

FALKIRK COUNCIL

Subject: **ERECTION OF DWELLINGHOUSE AT LAND TO THE WEST OF 1 SOUILLAC DRIVE, SCLANDERSBURN ROAD, DENNY FOR BETT HOMES - P/10/0141/PPP**

Meeting: **PLANNING COMMITTEE**

Date: **1 December 2010**

Author: **DIRECTOR OF DEVELOPMENT SERVICES**

Local Members: **Ward - Denny and Banknock**

Councillor Jim Blackwood

Councillor John McNally

Councillor Martin David Oliver

Councillor Alexander John Waddell

Community Council: **Denny and District**

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

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was originally considered at the Planning Committee on 3 November 2010 (copy of previous report appended), it was agreed to continue the planning application for a site visit. This visit took place on 18 November 2010.
2. At the visit, the Committee viewed the site and the location of the proposed dwellinghouse. Local residents and local Members were heard in relation to their concerns, which included the loss of an area which is a well used area of open space, and the further erosion of which is of great concern. A number of residents also indicated that they had previously attempted to buy the land to extend their garden ground but this was declined by Falkirk Council, who sought to retain the area as open space. Clarification was sought on the number of representations submitted and the issue of the arrangements for maintenance of the existing open space given the land is still owned by the applicant (Bett Homes). Concerns over road safety/site access arrangements were also raised.
3. In respect of the numbers of representations submitted, it can be confirmed that a Community Councillor has made 2 objections to the application, on the grounds of loss of open space and privacy issues. It can also be confirmed that the Council's records indicate that 196 letters of representation were received from 126 individuals and, in addition, a petition with 13 signatories has been received. In addition, as detailed in the previous report, the planning records since 1970 do not indicate any applications being made for garden extensions at this location.

4. In relation to the maintenance of the existing open space area, it can be confirmed that the area is currently maintained by Falkirk Council (Community Services). This maintenance regime includes grass cutting on 16 occasions per season and other work as and when required.
5. No matters were raised which would amend the original recommendation to grant planning permission.
6. **It is recommended that Committee grant planning permission subject to the following conditions:-**
 1. **This permission is granted under the provisions of paragraph 10(1) of the Town and Country Planning (Development Management Procedure) (Scotland) Order 2009 on an application for planning permission in principle, and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby specified before any development is commenced:**
 - (a) the siting, size, height, design & external appearance of the proposed development;
 - (b) details of the access arrangements;
 - (c) details of landscaping of the site.
 2. **That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:**
 - (a) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,

whichever is the latest.

Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.
 3. **That the development to which this permission relates must be begun not later than whichever is the later of the following dates:**
 - (a) the expiration of 5 years from the date of the grant of this planning permission in principle; or
 - (b) the expiration of 2 years from the final approval of the specified matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

4. Before the development commences, a contaminated land assessment shall be submitted to and approved in writing by this Planning Authority. Before the dwellinghouse is occupied, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation reports / validation certificates shall be submitted to and approved in writing by this Planning Authority.
5. The windows of the proposed dwellinghouse shall have a minimum specification of 4-16-4 in accordance with details approved in writing by this Planning Authority before the development commences and shall be installed before the dwellinghouse is occupied.
6. Before the proposed dwellinghouse is occupied, the western and northern site boundaries shall be enclosed by an acoustic fence in accordance with details and a specification approved in writing by this Planning Authority.
7. Before the proposed dwellinghouse is occupied, the four proposed replacement trees indicated on approved plan 02B shall be planted in accordance with details and a specification approved in writing by this Planning Authority. The details for the ongoing management and maintenance of the trees shall be submitted to and approved in writing by this Planning Authority before the dwellinghouse is occupied.
8. There shall be no means of direct access, either pedestrian or vehicular, to the trunk road.
9. Before the proposed dwellinghouse is occupied, the existing public carriageway shall be widened to 5.5 metres along the site frontage and a 2 metre wide footway shall be provided along the site frontage, tying into the existing footway.
10. Vehicular access to the site shall be by means of a standard footway crossing point, designed and constructed in accordance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
11. Before the proposed dwellinghouse is occupied, the driveway shall be formed with a minimum width of 6 metres and a minimum length of 5.5 metres, at a maximum gradient of 10%, and shall be constructed so that no loose material or surface water is discharged onto the public road.
12. There shall be no obstruction to visibility greater than 1 metre in height above the adjacent road carriageway level, within 2.5 metres of the edge of the carriageway, along the entire site frontage and the frontage of the land adjoining to the west between the site and the trunk road boundary.

