also discourage anyone from using it for sports, especially with it being next to the main road into the car park;

#### Lighting

- All exterior lighting within the development should be metal halide which offers excellent colour rendition when used in conjunction with CCTV;



- Particular attention should be paid to the lighting of the entrances and car park area to ensure that they complement the CCTV system fitted. Lighting units should not become restricted by trees, shrubs or other landscape features and should be positioned out of reach to avoid being vandalized;

## CCTV

- Internal and external CCTV cameras should be installed which record onto harddrive and can be viewed from within the store. Externally the delivery points in the service yard and the main entrance to the store should be covered by cameras as well as the main sections of the car park;
- The filling station and forecourt area should also be covered by CCTV and be positioned in such a way that all vehicle registration plates entering the forecourt are clearly visible;

## Building Design

- Down pipes and other building fabric should be designed so as not to provide climbing aids;

## Doors and Windows

- All windows should be compliant with BS7950, and should meet the standards of Secured by Design. Further to this, consideration should be made to make ground floor windows laminated;
- All access doors should be constructed and tested to PAS 24 standard and should be internally hinged; and
- Fire doors should be controlled, alarmed and secured.

## Conclusion

- It should be noted that the implementation of the above recommendations might not prevent the determined criminal attacking the premises. They will however make it more difficult and greatly increase the chances of detection with the resultant decrease in any financial loss to the organisation.
- It should also be noted that, although these recommendations are made with due regard to the fire and planning regulations, a Fire Prevention Officer or Local Authority Planning Officer should also be consulted where appropriate.

4.7 Falkirk Council's Roads Development Unit advises that clarification has been achieved regarding drainage calculations and no objection is raised over this matter. All other matters may be controlled by planning condition should the application be approved.

4.8 Scottish Environment Protection Agency (SEPA) advise that, based on information currently available, they have no objection in principle.

SEPA advise that the surface water drainage arrangements meet with their requirements. Details of how waste will be minimised at the construction stage through the submission of a Site Waste Management Plan.

In terms of Flood Risk, the site is not located within an area of flood risk as defined by the SEPA Indicated Flood Map and the risk of flooding has been incorporated and addressed through the submitted Drainage Impact Assessment.

## **5. COMMUNITY COUNCIL**

5.1 No Community Council is currently operating in this area.

## **6. PUBLIC REPRESENTATION**

6.1 1 letter offered no comment.

6.2 2 letters offered no objection but raised concern regarding increased traffic on Glasgow Road.

6.3 7 letters of objection were received commenting that:

- When 850 employees leave the neighbouring site, traffic levels are very high. Tailback of traffic, along with the mix of pedestrians and vehicles, may be worsened by new traffic lights;
- The proposal will exacerbate existing traffic volume, creating difficulty for entry and exit onto Glasgow Road. Noise generated by increased traffic volume will disturb residents adjacent to Glasgow Road. In terms of need, there are already 3 Tesco's within a short distance, 2 of which operate on a 24hr basis. There are also various other supermarkets large enough to cover all demands of people living slightly outwith Falkirk, with a new store opened up in Stenhousemuir - only a short distance from Camelon;
- The new junction and pedestrian crossing will create difficulty for existing neighbours on Glasgow Road/Watling Street through loss of on-street parking, difficulty in access/egress and potential difficulty in the use of adjoining roadways as a 'rat-run' to avoid traffic queues;
- The proposal will result in Camelon Main Street becoming a 'Ghost Town' ending the small businesses which are present there;
- A comprehensive approach should be taken to include bus lanes in each direction;
- There are already 2 petrol filling stations in close proximity to the site and the location of the petrol filling station may cause nuisance to residents facing the site;
- The feature wall should be extended and should be in keeping with existing walls;
- The proposal will create light pollution and measures should be taken to minimise this nuisance;

- The proposal will undermine the regeneration efforts in Denny Town Centre, as the creation of an ad hoc retail development away from targeted town and local centres, would put into serious doubt any developer's chances to secure retail operators and therefore the implementation of the wider redevelopment scheme and the Council's stated objectives;
- The sequential test carried out by the applicant does not appear to have been carried out correctly in the context of the expected catchment area. If the sequential test had been carried out correctly, there would be other sequentially preferable sites both in and on the edge of town and local centres;
- The applicant has misrepresented the prospective Denny Town Centre Regeneration project in their Planning and Retail Report where they state that “a mainstream superstore is not being proposed for that scheme (Denny)”. This information is incorrect as the type of store/operator has not yet been determined and therefore the applicant has clearly not produced a true assessment of the future retail dynamic of the area in this report;
- The proposal is contrary to local plan policy aimed at the regeneration of local centres, particularly because this development appears to threaten the potential for other retail and regeneration projects prioritized in the emerging local plan;
- Glasgow Road is already very busy with traffic and not just at peak hours. In addition, the increased traffic will impede visitors to the nearby crematorium;
- New retail development in local centres, such as Camelon, is to be a “scale appropriate to the centre’s catchment, and should help to reinforce the centres role in the shopping hierarchy”.

6.4 289 letters of support were received, commenting that:-

- Camelon needs a supermarket and will create new jobs;
- People will not have to travel so far to access a supermarket;
- The proposed development would create hundreds of jobs; it will cut down the amount of traffic using the other end of town;
- The proposed development would remove the adverse visual impact of the derelict site;
- Camelon has nothing but fast food shops;
- The proposed development would enable elderly residents ease of access to a supermarket.

6.5 20 additional letters of support similar in content to those detailed above were received and, although signed had no addresses.

## 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

- 7a.1 The following policies of the Development Plan are potentially relevant to the determination of the application.

#### Approved Falkirk Council Structure Plan, January 2007

- 7a.2 Policy ECON. 5 'Location of New Retail and Commercial Leisure Development' states:

*"The scale of new retail development will be commensurate with maintaining the hierarchy of shopping centres shown in Schedule ECON 5 and enhancing them. Proposals for significant new retail and commercial leisure development should accord with the following principles:*

1. *non food retailing will be directed to Falkirk Town Centre and the District Centres. In addition, provision will be made for bulky household goods retailing at Middlefield/Westfield Strategic Development Opportunity (up to 25,000 sq m gross), and for limited specialist retailing at the Falkirk Canal Interchange Strategic Development Opportunity, as set out in Schedule ECON.1 and subject to the criteria in Policy ECON.2;*
2. *priority will be given to the provision of new food retail floorspace in Grangemouth, Larbert/Stenhousemuir, the Polmont area, Denny and Bonnybridge/Banknock, of a scale commensurate with the local catchment. New food retail floorspace will be directed to the District Centres and other established local centres, and only to new local centres where they meet the criteria set out in Policy ECON.6;*
3. *new food retail floorspace in Falkirk will be restricted to existing commitments, neighbourhood stores of less than 1,000 sq. m. gross floorspace, and limited extensions to existing stores; and*
4. *commercial leisure developments will be directed to Falkirk Town Centre, the District Centres and those other Strategic Development Opportunities for which such uses are specified in Schedule ECON.1."*

7a.3 In terms of food retailing the strategy is to decentralise new provision in order to reduce car trips and help regenerate local centres. Policy ECON.5(2) states that priority is to be given to new provision in Grangemouth, Larbert/Stenhousemuir, Denny, Bonnybridge/Banknock and the Polmont area. Camelon is not listed as a priority. Such new food retail floorspace should be directed to District and Local Centres. Policy ECON.5 (3) states that new food retail floorspace within the settlement of Falkirk (which covers Camelon) is restricted to existing commitments and neighbourhood stores of less than 1,000 sq. m. gross. This reflects the fact that Falkirk itself is well provided with stores, with the emphasis on improving the quality and quantity of provision within other communities. The proposal is clearly in excess of the 1,000 sq.m limit, and is an out-of-centre location. It should be noted that a significant proportion of the floorspace of the new store is devoted to comparison goods (some 1,235 sq.m net or 35% of the total net floorspace). Policy ECON.5(1) states that non-food retailing will be directed to Falkirk Town Centre and the District Centres, with provision for bulky household goods retailing at the Falkirk Gateway. The proposal is therefore contrary to Policy ECON.5.

7a.4 Policy ECON.6 ‘Out-of-Centre Retail and Leisure Development’ states:

*“Proposals for significant retail or commercial leisure development not within or adjacent to Falkirk Town Centre, or the District Centres or not provided for within a Strategic Development Opportunity as specified in Schedule ECON 1, will be assessed in relation to the following:*

- (1) the impact on the vitality and viability of Falkirk Town Centre, the District Centres, and any other Strategic Development Opportunity;*
- (2) the need for the development;*
- (3) the proposal’s ability to meet the sequential approach;*
- (4) the accessibility of the proposal by a choice of means of transport ;*
- (5) the impact on the number and length of car trips; and*
- (6) whether the proposal lies within the existing or proposed urban area as defined in the Local Plan.*

*A Retail/Leisure Impact Assessment addressing these factors will be required for all retail developments of 2,500 sq. m. gross floorspace or more, and for major commercial leisure developments. Assessment of smaller retail developments (between 1,000 and 2,500 sq.m. gross) may also be required in certain circumstances.”*

7a.5 In terms of criterion (1) it is considered that there is likely to be an impact on the District Centre of Denny, in terms of the reduced potential for improved food retailing and regeneration in this centre. In terms of (2) and (3), it has been largely accepted through the emerging Falkirk Council Local Plan that some enhancement of Camelon's food retail provision could be justified, and it could be difficult to provide this within or adjacent to the Local Centre of Camelon. However, as discussed later in the report, it is not considered that there is a need for a development of this scale. Further assessment of the proposal against the sequential approach is provided in paragraph 7b.4. In terms of (4) - (5), the proposed site is considered to be easily accessible by both bus and rail, and it may contribute towards reducing the length of shopping trips within Camelon and other locations in the west of the Council area insofar as shoppers currently carrying out main food shopping in Falkirk Town Centre may switch to the proposed store. In terms of criterion (6), the site lies within the urban area of Falkirk.