Reason(s):-

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

- 2, 3. To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
4. To ensure the ground is suitable for the proposed development.
5. To ensure the occupants of the dwellinghouse are protected against excessive noise intrusion.
6. To ensure that the occupants of the dwellinghouse are protected against excessive noise intrusion.
7. To safeguard the visual amenity of the area.
8. To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.
- 9-12. To safeguard the interests of the users of the public highway.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 02B.
2. A Road Construction Consent, issued by Development Services, will be required for the alterations to the existing road carriageway and footway.

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Director of Development Services

Date: 24 November 2010

LIST OF BACKGROUND PAPERS

1. Approved Falkirk Council Structure Plan.
2. Adopted Denny and District Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) as amended by the Final Proposed Modification.
4. Falkirk Council Open Space Strategy.
5. Letter of Objection received from Cllr John McNally Municipal Buildings West Bridge Street Falkirk FK1 5RS on 25 March 2010
6. Letter of Objection received from Mr James Togher 5 Souillac Drive Denny FK6 5HE on 5 May 2010
7. Letter of Objection received from Mrs Sarah Henderson 43 Lithgow Place Denny FK6 5BF on 5 May 2010
8. Letter of Objection received from Mrs Brenda Purvis 39 Lithgow Place Denny FK6 5BF on 5 May 2010
9. Letters of Objection (18) received from Mrs Winifred Delaney 61 Lithgow Place Denny FK6 5BF
10. Letter of Objection received from Ms Jessie Wojciechowski 3 Souillac Drive Denny FK6 5HE on 5 May 2010
11. Letters of Objection received from Mr Thomas McGuckin 47 Bulloch Crescent Denny FK6 5AL on 5 May 2010 and 22 September 2010
12. Letter of Objection received from R McGuckin 47 Bulloch Crescent Denny FK6 5AL on 5 May 2010
13. Letters of Objection received from Mr Anthony McGuckin 59 Lithgow Place Denny FK6 5BF on 5 May 2010 and 22 September 2010.
14. Letter of Objection received from Ms Helen Price 13 Kelly Drive Denny FK6 6EN on 5 May 2010
15. Letters of Objection received from Mr Paul Kearney 2 Fleming Drive Stenhousemuir Larbert FK5 4HJ on 27 April 2010 and 21 September 2010
16. Letter of Objection received from Mr Thomas Henderson 9 Souillac Drive Denny FK6 5HE on 27 April 2010
17. Letter of Objection received from Jane Burrowes 96 Ochil View Denny FK6 5NH on 27 April 2010
18. Letter of Objection received from Linda Greer 108 Ochil View Denny FK6 5NJ on 27 April 2010
19. Letter of Objection received from Mrs Tracy McNeil 59 Glasgow Road Denny FK6 5DN on 27 April 2010
20. Letters of Objection received from Rosie Adams 3 Kelly Drive Denny FK6 6EN on 27 April 2010 and 21 September 2010
21. Letter of Objection received from Margaret Barker 43 Laxdale Drive Head Of Muir Denny FK6 5PR on 27 April 2010
22. Letter of Objection received from Diane Hind 94 Ochil View Denny FK6 5NH on 27 April 2010
23. Letter of Objection received from Mr Chris Munro 12 Grove Street Denny FK6 6PG on 27 April 2010
24. Letters of Objection received from Wayne Adams 3 Kelly Drive Denny FK6 6EN on 27 April 2010 and 21 September 2010
25. Letter of Objection received from Mrs C M Henderson 9 Souillac Drive Denny FK6 5HE on 27 April 2010
26. Letter of Objection received from Yvonne Wilson 126 Ochil View Denny FK6 5NJ on 27 April 2010