7a.6 Policy ECON.3 'Local Business Development Opportunities' states:

*"Provision will be made for business and industrial land to meet local needs within settlements. Local Plans will assess local need and identify and safeguard suitable sites which should meet all relevant environmental, amenity, access and infrastructure requirements giving priority to previously developed sites."*

7a.7 This policy states that provision will be made for business and industrial land to meet local needs within settlements, and such sites should be safeguarded in Local Plans. Insofar as the site is identified as an area to be safeguarded for business and industrial use in the adopted Local Plan, the proposal may be considered contrary to Policy ECON.3.

7a.8 Policy COM.5 'Developer Contributions' states:

*"The Council will ensure that proper provision is made to meet the physical and social infrastructure needs of new development and to mitigate the impact of such development on the locality. Where it is required to make a proposal acceptable in land use planning terms, serve a planning purpose and is directly related to the proposed development, developer funding for on- or off-site works will be sought in respect of:*

- (1) environmental enhancement required to mitigate, or compensate for landscape, townscape or ecological impacts;*
- (2) physical infrastructure required to make the development acceptable, particularly transport provision required to ensure that the development meets sustainability criteria;*
- (3) community and recreational facilities required to meet demand generated by the development.*

*The required provision will be reasonable and related to the scale and nature of the proposed development, taking into account the relevant Council standards and will be specified within Local Plans and development briefs as appropriate. Examples of the range of matters which developers may be asked to address are provided in Schedule COM.5."*

7a.9 The applicant has stated that a financial commitment or agreement of provision may be acceptable towards:

- (1) a memorial to Thomas Clement Douglas – the 'father of Canadian Healthcare' and influential Canadian politician – in recognition of his birthplace of Sunnyside, Camelon; and
- (2) a potential review and identification of whether the new store has contributed to vehicle movements through adjoining roadways, resulting in 'rat-running' in the area and, if required, provision of an appropriate level of financial contribution to allow Falkirk Council to promote, design and implement such traffic calming as is deemed both reasonable and necessary.
- (3) the stopping up process referred to in paragraph 4.3 above.

## Adopted Falkirk Local Plan, June 2000

7a.10 Policy FAL 6.2 'Existing Business and Industrial Areas' states:

*"The existing business and industrial areas identified on the Policies, Proposals and Opportunities Map will be reserved primarily for business, industrial and storage and distribution use (Classes 4, 5 and 6), with the exception of Callendar Business Park which will be reserved exclusively for Class 4 use. Other employment generating uses may be considered favourably, provided they are either ancillary to or compatible with the principal business/industrial use of the site, will not adversely affect the industrial and business land supply and are consistent with other development plan policies. The Council will seek to maintain and enhance the environmental quality of these areas."*

7a.11 The site lies within the urban limit of Falkirk and is identified as an existing business and industrial area by Policy FAL6.2 in the adopted Falkirk Local Plan. This policy seeks to retain such areas for business, industrial and storage and distribution uses (Classes 4, 5 and 6). Other employment generating uses may be considered favorably provided they are either ancillary or compatible with the principle business/industrial use of the site. Proposals should not adversely affect the industrial and business land supply. Whilst there is some flexibility in this policy for other employment generating uses, a retail proposal which takes up the majority of the site and which is contrary to other Local Plan policies cannot be viewed as compliant. The proposal is therefore considered contrary to Policy FAL 6.2.

7a.12 Policy FAL 7.1 'The Shopping Hierarchy' states:

*"The Council will support the existing hierarchy of shopping centres within the Local Plan Area. Specifically, it will promote and enhance:*

- (i) Falkirk Town Centre as the Sub-Regional Centre;*
- (ii) Newcarron Village, Camelon, Bainsford and Grahamston as Local Centres in their complementary role of providing convenient local shopping and services for their respective communities; and*
- (iii) the provision of other localised neighbourhood shops."*

7a.13 In terms of retail policy, Policy FAL7.1 of the adopted Local Plan supports the retail hierarchy in Falkirk which seeks to promote and enhance Falkirk Town Centre as the Sub Regional Centre, and Newcarron Village, Camelon, Bainsford and Grahamston as Local Centres which provide convenient local shopping for their surrounding neighbourhoods. The proposal does not fall within any centres within the hierarchy and is therefore contrary to Policy FAL 7.1.

7a.14 Policy FAL 7.3 'Off-Centre Retail Development' states:

*"Proposals for significant retail development which are not located in or adjacent to existing centres in the hierarchy will only be considered favourably where the Council is satisfied that the following criteria are met:*

- (i) the vitality and viability of existing centres, or proposals for their improvement, will not be prejudiced;*
- (ii) the development would meet a deficiency in the quantity or quality of shopping provision which cannot satisfactorily be met on sites in or adjacent to existing centres;*

- (iii) *the development is well located in relation to its catchment, offers good access by public transport, cycle and on foot, and would not lead to a significant increase in travel by private car; and*
- (iv) *there will be no significant effect on the industrial/business land supply.*

*Planning conditions and/or legal agreements restricting the range of goods to be sold from off-centre retail developments will be used where they are justified by the need to protect the vitality and viability of existing centres.”*

7a.15 In terms of criterion (i), there may be an impact on the District Centre of Denny, in terms of the reduced potential for improved food retailing and regeneration in this centre. There is also likely to be an adverse impact on Bonnybridge, insofar as there is reduced potential for the improved local food shopping, as supported by the Structure Plan. There is also a significant risk of direct impact on the Local Centre of Camelon, notwithstanding the conclusions of the applicant's retail impact study. In terms of criterion (ii), it has largely been accepted through the emerging Falkirk Council Local Plan that some enhancement of Camelon's food retail provision could be justified, and it could be difficult to provide this within or adjacent to the Local Centre of Camelon. However, it is considered that the scale of store proposed is excessive in relation to any deficiency which exists locally. In terms of criterion (iii) the site is reasonably well located in relation to the local catchment of Camelon, but not in relation to other areas from which it is likely to draw trade, such as Denny, Bonnybridge and Banknock. The site benefits from a high level of accessibility by public transport. Access by cycle is moderately good. Walking accessibility from the local catchment of Camelon will be reasonably good if the proposed controlled crossing facilities are implemented. In terms of criterion (iv) the retail proposal will take up the vast majority of the former Wrangler site, and the proposal will result in the loss of industrial/business land within Glasgow Road Industrial Estate. Considering all the criteria together, the proposal is considered contrary to Policy FAL 7.3.

7a.16 Policy FAL 7.4 ‘Foodstores’ states:

*“The Council will seek to maintain and improve access to food shopping for local communities. New foodstores, other than small neighbourhood stores, should be located within or adjacent to existing centres, in accordance with Policy FAL 7.2, and only on off-centre sites where the criteria in Policy FAL 7.3 are satisfied. The scale of proposals should be commensurate with the local catchment population and, in Local Centres, should not exceed 2500 square metres net.”*

7a.17 Policy FAL 7.4 provides guidance on foodstores, stating that new foodstores other than small neighbourhood stores should be located within or adjacent to existing centres and only on off-centre sites where the criteria in Policy FAL 7.3 are satisfied. Given the site's off-centre location, compliance with Policy FAL 7.3 is required. The proposal is therefore considered contrary to Policy FAL 7.4.

7a.18 Accordingly, the proposal does not accord with the Development Plan.



## **7b Material Considerations**

- 7b.1 The material considerations in respect of this application are Scottish Planning Policy (SPP) (February 2010), the Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010), Falkirk Council's Action Plan for the Economic Downturn, the consultation responses, the representations received and submissions by the applicant in support of the application.

### **Scottish Planning Policy (February 2010)**

- 7b.2 Scottish Planning Policy (February 2010) is Scottish Government Policy on land use planning. The following paragraphs from the section on "Town Centres and Retailing" are relevant to the consideration of retail proposals:

- (55) The network of centres identified in the Development Plan will provide a context for the assessment of proposals for new development. Where proposals support a centre's role and function, as identified in the Development Plan, there is no requirement to provide a detailed assessment of need. Investment to maintain and improve commercial centres should be supported where the centres are part of the network and where such investment will not undermine town centres.
- (62) The sequential approach should be used when selecting locations for all retail and commercial leisure uses unless the Development Plan identifies an exception. It should also apply to proposals to expand or change the use of existing developments where proposals are of a scale or form sufficient to change their role and function. The sequential approach requires that locations are considered in the following order:
- town centre,
  - edge of town centre,
  - other commercial centres identified in the Development Plan,
  - out of centre locations that are or can be made easily accessible by a choice of transport modes."
- (63) The sequential approach requires flexibility and realism from planning authorities, developers, owners and occupiers to ensure that different types of retail and commercial uses are developed in the most appropriate location. Where development for town centre uses is proposed within a town centre, assessment of its impact on the viability of similar uses in that centre will not be necessary. Where development proposals in edge of town centre, commercial centre or out-of-centre locations are not consistent with the Development Plan, it is for applicants to demonstrate that more central options have been thoroughly assessed and that the impact on existing centres is acceptable. Out-of-centre locations should only be considered when:
- all town centre, edge of town centre and other commercial centre options have been assessed and discounted as unsuitable or unavailable,
  - development of the scale proposed is appropriate, and

- there will be no significant adverse effect on the vitality and viability of existing centres.

Development Plans should indicate whether retail or commercial development may be appropriate outwith existing centres and identify appropriate locations.

(64) When a proposed retail or commercial leisure development is contrary to the Development Plan, planning authorities should ensure that:

- the sequential approach to site selection has been used,
- there is no unacceptable individual or cumulative impact on the vitality and viability of the identified network of centres,
- the proposal will help to meet qualitative and quantitative deficiencies identified in the Development Plan, and
- the proposal does not conflict with other significant objectives of the Development Plan or other relevant strategy.

7b.3 The proposed development is considered to be contrary to the Development Plan, and so the considerations in paragraph (64) of the SPP are relevant.

7b.4 In terms of the sequential approach, it is accepted that, in terms of the improvement of food retailing within Camelon, there appear to be no opportunities within the local centre of Camelon, or on its edge, and that an off-centre location could be justified. However, insofar as the proposal appears to be serving a wider catchment, which includes Denny and Bonnybridge, town centre sites in these areas do exist, most notably the regeneration area in Denny Town Centre.

7b.5 As regards impact on the identified network of centres, reference has already been made to the potential impact on Denny, Bonnybridge and Camelon.

7b.6 Camelon is not identified as having a food retail deficiency in the Development Plan, although the emerging Falkirk Council Local Plan does accept that there is scope for a level of enhanced provision to meet local needs.

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

7b.7 Policy ED.FAL12 Glasgow Road 1

Opportunity: Business/Industrial Development (Class 4, 5 and 6)

Site Area: 3.6 hectares

Agency: Private

Comments: Extensive vacant site formerly occupied by Wrangler works suitable for conversion or redevelopment for business/industrial purposes.”

7b.8 Policy EP2 - 'Land For Business And Industrial Use' states:

*"In order to maintain the business and industrial land supply and the employment role of existing business and industrial areas:*

- (1) The sites for new business and industrial development identified on the Proposals Map will be safeguarded for the employment use specified for each site; and*
- (2) The areas for retention in business and industrial use identified on the Proposals Map will be retained and reserved for Class 4, 5 or 6 uses, except for the established business parks of Callendar Park and Gateway Business Park, Grangemouth which will be reserved for Class 4 uses only, and the Glasgow Road Camelon Industrial Area which may include a food retail element to meet local needs as part of the mix.*

*Other ancillary employment uses may be permitted within these areas where they are compatible with the principal business / industrial use of the site, will not result in a significant reduction in the availability of business land or property, and are consistent with other Local Plan policies."*

7b.9 The site is allocated in the finalised Falkirk Council Local Plan 2007 as Opportunity ED.FAL 12 which is for business/industrial development (Class 4, 5 and 6). It also lies within an area covered by Policy EP2(2) which is for retention of business and industrial use in order to maintain the business and industrial land supply. Policy EP2 does allow for other ancillary employment uses within these areas provided they will not result in a significant reduction in the availability of business land and are compatible with the main business/industrial use of the site. Policy EP2(2) specifically allows a food retail element to meet local needs within the Glasgow Road Industrial Area, and therefore would potentially be supportive of a foodstore within the former Wrangler site. However, as noted elsewhere in the report, the scale of the proposal is considered to go beyond meeting purely "local needs" as stated in Policy EP2(2). Its scale also reduces the scope for business use within the site, which is prejudicial to the wider aims of Policy EP2.

7b.10 Policy EP6 'Hierarchy of Centres' states:

*"The Council will promote and enhance the hierarchy of centres as set out in Table 5.2 as the continuing focus of retail, leisure and major community uses in the Council area. The boundaries of centres are identified on the Proposals Map and the detailed policies in respect of each centre are set out under the relevant Settlement Statement."*

7b.11 In terms of retail policy the Falkirk Council Local Plan supports the Structure Plan's hierarchy of centres and its strategy for food retailing to decentralise new provision to certain priority areas in order to reduce car trips and help regenerate local centres. The hierarchy is reiterated in Table 5.2 Town Centre Hierarchy of the draft Falkirk Council Local Plan.

**Table 5.2 Town Centre Hierarchy**

<b>Level in Hierarchy</b>	<b>Centres</b>	<b>Role</b>
<b>Sub-Regional Centre</b>	Falkirk	Serves a Council-wide catchment in terms of comparison and convenience shopping, and acts as a focus for visitor trips from outwith the area. Provides an extensive range of shops, services, and community facilities.
<b>District Centres</b>	Bo'ness Denny Grangemouth Stenhousemuir	Serve the larger towns within the Council area in terms of main food shopping, limited comparison shopping and services. Provides a reasonable range of local shops, services and community services.
<b>Local Centres</b>	Bainsford Bonnybridge Brightons Camelon Charlotte Dundas Grahamston Larbert Laurieston Polmont Newcarron Redding Slamannan	Serve the smaller towns within the Council area in terms of main food shopping, limited comparison shopping and services. Provides a reasonable range of local shops, services and community services.
<b>Retail/Leisure Park</b>	<u>Falkirk Gateway</u> (Middlefield/Westfield)	Provides an out-of-centre focus for household shopping and leisure complementary to Falkirk Town Centre. Limited to 25,000 sq.m. non-food (bulky goods) retail floorspace.

New centres provided for in the Local Plan are underlined

7b.12 Policy EP7 - 'New Retail Development' states:

*“(1) New retail development in excess of 500 sq.m. gross will be permitted where it is consistent with Policies ECON.5 and ECON.6 of the Structure Plan, and specific policies for individual centres in the Settlement Statements.*

- (2) *Retail developments smaller than 500 sq.m. serving neighbourhood needs will be permitted within the urban area, subject to other Local Plan policies.*
- (3) *Retail development must demonstrate a high level of design quality, compatibility with adjacent land uses and an ability to integrate functionally and visually with any centre of which it is to form part."*

7b.13 Policy EP7 defines significant retail proposals as those over 500 sq.m. If proposals are in excess of this figure they are required to comply with Structure Plan Policies ECON.5 and ECON.6. Insofar as the proposal is contrary to these Structure Plan policies, it is also contrary to Policy EP7.

7b.14 Policy EQ7 'Area Enhancement Priorities' states:

*"The Council will give priority to improving the following through environmental improvements and securing high quality development:*

- (1) *Principal Transport Corridors*
- (2) *Town and Local Centres*
- (3) *Main Town Gateways and Approaches*
- (4) *The Canal Corridor*
- (5) *Falkirk Greenspace (see Policy EQ 21)*
- (6) *Urban Regeneration Areas*
- (7) *Conservation Areas and Areas of Townscape Value"*

7b.15 Policy EQ7 sets out key priorities for improvement/enhancement. These priorities are largely drawn from Schedule ENV.6 of the Structure Plan and are directed to those areas which will have the most visible impact. Principal Transport Corridors and Main Town Gateways and approaches are listed as priorities and such enhancement is expected to be reflected in any development proposals.

7b.16 Policy EQ8 - 'Vacant, Derelict And Contaminated Land' states:

*"The Council will seek to reduce the incidence of vacant, derelict and contaminated land, particularly within the priority areas for enhancement set out in Policy EQ7. Subject to compliance with other local plan policies, development involving the rehabilitation and re-use of derelict land will be encouraged."*

7b.17 This policy gives encouragement to proposals which would result in the recycling of derelict land, particularly in the priority areas for enhancement set out in Policy EQ7. As noted above, Glasgow Road would be considered to be a principal transport corridor and main town gateway/approach. The proposal therefore may be considered favourably by Policy EQ8.

7b.18 Policy TR.FAL5 A803 Glasgow Road

Proposal:	Bus Priority Lanes
Agency:	Falkirk Council
Comments:	Feasibility of extending bus priority lanes westwards along A803 to be investigated. May require some land take to widen carriageway.

7b.19 Proposal TR.FAL5 is relevant. This requires the feasibility of extending bus priority lanes westwards along A803 to be investigated. This may require some land take from the adjacent sites to widen the carriageway and the submitted layout plan shows how the proposed development is able to accommodate this strategy.

7b.20 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.21 Policy EQ2 'Implementation of Sustainable Design Principles' states:

*"In order to ensure that the principles set out in Policy EQ1 are incorporated into development proposals:*

- (1) Masterplans will be required for development proposals requiring a comprehensive approach to design and infrastructure. The Council will set out the basis for the preparation of Masterplans in Development Frameworks or Briefs;*
- (2) Development Briefs will be prepared by the Council for other development sites where merited by the size, sensitivity or complexity of the site;*
- (3) Supplementary Planning Guidance Notes will be produced to provide detailed advice on the application of the sustainable design principles; and*
- (4) Planning applications for significant residential, business or commercial development, or smaller proposals affecting protected sites or buildings, should be accompanied by a Design Statement explaining how each of the factors in Policy EQ1 has been complied with."*

7b.22 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.23 Policy EQ4 - ‘Landscape Design’ states:

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

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

7b.24 Policy EQ5 ‘Design and Community Safety’ states:

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

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

7b.25 Policy EQ6 ‘Design and Energy Use’ states:

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

- (1) *Local climatic factors should be taken into account, and opportunities taken to maximise solar gain and minimise wind chill in the layout and orientation of buildings;*
- (2) *The utilisation of renewable energy sources in meeting the energy needs of developments will be encouraged where appropriate in terms of type, scale and impact; and*

- (3) *Combined heat and power and community heating schemes as part of new developments will be encouraged."*

7b.26 Design quality is identified as a key strategic issue by the Structure Plan. The Finalised Falkirk Council Local Plan therefore contains a number of policies which seek to enhance the image of the Council area as a whole, as well as ensure that sustainable design principles are integrated into developments. The proposal is considered to adhere to the above policies, given the balance between aesthetic appearance and function – not least given the vehicular traffic generation from the site, which requires a large amount of car parking to be provided.