27. Letter of Objection received from Lisa Murphy 53 Lithgow Place Denny FK6 5BF on 27 April 2010
28. Letters of Objection received from Mr Gordon McKenzie 53 Lithgow Place Denny FK6 5BF on 27 April 2010 and 22 September 2010
29. Letter of Objection received from Michelle Murphy 53 Lithgow Place Denny FK6 5BF on 27 April 2010
30. Letter of Objection received from Mr George Reid 7 Souillac Drive Denny FK6 5HE on 23 April 2010
31. Letter of Objection received from Mr Graham Collie 14 Sclandersburn Road Denny FK6 5LP on 22 April 2010
32. Letters of Objection (20) received from Mr Andrew Delaney 61 Lithgow Place Denny FK6 5BF
33. Letter of Objection received from Mr Colin Belbin 63 Bridge Cres. Denny FK6 6PD on 15 April 2010
34. Letter of Objection received from Ms Sheree McGuckin 59 Lithgow Place Denny FK6 5BF on 5 May 2010
35. Letters of Objection (6) received from K and J Wojachowski 3 Souillac Drive Denny FK6 5HE and 1 letter of objection enclosing petition with 13 names on 28 April 2010
36. Letters of Objection (17) received from Mr Gerard Delaney 61 Lithgow Place Denny FK6 5BF
37. Letter of Objection received from Pauline Scollon 47 Lithgow Place Denny FK6 5BF on 30 April 2010
38. Letter of Objection received from Mr Richard Wyatt 47 Lithgow Place Denny FK6 5BF on 30 April 2010
39. Letter of Objection received from Mr Michael Ryan 45 Lithgow Place Denny FK6 5BF on 30 April 2010
40. Letter of Objection received from Vikki Ryan 45 Lithgow Place Denny FK6 5BF on 30 April 2010
41. Letters of Objection (3) received from Mr John Delaney 12 Gorrie Street Denny FK6 6AE
42. Letters of Objection received from A Delaney 1 Gorrie Street Denny FK6 6AE on 30 April 2010 and 21 September 2010
43. Letters of Objection received from Alice M Delaney 12 Gorrie Street Denny FK6 6AE on 30 April 2010 and 21 September 2010
44. Letter of Objection received from Mr Andy Muir 7 Sclandersburn Road Denny FK6 5LP on 26 April and letter of support received on 6 September 2010
45. Letter of Objection received from Mrs MacIntosh 16 Sclandersburn Road Denny FK6 5LP on 29 April 2010
46. Letter of Objection received from Mr MacIntosh 16 Sclandersburn Road Denny FK6 5LP on 29 April 2010
47. Letter of Objection received from Mr Alan Blackhall 17 Souillac Drive Denny FK6 5HE on 14 September 2010
48. Letter of Objection received from Ms Bernadette Nash Llamados 15 Souillac Drive Denny FK6 5HE on 14 September 2010
49. Letter of Objection received from Mr Iain McLelland Llamados 15 Souillac Drive Denny FK6 5HE on 14 September 2010
50. Letter of Objection received from Ms Christine May Henderson 9 Souillac Drive Denny FK6 5HE on 14 September 2010
51. Letter of Objection received from Mr Thomas Henderson 9 Souillac Drive Denny FK6 5HE on 14 September 2010
52. Letter of Objection received from Ms Jean MacLeod 27 Souillac Drive Denny FK6 5HE on 14 September 2010