### **Falkirk Council's Action Plan for the Economic Downturn**

7b.27 In December 2008, the Council adopted an Action Plan for the Economic Downturn, which highlighted the potential for the Council to be flexible in its application of planning policies to help secure development. The former Wrangler factory has been vacant since 1999, and the building and surrounding site have fallen into a state of near dereliction. The proposal would completely regenerate the site as well as bring significant economic activity in the form of new jobs and investment. However, while development of the site will bring a considerable boost to the Camelon area, the potential knock-on detrimental effects on other town centres as highlighted elsewhere in this report are important to consider. In the case of Denny, the impact is expected to be significant and may impact adversely on delivery of that scheme.

### **Consultation Responses**

7b.28 The consultation responses are summarised in Section 4 of this report and there are no matters arising which, if the application were to be approved, cannot be addressed through planning condition or legal agreement.

### **Representations Received**

7b.29 The representations received are summarised in Section 6 of this report, to which it may be responded to objectors that:-

- A Transport Assessment has concluded that, while traffic on Glasgow Road will increase as a consequence of development, traffic management measures will seek to address such matters however there remain some concerns;
- That a high proportion of the clientele for a superstore of this scale and at this location will be drawn from outwith the immediate Camelon area;
- There may be inconvenience to existing residents on Glasgow Road through increased traffic generation, adding to existing difficulties in accessing/egressing property by vehicle;
- The success or decline of commercial premises within Camelon Main Street may be influenced by factors other than the introduction of a superstore at this location, while the proximity of petrol filling stations is a commercial consideration, not a material planning consideration;



- The proposed wall detail will be extended along the site frontage, while light pollution measures may be controlled through planning condition; and
- It is recognised that the introduction of a superstore at this location will contribute to the available shopping provision, conceivably to the detriment to other superstore proposals in the Council area.

In relation to comments in favour of the application, it is acknowledged that:-

- Some 200 jobs will be generated as a consequence of the proposal;
- travel distances for some residents in the area will be reduced;
- traffic flows to other areas of the District may be reduced, although (conversely) traffic flows to the application site from other areas will increase; and
- the proposed development will add retail diversity to the immediate area.

### **Submission by the Applicant**

7b.30 The submissions by the applicant in support of the application are detailed in paras 1.6-1.9 of this report.

7b.31 Since the Pre-Determination hearing, the applicant has altered the petrol filling station layout by moving the tanker access area to behind the intended kiosk, increasing the distance away from the nearest residential property.

### **7c Analysis of Retail Issues**

7c.1 The retail impact report produced by the applicant concludes that the main impacts will be on stores in Falkirk Town Centre, on the basis that most of the new Camelon store's trade will be drawn from people who currently do their main food shopping in the Town Centre. Thus, the overall impact on convenience retailing in the Town Centre is 14.6% (Table 26). This level of impact, although significant, is unlikely to seriously undermine any individual store, or indeed the vitality and viability of the Town Centre as a whole. Nonetheless, this impact needs to be seen in the context of the cumulative effects on the Town Centre of new stores which have opened in Grangemouth, Stenhousemuir and Redding, which have a substantial comparison, as well as convenience shopping component.

7c.2 Paragraph 3.40 of the retail impact report suggests that the new store will generate a general uplift in convenience shopping activity within the existing Camelon Local Centre due to higher levels of footfall in the area because more people are shopping locally. This seems optimistic, as the presence of a superstore selling a wide range of goods will mean shoppers are less likely to look for further shopping opportunities within the Local Centre. The centre is not sufficiently close to the proposed store to attract walking trade from those parking at the new store. It is therefore considered that the adverse impact on Camelon Local Centre may have been underestimated.

- 7c.3 The report suggests that there will be little or no direct impact on existing stores in other District and Local Centres such as Stenhousemuir, Denny, Bonnybridge and Newcarron. These impacts may have been underestimated to some degree. However, the major concern is not with direct impacts on existing stores, but the impact on potential new retail investment in certain of these centres, notably Denny and Bonnybridge, which are highlighted for improvement in the Structure Plan. The store will draw significant trade from these areas, and reduce the further prospect of clawing back such expenditure to their respective centres. In Denny a new foodstore is a key element of the town centre regeneration proposals and this project could be adversely affected.
- 7c.4 This relates back to concerns that the proposed store (5,536 sq.m) is out of scale with the size of Camelon, whose population is just 5,724 (2009 figure). By way of comparison, Stenhousemuir's new foodstore is 3,716 sq.m and serves a population of 23,257 (2008 figure for Larbert, Stenhousemuir, Carron and Carronshore). The report estimates that only 31% of the store's trade will be drawn from Camelon, with 35% drawn from Falkirk South, 10.3% from Denny, 9.5% from Bonnybridge/Banknock and 8% from Larbert/Stenhousemuir/Carron (Table 25). In short, whilst the emerging Local Plan supports improved food shopping in Camelon, the scale of the proposal cannot be seen as purely meeting "local needs" (Falkirk Council Local Plan Policy EP2(2) or being "commensurate with the size of the local catchment" (Structure Plan Policy ECON 5).
- 7c.5 In relation to the possibility of a smaller scale store, the applicant is of the view that the store currently proposed is the correct scale for the site. They state that a smaller store would undermine the economic viability of the proposal and reduce the number of jobs and regeneration benefits. They also state that a smaller store would also be unable to address the leakage of expenditure out of the local catchment and fail to provide the community with the range of goods they expect from a superstore.
- 7c.6 In response it is considered that no evidence has been produced to confirm that alternative proposals with a smaller retail component would not be economically viable, or could not secure the successful regeneration of the site. A smaller store may create fewer jobs, but the potential for job creation on the balance of the site should be taken into account. A smaller store could still provide the Camelon area with a good shopping facility capable of meeting main food shopping needs, without prejudicing the prospects of achieving better provision within the communities of Denny and Bonnybridge.

## **7d Loss of Business and Industrial Land**

- 7d.1 The loss of business/industrial land is a significant policy issue in relation to the current Local Plan designation of the site. The applicant states that two-fifths of a hectare of land adjacent to the Alexander Dennis plant will be available for future development of a complementary land use. This could potentially accommodate business development, although it would represent a fairly minimal level of provision. Tesco suggest that due to a current lack of demand/economic conditions, no firm development proposals are being put forward, and a landscaping scheme for the surplus land is currently proposed. Nonetheless, Policy EP2 seeks to maintain a supply of accessible and well located business and industry sites, and a smaller retail proposal might allow a more meaningful business site. Given the site's location on one of the main routes into Falkirk, it is considered that this could be a desirable location for business/industry.

- 7d.2 With the impending regeneration of the Tamfourhill site, there will be a need to maintain availability of sites and premises in the western part of the Council's area and the availability of a site at this location would be beneficial.

## **7e Conclusion**

- 7e.1 This application is considered contrary to the Falkirk Council Structure Plan, the Falkirk Local Plan and Falkirk Council Local Plan. The loss of a significant business/industry site is contrary to both Structure Plan and Local Plan policies Policy ECON.3 and Policy FAL 6.2 respectively. In terms of retail policies the proposal does not comply with Policies ECON.5 and ECON.6 of the Structure Plan, it is in an out of centre location and above the permitted 1,000 sq.m. limit for neighbourhood stores in Falkirk. Whilst the emerging Falkirk Council Local Plan, as recently modified, considers that a foodstore could be beneficial to the regeneration of the wider Glasgow Road Industrial area, and replace employment which has been lost in the area, the size of the proposed supermarket is considered out of scale with Camelon. It is accepted that the store may allow people in Camelon to shop more locally, however the size in relation to the expenditure available in Camelon is such that a significant amount of trade will have to be attracted from elsewhere.
- 7e.2 The evidence submitted by the applicant suggests that there will be no significant impact on the vitality and viability of one particular centre. However, it is considered that there will be an impact on the potential for improved food retailing and regeneration in Denny and Bonnybridge. Impacts on the Falkirk Town Centre would not, on their own, threaten the vitality and viability of the centre, although they could be viewed as putting further pressure on the Town Centre at a time when it is attempting to recover from the recession.
- 7e.3 The Transport Assessment is considered satisfactory and the proposed junction improvements appear to have sufficient capacity to accommodate the predicted traffic flows during the predicted 2011 opening year assessment. However, it is worth noting that the proposed traffic signal access at the Glasgow Road/ Watling Street junction would be operating close to its practical capacity at peak periods, which could result in fairly long queues of traffic forming on Glasgow Road at certain times during these peak periods, and there is only limited reserve capacity available to cope with higher traffic flows beyond the opening year. If traffic growth continues beyond this period, it is possible that the proposed traffic signal junction could reach capacity during peak periods within the short to medium term, which will further increase queuing and congestion in the area.
- 7e.4 Drawing these considerations together, if the Council is minded to improve shopping provision in Camelon and provide a new foodstore on the Wrangler site a smaller store may be acceptable. This may allow Policy ECON.6 to be satisfied in terms of impact and need. It would also allow a greater proportion of the site to be allocated for business and industry. Notwithstanding this, a smaller store would still be contrary to ECON.5(3) (i.e. larger than 1,000 sq.m), but this might be viewed as acceptable given the regeneration benefits that would potentially be distributed across Camelon and other locations in the Falkirk area. As regards what might be viewed as an appropriate size of store, the Co-op store at Newcarron Village, with a gross floorspace of 3,578 sq.m., may provide a suitable benchmark, as a store in a Local Centre serving a suburb of Falkirk. Accordingly, a store of a scale of around 3,500 sq.m. gross floorspace may be acceptable, subject to the results of a revised Retail Impact Assessment and Transport Assessment.