53. Letter of Objection received from Mr John Wright 6 Souillac Drive Denny FK6 5HE on 14 September 2010
54. Letter of Objection received from Ms Magdalene Wood 13 Evans Street Larbert FK5 4RQ on 15 September 2010
55. Letter of Objection received from J Dyson 4 Souillac Drive Denny FK6 5HE on 15 September 2010
56. Letter of Objection received from Mrs M Ross 13 Souillac Drive Denny FK6 5HE on 15 September 2010
57. Letter of Objection received from Mr D Ross 13 Souillac Drive Denny FK6 5HE on 15 September 2010
58. Letter of Objection received from Mr Russell Ogilvy 3 MacLachlan Avenue Denny FK6 5HF on 15 September 2010
59. Letter of Objection received from Chris Ogilvy 3 MacLachlan Avenue Denny FK6 5HF on 15 September 2010
60. Letter of Objection received from Ms Eliz McCafferty 10 Park Avenue Stenhousemuir Larbert FK5 3JA on 15 September 2010
61. Letter of Objection received from Ms Margaret McCafferty 79 Bantaskine Street Falkirk FK1 5ES on 15 September 2010
62. Letters of Objection received from Ms Mary McCafferty 12 Broompark Gardens Denny FK6 6NU on 15 September 2010 and 22 September 2010
63. Letters of Objection received from G Wright 73 Thornbridge Road Falkirk FK2 9AZ on 15 September 2010 and 22 September 2010
64. Letter of Objection received from Ms Carole Hunter 20 Aitchison Drive Larbert FK5 4PB on 15 September 2010
65. Letter of Objection received from Mr Paul Kearney 2 Fleming Drive Stenhousemuir Larbert FK5 4HJ on 15 September 2010
66. Letter of Objection received from Ms Louise Craig Souillac Drive Denny FK6 5HE on 15 September 2010
67. Letter of Objection received from Mr Thomas Cameron 11 Souillac Drive Denny FK6 5HE on 15 September 2010
68. Letter of Objection received from Ms Margaret Cameron 11 Souillac Drive Denny FK6 5HE on 15 September 2010
69. Letter of Objection received from Ms Jessie Wright 6 Souillac Drive Denny FK6 5HE on 14 September 2010
70. Letter of Objection received from D Thomson 1 MacLachlan Avenue Denny FK6 5HF on 14 September 2010
71. Letter of Objection received from Helen Thomson 1 MacLachlan Avenue Denny FK6 5HF on 14 September 2010
72. Letter of Objection received from Patricia E Paterson 3 Taymouth Road Polmont Falkirk FK2 0PF on 14 September 2010
73. Letter of Objection received from Angie Rennie 52 Blenheim Place Stenhousemuir Larbert FK5 4PT on 14 September 2010
74. Letter of Objection received from Gemma Barnett 7 Elizabeth Crescent Falkirk FK1 4JF on 14 September 2010
75. Letter of Objection received from Amanda Rutherford 106 Wheatlands Avenue Bonnybridge FK4 1PJ on 14 September 2010
76. Letter of Objection received from Wilma McAllister 111 Stewart Avenue Bo'ness EH51 9NN on 14 September 2010
77. Letter of Objection received from Linda Taylor 6 Haughs Way Denny FK6 6HQ on 14 September 2010

78. Letter of Objection received from M McNulty 185 Glasgow Road Longcroft Bonnybridge FK4 1QY on 14 September 2010
79. Letter of Objection received from Ms Jessie McTear 12/1 Glenfuir Court Falkirk FK1 5DX on 14 September 2010
80. Letter of Objection received from D Dyson 4 Souillac Drive Denny FK6 5HE on 15 September 2010
81. Letter of Objection received from Pamela Calder 53 Demoreham Avenue Denny FK6 5BJ on 21 September 2010
82. Letter of Objection received from L Clayton-Chapman 18 Erskine Hill Polmont Falkirk FK2 0UQ on 21 September 2010
83. Letter of Objection received from Natalie Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
84. Letter of Objection received from Annie Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
85. Letter of Objection received from A Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
86. Letter of Objection received from Paul Marcus Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
87. Letter of Objection received from John Connelly 19 Lithgow Place Denny FK6 5BF on 21 September 2010
88. Letter of Objection received from Amy Craig 25 Souillac Drive Denny FK6 5HE on 21 September 2010
89. Letter of Objection received from Iain Craig 25 Souillac Drive Denny FK6 5HE on 21 September 2010
90. Letter of Objection received from Nina Cunning 63 Herbertshire Street Denny FK6 6HG on 21 September 2010
91. Letter of Objection received from Rebecca Donaldson 1 Bridge Place Denny FK6 6PF on 21 September 2010
92. Letter of Objection received from John Delaney 31 Bridge Crescent Denny FK6 6PB on 21 September 2010
93. Letter of Objection received from Colin Dyer 9 Lithgow Place Denny FK6 5BF on 21 September 2010
94. Letter of Objection received from Mathew Gillies 26 Souillac Drive Denny FK6 5HE on 21 September 2010
95. Letter of Objection received from Jemima Gillies 26 Souillac Drive Denny FK6 5HE on 21 September 2010
96. Letter of Objection received from Mrs Anna Delaney 1 Gorrie Street Denny FK6 6AE on 21 September 2010
97. Letter of Objection received from Francis and Catherine Gribbin 32 Godfrey Avenue Denny FK6 5BU 21 September 2010
98. Letter of Objection received from Christine Horner 20 Sclandersburn Road Denny FK6 5LP on 21 September 2010
99. Letter of Objection received from Mr and Mrs Irvine 100 Little Denny Road Denny FK6 5AT on 21 September 2010
100. Letter of Objection received from Wilma Kelly 45 Lithgow Place Denny FK6 5BF on 21 September 2010
101. Letter of Objection received from S Clarke 16 Lithgow Place Denny FK6 5BF on 21 September 2010
102. Letter of Objection received from Brian Ledwidge 51 Lithgow Place Denny FK6 5BF on 21 September 2010