7e.5 If Members are minded to approve the application, the following matters may be addressed through planning conditions:-

- Timescales for initiation of development.
- Landscaping
- Construction materials.
- Noise restrictions.
- Boundary treatments
- Archaeological survey
- Contaminated land
- Sustainable Urban Drainage infrastructure
- Road geometry and construction standards
- A stage 2 safety audit prior to the initiation of development
- Methods of controlling light pollution from the site
- Transport assessment safeguard regarding timescale for opening of the store
- Control over floorspace available for comparison goods.

In addition, matters which may be addressed through legal agreement:

- Provision of memorial to Thomas Clement Douglas;
- Strategy for potential review and identification if the new store has contributed to vehicle movements through adjoining roadways in the vicinity of Watling Street and Wilson Road;
- A Travel Plan, developed in line with a Travel Plan Framework;
- The promotion of a stopping-up order to close off an existing adjoining road access.

7e.6 If Members are minded to grant planning permission, while the application is considered a significant departure from Development Plan policy, no referral to Scottish Ministers under Planning Circular 3 2009: Notification of Planning Applications is required as Falkirk Council has no financial interest in the application.

## **8. RECOMMENDATION**

**8.1 It is recommended that the Council refuse the application for the following reason:**

**(1) The proposed development is considered contrary to:**

- **Falkirk Council Structure Plan Policies:**
  - **ECON.3 - Local Business Development Opportunities.**
  - **ECON.5 - Location of New Retail and Commercial Leisure Development.**
  - **ECON.6 - Out of Centre Retail and Leisure Development.**
- **Falkirk Local Plan Policies:**
  - **FAL 6.2 - Existing Business and Industrial Areas.**
  - **7.1 - The Shopping Hierarchy.**
  - **7.3 - Off-Centre Retail Development.**
  - **7.4 - Foodstores.**

- **Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the final proposed modifications (June 2010):**

- **Policy EP2 - Land for Business and Industrial Use.**
- **Policy EP7 - New Retail Development.**
- **Policy EP6 - Hierarchy of Centres.**
- **Falkirk Local Plan Opportunity ED.FAL12 Glasgow Road 1.**

**in that the proposal represents the introduction of a store of a scale inappropriate to the scale of Camelon and that the vitality and viability of existing centres and / or the delivery of their regeneration may be prejudiced.**

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**Director of Development Services**

**Date: 29 September 2010**

#### **LIST OF BACKGROUND PAPERS**

1. Scottish Planning Policy (February 2010)
2. Approved Falkirk Council Structure Plan
3. Adopted Falkirk Council Local Plan
4. Falkirk Council Local Plan Finalised Draft (Deposit Version) (April 2007) as amended by the Final Proposed Modifications (June 2010)
5. Letter of Representation from Elizabeth Morrison, Mariner Bar, 90 Glasgow Road, Falkirk FK1 4HJ on 06 August 2009
6. Letter of Objection from Alexander Dennis Ltd, 91 Glasgow Road Falkirk FK1 4HR
7. Letter of Support from Ms Kim Bell, 10 Bothkennar Road Carronshore Falkirk FK2 8HS on 21 October 2009
8. Letter of Support from Meryl Campbell, 49 Atrium Way Bonnybridge FK4 2DP
9. Letter of Support from Nichola Sharp, 19 Watling Avenue Falkirk FK1 4QE on 16 October 2009
10. Letter of Support from P Burns, 44 Clarinda Avenue Falkirk FK1 4LZ on 16 October 2009
11. Letter of Support from Mrs H Lamont, 7 Airlie Drive Polmont Falkirk FK2 0QE on 16 October 2009
12. Letter of Support from Agnes McDonald, 123 Rowan Crescent Falkirk FK1 4SH on 16 October 2009
13. Letter of Support from Mrs Laura Bryce, 85 Braemar Drive Falkirk FK2 9HB on 16 October 2009
14. Letter of Support from Ailsa Rae, 8 Morrison Avenue Bonnybridge FK4 1ET on 16 October 2009
15. Letter of Support from Mary Baff, 143 Binniehills Road Slamannan Falkirk FK1 3BG on 16 October 2009
16. Letter of Support from Mrs Carroll, 40 Russel Street Falkirk FK2 7HS on 16 October 2009
17. Letter of Support from Margaret Allan, 6 Wallace Crescent Brightons Falkirk FK2 0HN on 16 October 2009

18. Letter of Support from Diane Rankine, 105 Kersehill Crescent Falkirk FK2 9GJ on 16 October 2009
19. Letter of Support from M Anderson, 6 Oswald Street Falkirk FK1 1QJ on 16 October 2009
20. Letter of Support from Janice McRoberts, 12 Cunningham Gardens Falkirk FK2 9BE on 16 October 2009
21. Letter of Support from Christopher McMillan, Silvana 2 Parkview Avenue Falkirk FK1 5JX on 16 October 2009
22. Letter of Support from Amy Cochrane, 12 St. Margaret's Crescent Polmont Falkirk FK2 0UP on 16 October 2009
23. Letter of Support from J C Dick, NO ADDRESS GIVEN on 23 February 2010
24. Letter of Objection from Mister James Kelly, 4, Charles Drive, Larbert FK5 3HB on 18 September 2009
25. Letter of Objection from GVA Grimley, 206 St Vincent Street Glasgow G2 5SG on 18 December 2009
26. Letter of Support from Mrs B Thornton, 60 Dorrator Road Falkirk FK1 4BL on 1 December 2009
27. Letter of Support from Mrs Helen Baird, 102 Mariner Road Falkirk FK1 4LE on 1 December 2009
28. Letter of Support from Mrs Janet Runciman, 125 Fairlie Street Falkirk FK1 4NN on 8 December 2009
29. Letter of Objection from James Barr, 226 West George Street Glasgow G2 2LN on 18 September 2009
30. Letter of Support from Mr William Anderson, 107 Mariner Road Falkirk FK1 4LE on 1 December 2009
31. Letter of Objection from Miss Julie Rennie, 6 Laurel Court, Camelon, Falkirk FK1 4PH on 31 July 2009
32. Letter of Objection from Aileen Ferguson, 244 Main Street Camelon Falkirk FK1 4DY on 31 July 2009
33. Letter of Objection from Lawson Ramsay, 106 Glasgow Road Falkirk FK1 4HR on 19 August 2009
34. Letter of Support from Mr Steven Clark, 130 Glasgow Road Falkirk FK1 4HR on 16 March 2010
35. Letter of Support from Mary Sinclair, 14 Telford Square Falkirk FK1 4BT on 16 March 2010
36. Letter of Support from E Sinclair, 14 Telford Square Falkirk FK1 4BT on 16 March 2010
37. Letter of Support from P Jenkins, 2 Summerford Gardens Falkirk FK1 5DY on 16 March 2010
38. Letter of Support from L Coll, 7 Telford Square Falkirk FK1 4BT on 16 March 2010
39. Letter of Support from L McKinlay, 8 Nailer Road Falkirk FK1 4DA on 16 March 2010
40. Letter of Support from Mr John Watt, 9 Summerford Gardens Falkirk FK1 5DY on 16 March 2010
41. Letter of Support from Sherl Richardson, 268 Glasgow Road Falkirk FK1 4JQ on 16 March 2010
42. Letter of Support from G Cowie, 268 Glasgow Road Falkirk FK1 4JQ on 16 March 2010
43. Letter of Support from W Fish, 23 Roman Buildings Mansion House Road Falkirk FK1 4QL on 16 March 2010
44. Letter of Support from Ms Ethel Blair, 56 Elizabeth Crescent Falkirk FK1 4JF on 19 January 2010
45. Letter of Support from Mrs K Reid, 129 Ochiltree Terrace Falkirk FK1 4LS on 19 January 2010
46. Letter of Support from Mrs M Benzie, 6/4 Greenbank Court Falkirk FK1 5DT on 19 January 2010

47. Letter of Support from Elizabeth Nicol, 11 Kenmure Street Falkirk FK1 4LX on 22 February 2010
48. Letter of Support from Pamela Shand, 145 Ochiltree Terrace Falkirk FK1 4LS on 22 February 2010
49. Letter of Support from Owner/Occupier, 3 Ross Crescent Falkirk FK1 4NT on
50. Letter of Support from M Malley, 14 Ross Crescent Falkirk FK1 4NT
51. Letter of Support from Mr Charles Cameron, 15 Ross Crescent Falkirk FK1 4NT
52. Letter of Support from Mrs Ruth Cameron, 15 Ross Crescent Falkirk FK1 4NT
53. Letter of Support from Theresa Young, 16 Ross Crescent Falkirk FK1 4NT
54. Letter of Support from Owner/Occupier, 18 Ross Crescent Falkirk FK1 4NT
55. Letter of Support from Mr John Waugh, 19 Ross Crescent Falkirk FK1 4NT
56. Letter of Support from Mr John Buchanan, 21 Ross Crescent Falkirk FK1 4NT
57. Letter of Support from Elizabeth Buchanan, 23 Ross Crescent Falkirk FK1 4NT
58. Letter of Support from Agnes Dow, 25 Ross Crescent Falkirk FK1 4NT
59. Letter of Support from Mrs A Robertson, 26 Ross Crescent Falkirk FK1 4NT
60. Letter of Support from J Weir, 27 Ross Crescent Falkirk FK1 4NT
61. Letter of Support from Owner/Occupier, 28 Ross Crescent Falkirk FK1 4NT
62. Letter of Support from Louise Munro, 29 Ross Crescent Falkirk FK1 4NT
63. Letter of Support from Margaret O'Hara, 31 Ross Crescent Falkirk FK1 4NT
64. Letter of Support from Claire Wood, 35 Ross Crescent Falkirk FK1 4NT
65. Letter of Support from Mr Young, 43 Ross Crescent Falkirk FK1 4NT
66. Letter of Support from Owner/Occupier, 47 Ross Crescent Falkirk FK1 4NT on 16 March 2010
67. Letter of Support from Mr and Mrs Merrilees, 1 Ross Crescent Falkirk FK1 4NT
68. Letter of Support from M Harris, 2 Ross Crescent Falkirk FK1 4NT
69. Letter of Support from M Bennett, 1F Brown Street Falkirk FK1 4QF on 16 March 2010
70. Letter of Support from C Erskine, 3 Brown Street Falkirk FK1 4PX on 16 March 2010
71. Letter of Support from Janet Laird, 23 Brown Street Falkirk FK1 4PX on 16 March 2010
72. Letter of Support from Elspeth Laird, 23 Brown Street Falkirk FK1 4PX on 16 March 2010
73. Letter of Support from M Wallace, 25 Brown Street Falkirk FK1 4PX on 16 March 2010
74. Letter of Support from Owner/Occupier, 27 Brown Street Falkirk FK1 4PX on 16 March 2010
75. Letter of Support from A Wright, 27 Brown Street Falkirk FK1 4PX on 16 March 2010
76. Letter of Support from Owner/Occupier, 31 Brown Street Falkirk FK1 4PX on 16 March 2010
77. Letter of Support from Maralyn Mackay, 33 Brown Street Falkirk FK1 4PX on 16 March 2010
78. Letter of Support from A Miller, 35 Brown Street Falkirk FK1 4PX on 16 March 2010
79. Letter of Support from Owner/Occupier, 37 Brown Street Falkirk FK1 4PX on 16 March 2010
80. Letter of Support from Mrs Kimberley Anderson, 42 Brown Street Falkirk FK1 4QF on 16 March 2010
81. Letter of Support from Mrs Elizabeth Duns, 44 Brown Street Falkirk FK1 4QF on 16 March 2010
82. Letter of Support from Mr M George, 48 Ochiltree Terrace Falkirk FK1 4LR
83. Letter of Support from Owner/Occupier, 46 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
84. Letter of Support from Ms Emma Wilson, 44 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
85. Letter of Support from Mr Robert Miller, 34 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010

86. Letter of Support from John / R Sweeny/Gibson, 18 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
87. Letter of Support from J Aden, 14 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
88. Letter of Support from J McIntz, 7 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
89. Letter of Support from J Turnbull, 8 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
90. Letter of Support from Owner/Occupier, 56 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
91. Letter of Support from Owner/Occupier, 50 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
92. Letter of Support from C Marshall, 73 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
93. Letter of Support from V Meikle, 46 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
94. Letter of Support from Eliz Peebles, 151 Fairlie Street Falkirk FK1 4NN on 8 March 2010
95. Letter of Support from Owner/Occupier, 52 Fairlie Street Falkirk FK1 4NL on 8 March 2010
96. Letter of Support from Mrs Doreen Elgie, 56 Fairlie Street Falkirk FK1 4NL on 8 March 2010
97. Letter of Support from Owner/Occupier, 76 Fairlie Street Falkirk FK1 4NL on 8 March 2010
98. Letter of Support from Owner/Occupier, 74 Fairlie Street Falkirk FK1 4NL on 8 March 2010
99. Letter of Support from Owner/Occupier, 78 Fairlie Street Falkirk FK1 4NL on 8 March 2010
100. Letter of Support from E Cassidy, 81 Fairlie Street Falkirk FK1 4NN on 8 March 2010
101. Letter of Support from Mrs D Graham, 77 Fairlie Street Falkirk FK1 4NH on 8 March 2010
102. Letter of Support from Mr David Fairlie, 63 Fairlie Street Falkirk FK1 4NH on 8 March 2010
103. Letter of Support from S Cunningham, 65 Fairlie Street Falkirk FK1 4NH on 8 March 2010
104. Letter of Support from Owner/Occupier, 31 Fairlie Street Falkirk FK1 4NH on 8 March 2010
105. Letter of Support from M Peacock, 87 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
106. Letter of Support from C Campbell, 81 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
107. Letter of Support from Owner/Occupier, 71 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
108. Letter of Support from Owner/Occupier, 67 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
109. Letter of Support from Nancy Harvey, 61 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
110. Letter of Support from Owner/Occupier, 61 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
111. Letter of Support from S Beveridge, 1 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
112. Letter of Support from Owner/Occupier, 2 - 3 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
113. Letter of Support from L Eckland, 8 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
114. Letter of Support from Mrs E Miller, 13 Fairlie Street Falkirk FK1 4NH on 8 March 2010
115. Letter of Support from Owner/Occupier, 25 Fairlie Street Falkirk FK1 4NH on 8 March 2010
116. Letter of Support from Owner/Occupier, 22 Fairlie Street Falkirk FK1 4NH on 8 March 2010
117. Letter of Support from Owner/Occupier, 60 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
118. Letter of Support from D Brown, 33 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
119. Letter of Support from Ms Nicola Buchannan, 34 Fairlie Drive Falkirk FK1 4NP on 11 March 2010
120. Letter of Support from Mr John Robertson, NO ADDRESS GIVEN on 11 March 2010
121. Letter of Support from Jacqueline Meeke, NO ADDRESS GIVEN on 11 March 2010
122. Letter of Support from K MacDonald, 32 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
123. Letter of Support from Mr Steven Fowler, 46 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
124. Letter of Support from Ms Lorna Graham, 26 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
125. Letter of Support from Owner/Occupier, 8 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
126. Letter of Support from Mr Gregor Hay, 10 Fairley Drive Larbert FK5 4PS on 8 March 2010
127. Letter of Support from Owner/Occupier, 12 Fairlie Street Falkirk FK1 4NH on 8 March 2010
128. Letter of Support from Ms Lisa Lumsden, 14 Fairlie Drive Falkirk FK1 4NP on 8 March 2010



129. Letter of Support from S Maarshall, 4 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
130. Letter of Support from Owner/Occupier, 99 Dorrator Road Falkirk FK1 4BL on 16 March 2010
131. Letter of Support from Donna Sinclair, 24 Conner Avenue Falkirk FK2 7FS on 16 March 2010
132. Letter of Support from Mr John Laidlaw, 14/4 Greenbank Court Falkirk FK1 5DS on 16 March 2010
133. Letter of Support from Mr Scott Malcolm, 7 Windsor Crescent Falkirk FK1 5DD on 16 March 2010
134. Letter of Support from D Bell, 29 Burnside Court Camelon Falkirk FK1 4DR on 16 March 2010
135. Letter of Support from Linda Welsh, 32 Woodburn Crescent Bonnybridge FK4 2DJ on 16 March 2010
136. Letter of Support from Amanda Upfold, 97 Bantaskine Street Falkirk FK1 5EX on 16 March 2010
137. Letter of Support from Una McConnachie, 35 Waverley Crescent High Bonnybridge Bonnybridge FK4 2AX on 16 March 2010
138. Letter of Support from Ann Henderson, 6 Millar Place Bonnybridge FK4 2AR on 16 March 2010
139. Letter of Support from Marion Richardson, 5 Antonine Gardens Falkirk FK1 4NY on 16 March 2010
140. Letter of Support from Mr Richardson, 5 Antonine Gardens Falkirk FK1 4NY on 16 March 2010
141. Letter of Support from Mrs S A Cassidy, 10 Antonine Gardens Falkirk FK1 4NY on 16 March 2010
142. Letter of Support from Mrs Dewar, 1 Antonine Street Falkirk FK1 4NX on 16 March 2010
143. Letter of Support from Irene O'Brien, 3 Antonine Street Falkirk FK1 4NX on 16 March 2010
144. Letter of Support from Mr John O'Brien, 3 Antonine Street Falkirk FK1 4NX on 16 March 2010
145. Letter of Support from G Wynd, 8 Antonine Street Falkirk FK1 4NX on 16 March 2010
146. Letter of Support from Owner/Occupier, 14 Antonine Street Falkirk FK1 4NX on 16 March 2010
147. Letter of Support from R McCindle, 18 Antonine Street Falkirk FK1 4NX on 16 March 2010
148. Letter of Support from T Johnston, 36 Antonine Street Falkirk FK1 4NU on 16 March 2010
149. Letter of Support from Mary McIntyre, 48 Brown Street Falkirk FK1 4QF on 16 March 2010
150. Letter of Support from Mr James McGeachie, 2 Antonine Gardens Falkirk FK1 4NY on 16 March 2010
151. Letter of Support from Mrs Jan Evans, 1 Sunnyside Street Falkirk FK1 4BJ on 10 February 2010
152. Letter of Support from C MacEachen, 127 Fairlie Street Falkirk FK1 4NN on 8 March 2010
153. Letter of Support from S McCrindle, 40 Fairlie Street Falkirk FK1 4NL on 8 March 2010
154. Letter of Support from M Kerr, 82 Fairlie Street Falkirk FK1 4NL on 8 March 2010
155. Letter of Support from P Kerr, 82 Fairlie Street Falkirk FK1 4NL on 8 March 2010
156. Letter of Support from Owner/Occupier, 86 Fairlie Street Falkirk FK1 4NL on 8 March 2010
157. Letter of Support from Owner/Occupier, 86 Fairlie Street Falkirk FK1 4NL on 8 March 2010
158. Letter of Support from M Strang, 90 Fairlie Street Falkirk FK1 4NL on 8 March 2010
159. Letter of Support from Mrs M Stran, 90 Fairlie Street Falkirk FK1 4NL on 8 March 2010
160. Letter of Support from E MacDonald, 96 Fairlie Street Falkirk FK1 4NN on 8 March 2010
161. Letter of Support from J Wilson, 32 Fairlie Street Falkirk FK1 4NL on 8 March 2010
162. Letter of Support from Mr and Mrs C & M Swan, 2 Fairlie Street Falkirk FK1 4NH on 8 March 2010
163. Letter of Support from E Ramage, 6 Fairlie Drive Falkirk FK1 4NP on 8 March 2010

164. Letter of Support from C McCreddie, 58 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
165. Letter of Support from P Fitzgerald, 25 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
166. Letter of Support from Mr John Weir, 7 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
167. Letter of Support from A Jordan, 6 Fairlie Gardens Falkirk FK1 4NW on 8 March 2010
168. Letter of Support from A Young, 35 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
169. Letter of Support from M McCrindle, 23 Fairlie Street Falkirk FK1 4NH on 8 March 2010
170. Letter of Support from Ms Carolanne Ramage, 21 Fairlie Street Falkirk FK1 4NH on 8 March 2010
171. Letter of Support from Ms Anne Hall, 19 Fairlie Street Falkirk FK1 4NH on 8 March 2010
172. Letter of Support from A Burns, 20 Fairlie Street Falkirk FK1 4NH on 8 March 2010
173. Letter of Support from C Lyon, 11 Fairlie Street Falkirk FK1 4NH on 8 March 2010
174. Letter of Support from Ms Lorna Girvan, 21 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
175. Letter of Support from Mrs Christina Hall, 7 Fairlie Street Falkirk FK1 4NH on 8 March 2010
176. Letter of Support from Ms Elizabeth Douglas, 5 Fairlie Street Falkirk FK1 4NH on 8 March 2010
177. Letter of Support from Mr Tommy Mercer, 3 Fairlie Street Falkirk FK1 4NH on 8 March 2010
178. Letter of Support from Ms Donna Hall, 27 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
179. Letter of Support from C Metheuson, 56 Carradale Avenue Falkirk FK1 4AF on 8 March 2010
180. Letter of Support from Lauren and Evelyn Hilson, 44 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
181. Letter of Support from Danee McDonald, 9 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
182. Letter of Support from L Gonzalez, 24 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
183. Letter of Support from Mr Robert Laidlaw, 4 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
184. Letter of Support from Janet Gilfillan, 2 Wilson Avenue Falkirk FK1 4LQ on 15 January 2010
185. Letter of Representation from Fiona Mallon, Hillcrest Sunnyside Road Falkirk FK1 4BD on 18 January 2010
186. Letter of Support from Janet Noel, 23 Roman Road Bonnybridge FK4 2DE on 18 January 2010
187. Letter of Support from Mrs A McLeod, 42 Dorrator Road Falkirk FK1 4BL on 18 January 2010
188. Letter of Support from Patricia Mackie, 19 Elizabeth Crescent Falkirk FK1 4JF on 12 January 2010
189. Letter of Support from Mrs Maralyn Mackay, 33 Brown Street Falkirk FK1 4PX on 12 January 2010
190. Letter of Support from Marlene Neil, 9 Watling Street Falkirk FK1 4HT on 12 January 2010
191. Letter of Support from Lynda Dawson, 135 Wall Street Falkirk FK1 4HU on 12 January 2010
192. Letter of Support from W Jack NO ADDRESS GIVEN on 19 February 2010
193. Letter of Support from Ms Irene Cowan, 1 Kenmure Street Falkirk FK1 4LX on 8 March 2010
194. Letter of Support from Owner/Occupier, 127 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
195. Letter of Support from A Fyfe, 135 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
196. Letter of Support from C Kilpatrick, 151 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
197. Letter of Support from A Campbell, 153 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
198. Letter of Support from Owner/Occupier, 155 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
199. Letter of Support from Ms Sarah Guthrie, 155 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
200. Letter of Support from Owner/Occupier, 27 Kenmure Street Falkirk FK1 4LX on 8 March 2010
201. Letter of Support from R H Magners, 3 Kenmure Street Falkirk FK1 4LX on 8 March 2010
202. Letter of Support from Owner/Occupier, 66 Fairlie Street Falkirk FK1 4NL on 8 March 2010

203. Letter of Support from Ms Moira Dobbie, 86 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
204. Letter of Support from M McGarry, 34 Glencairn Street Falkirk FK1 4LY on 8 March 2010
205. Letter of Support from C Cairns, 101 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
206. Letter of Support from Owner/Occupier, 14 Glencairn Street Falkirk FK1 4LY on 8 March 2010
207. Letter of Support from Owner/Occupier, 20 Glencairn Street Falkirk FK1 4LY on 8 March 2010
208. Letter of Support from Owner/Occupier, 53 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
209. Letter of Support from Owner/Occupier, 55 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
210. Letter of Support from Owner/Occupier, 7 Glencairn Street Falkirk FK1 4LY on 8 March 2010
211. Letter of Support from G Graham, 89 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
212. Letter of Support from Owner/Occupier, 9 Glencairn Street Falkirk FK1 4LY on 8 March 2010
213. Letter of Support from Mr Charles Lawrence, 49 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
214. Letter of Support from L McLean, 51 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
215. Letter of Support from Owner/Occupier, 39 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
216. Letter of Support from J and Milinda Morrison, 35 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
217. Letter of Support from Ms Sharon McKinlay, 25 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
218. Letter of Support from F Sharpe, 6 Wilson Avenue Falkirk FK1 4LQ on 8 March 2010
219. Letter of Support from Owner/Occupier, 60 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
220. Letter of Support from Ms Sheena Rankine, 105 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
221. Letter of Support from Owner/Occupier, 111 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
222. Letter of Support from Mr Robert Kerr, 143 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
223. Letter of Support from R Ferguson, 113 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
224. Letter of Support from Mr John O'Connor, 95 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
225. Letter of Support from Owner/Occupier, 97 Ochiltree Terrace Falkirk FK1 4LT on 8 March 2010
226. Letter of Support from Owner/Occupier, 94 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
227. Letter of Support from M Stein, 92 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
228. Letter of Support from J Logan, 4 Kenmure Street Falkirk FK1 4LX on 8 March 2010
229. Letter of Support from Owner/Occupier, 20 Kenmure Street Falkirk FK1 4LX on 8 March 2010
230. Letter of Support from James Taylor, 21 Kenmure Street Falkirk FK1 4LX on 8 March 2010
231. Letter of Support from Agnes Irvine, 25 Kenmure Street Falkirk FK1 4LX on 8 March 2010
232. Letter of Support from M MacPherson, 31 Kenmure Street Falkirk FK1 4LX on 8 March 2010
233. Letter of Support from J Smith, 12 Glencairn Street Falkirk FK1 4LY on 8 March 2010
234. Letter of Support from G Marshall, 84 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010

235. Letter of Support from M Dolan, 82 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
236. Letter of Support from Owner/Occupier, 76 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
237. Letter of Support from Owner/Occupier, 117 Ochiltree Terrace Falkirk FK1 4LS on 8 March 2010
238. Letter of Support from M Niven, 27 Fairlie Street Falkirk FK1 4NH on 8 March 2010
239. Letter of Support from Owner/Occupier, 13 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
240. Letter of Support from Ms Alice Hill, 5 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
241. Letter of Support from Owner/Occupier, 7 Ochiltree Terrace Falkirk FK1 4LR on 8 March 2010
242. Letter of Support from Mr Robert Jeffrey, 153 Fairlie Street Falkirk FK1 4NN on 8 March 2010
243. Letter of Support from E Murray, 141 Fairlie Street Falkirk FK1 4NN on 10 March 2010
244. Letter of Support from Owner/Occupier, 82 Fairlie Street Falkirk FK1 4NL on 8 March 2010
245. Letter of Support from A McCracken, 111 Fairlie Street Falkirk FK1 4NN on 8 March 2010
246. Letter of Support from Owner/Occupier, 89 Fairlie Street Falkirk FK1 4NN on 8 March 2010
247. Letter of Support from T Johnston, NO ADDRESS GIVEN on 16 March 2010
248. Letter of Support from Owner/Occupier, NO ADDRESS GIVEN on 16 March 2010
249. Letter of Support from Cassie Kerrigan, NO ADDRESS GIVEN on 16 March 2010
250. Letter of Support from Cameron Laidlaw, NO ADDRESS GIVEN on 16 March 2010
251. Letter of Support from Jennifer Hawthorn, NO ADDRESS GIVEN on 16 March 2010
252. Letter of Support from D Nicol, NO ADDRESS GIVEN on 16 March 2010
253. Letter of Support from Gail MacLeod, NO ADDRESS GIVEN on 16 March 2010
255. Letter of Support from C Laidlaw, NO ADDRESS GIVEN on 16 March 2010
256. Letter of Support from J Johnston, NO ADDRESS GIVEN on 16 March 2010
257. Letter of Support from P Jamieson, NO ADDRESS GIVEN on 16 March 2010
258. Letter of Support from Ray Johnston, NO ADDRESS GIVEN on 16 March 2010
259. Letter of Support from M Patterson, NO ADDRESS GIVEN on 16 March 2010
260. Letter of Support from Mr David Graham, NO ADDRESS GIVEN on 16 March 2010
261. Letter of Support from A Ferguson, NO ADDRESS GIVEN on 16 March 2010
262. Letter of Support from Owner/Occupier, NO ADDRESS GIVEN on 16 March 2010
263. Letter of Support from G Smith, NO ADDRESS GIVEN on 16 March 2010
264. Letter of Support from Owner/Occupier, 35 Ross Crescent Falkirk FK1 4NT on 16 March 2010
265. Letter of Support from Mr Peter Paterson, 12 Aitken Terrace Falkirk FK1 4EY on 26 January 2010
266. Letter of Support from A Paterson, 6 Fairlie Street Falkirk FK1 4NH on 8 March 2010
267. Letter of Support from Mrs Margaret Tattersall, 36 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
268. Letter of Support from Nicola Leiper, 29 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
269. Letter of Support from Mrs Docherty, 15 Fairlie Street Falkirk FK1 4NH
270. Letter of Support from B Mitchell, 28 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
271. Letter of Support from Mr Lawrence Malcolm, 19 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
272. Letter of Support from D Mitchell, 28 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
273. Letter of Support from Owner/Occupier, 16 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
274. Letter of Support from Irene Wilson, 1 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
275. Letter of Support from W Mitchell, 28 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
276. Letter of Support from Mr and Mrs John Craig, 18 Fairlie Street Falkirk FK1 4NH on 8 March 2010

277. Letter of Support from D Laidlaw, 20 Fairlie Drive Falkirk FK1 4NP on 8 March 2010
278. Letter of Support from N Sinclair, 68 Hamilton Street Falkirk FK1 4QH on 8 March 2010
279. Letter of Support from Karen Graham, 10 Fairlie Street Falkirk FK1 4NH on 8 March 2010
280. Letter of Support from Owner/Occupier, 14 Fairlie Street Falkirk FK1 4NH on 8 March 2010
281. Letter of Support from Owner/Occupier, 9 Ross Crescent Falkirk FK1 4NT on 16 March 2010
282. Letter of Support from E Lapsley, 12 Ross Crescent Falkirk FK1 4NT on 16 March 2010
283. Letter of Support from Vicki Laird, 8 Ross Crescent Falkirk FK1 4NT on 16 March 2010
284. Letter of Support from Sharon Riley, 13 Ross Crescent Falkirk FK1 4NT on 16 March 2010
285. Letter of Support from A Wardlaw, 10 Ross Crescent Falkirk FK1 4NT on 16 March 2010
286. Letter of Support from Owner/Occupier, 9 Ross Crescent Falkirk FK1 4NT on 16 March 2010
287. Letter of Support from K Cowie, 268 Glasgow Road Falkirk FK1 4JQ on 16 March 2010
288. Letter of Support from Alison Pryde, 6 Ross Crescent Falkirk FK1 4NT on 16 March 2010
289. Letter of Support from E McDowell, 20 Ross Crescent Falkirk FK1 4NT on 16 March 2010
290. Letter of Support from A Clark, 22 Ross Crescent Falkirk FK1 4NT on 16 March 2010
291. Letter of Support from Mary Malone, 93 Mansion House Road Falkirk FK1 4PT on 16 March 2010
292. Letter of Support from Owner/Occupier, 13 Fairlie Drive Falkirk FK1 4NP on 16 March 2010
293. Letter of Support from Chris McCourt, 62 Fairlie Drive Falkirk FK1 4NP on 16 March 2010
294. Letter of Support from Robert Bradley, 8 Fairlie Street Falkirk FK1 4NH on 16 March 2010
295. Letter of Support from Isobel Bradley, 8 Fairlie Street Falkirk FK1 4NH on 16 March 2010
296. Letter of Support from R MacDonald and A Bell, 9 Fairlie Street Falkirk FK1 4NH on 16 March 2010
297. Letter of Support from G Armstrong, 1 Watling Drive Falkirk FK1 4QD on 16 March 2010
298. Letter of Support from Owner/Occupier, 9 Watling Drive Falkirk FK1 4QD on 16 March 2010
299. Letter of Support from Joan Burke, 23 Watling Drive Falkirk FK1 4QD on 16 March 2010
300. Letter of Support from Mr A Clark, 25 Watling Avenue Falkirk FK1 4QE on 16 March 2010
301. Letter of Support from Sybil McLaren, 26 Watling Drive Falkirk FK1 4QD on 16 March 2010
302. Letter of Support from Georgie Leonard, 2 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
303. Letter of Support from Lisa Fotheringham, 3 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
304. Letter of Support from Owner/Occupier, 5 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
305. Letter of Support from M McArthur, 6 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
306. Letter of Support from Owner/Occupier, 8 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
307. Letter of Support from Elizabeth Newton, 9 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
308. Letter of Support from J Arneil, 10 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
309. Letter of Support from Owner/Occupier, 12 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
310. Letter of Support from B Fowler, 13 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
311. Letter of Support from B Green, 15 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
312. Letter of Support from Owner/Occupier, 16 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
313. Letter of Support from Robert McFarlane, 17 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
314. Letter of Support from E McFarlane, 17 Glenfuir Street Falkirk FK1 4NS on 16 March 2010

- 315. Letter of Support from Miss Tina Ollive, 18 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
- 316. Letter of Support from J Millar, 20 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
- 317. Letter of Support from A L Henderson, 21 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
- 318. Letter of Support from Miss K Sharp, 23 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
- 319. Letter of Support from G and S J Walker, 25 Glenfuir Street Falkirk FK1 4NS on 16 March 2010
- 320. Letter of Support from James Hutton, 29 Brown Street Falkirk FK1 4PX on 11 December 2009
- 321. Letter of Support from Mrs Irene McDuff, 14 Carmuir Drive Falkirk FK1 4JG on 11 December 2009
- 322. Letter of Support from Mrs Sandra McWhinnie, 15 Glencairn Street Falkirk FK1 4LY on 24 February 2010
- 323. Letter of Representation from Ian Grieve, 93-95 Glasgow Road Falkirk on 20 May 2010

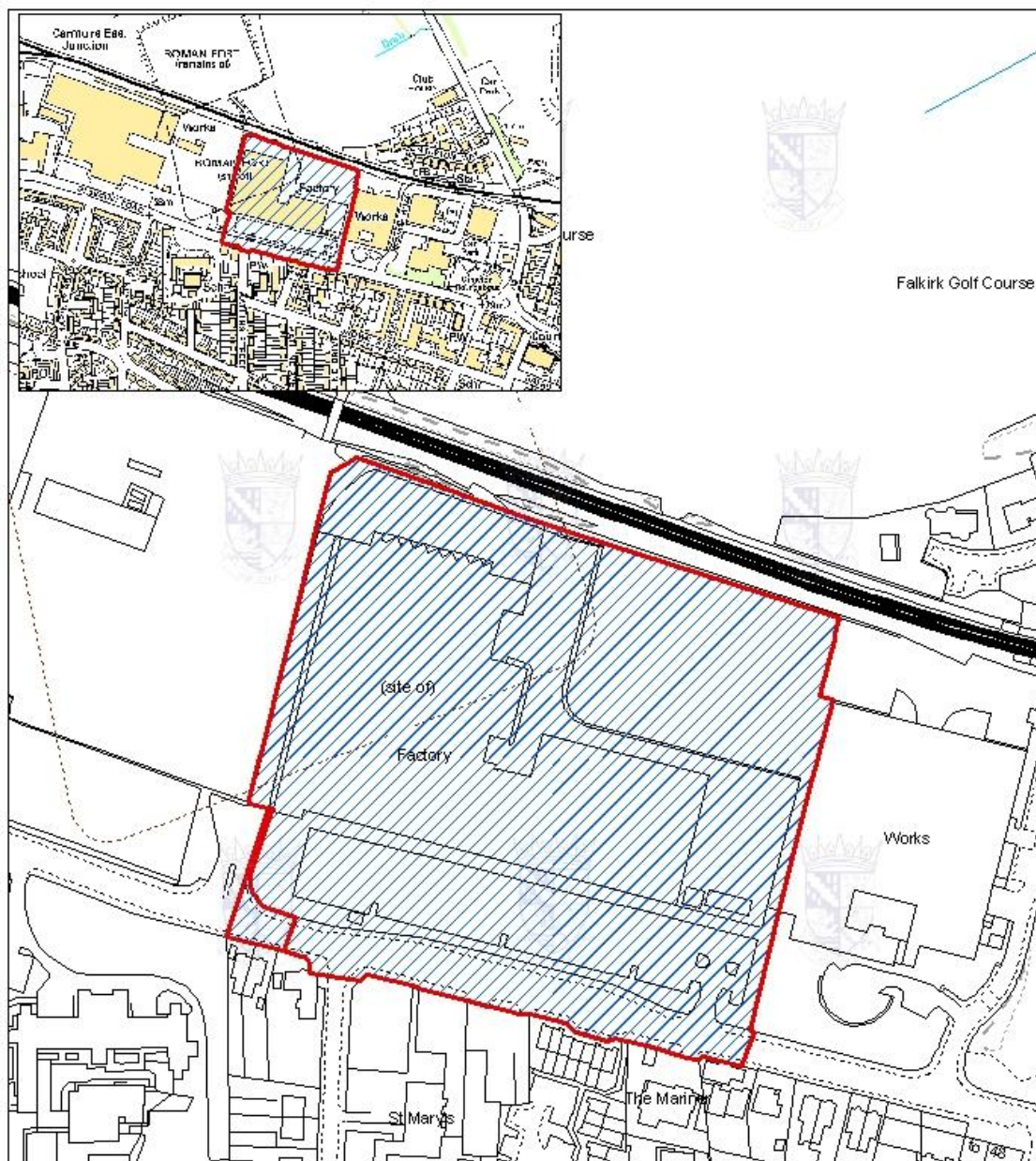
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504815 and ask for John Milne (Senior Planning Officer).

## Planning Committee

## Planning Application Location Plan

**P/09/0512/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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