103. Letter of Objection received from Lesley Ledwidge 51 Lithgow Place Denny FK6 5BF on 22 September 2010
104. Letter of Objection received from Gerard McCafferty 3 Dundaff Court Denny FK6 5BZ on 22 September 2010
105. Letter of Objection received from Abigal McGregor Pearlbanks Redding Road Brightons Falkirk on 22 September 2010
106. Letter of Objection received from Julie McGuckin 59 Lithgow Place Denny FK6 5BF on 22 September 2010
107. Letter of Objection received from Robert McNally 55 Avon Street Dunipace Denny FK6 6LB on 22 September 2010
108. Letter of Objection received from Frances McNally 55 Avon Street Dunipace Denny FK6 6LB on 22 September 2010
109. Letter of Objection received from T Marshall 41 Lithgow Place Denny FK6 5BF on 22 September 2010
110. Letter of Objection received from Anne Moodie 21 Lithgow Place Denny FK6 5BF on 22 September 2010
111. Letter of Objection received from Mrs Marene Moody 49 Nisbet Drive Denny FK6 6AQ on 22 September 2010
112. Letter of Objection received from E Morrison 23 Knights Way Stoneywood Denny FK6 5HG on 22 September 2010
113. Letter of Objection received from Brian Mulholland 62 Ochil View Denny FK6 5NH on 22 September 2010
114. Letter of Objection received from Maria Paterson 14 Lithgow Place Denny FK6 5BF on 22 September 2010
115. Letter of Objection received from Donald Paterson 14 Lithgow Place Denny FK6 5BF on 22 September 2010
116. Letter of Objection received from Michelle Rennie 53 Lithgow Place Denny FK6 5BF on 22 September 2010
117. Letter of Objection received from Grant Sangsdell 2 Lithgow Place Denny FK6 5BF on 22 September 2010
118. Letter of Objection received from George Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
119. Letter of Objection received from J Smith 27 Lochhead Avenue Denny FK6 5EH on 22 September 2010
120. Letter of Objection received from Sarah Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
121. Letter of Objection received from Yvonne Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
122. Letter of Objection received from Bridget Joan Sobasz 81 Chestnut Crescent Dunipace Denny FK6 6LF on 22 September 2010
123. Letter of Objection received from Winifred Sobasz 81 Chestnut Crescent Dunipace Denny FK6 6LF on 22 September 2010
124. Letter of Objection received from William Thomson 25 Lithgow Place Denny FK6 5BF on 22 September 2010
125. Letter of Objection received from Patrick Traynor 4 Lithgow Place Denny FK6 5BF on 22 September 2010
126. Letter of Objection received from Jane Wall 1 Bridge Place Denny FK6 6PF on 22 September 2010
127. Letter of Objection received from Barbara Wilson Benvale Main Street Skinflats Falkirk on 22 September 2010

128. Letter of Objection received from J Welsh 15 Lithgow Place Denny FK6 5BF on 22 September 2010
129. Letter of Objection received from Iris Shanks 16 Souillac Drive Denny FK6 5HE on 22 September 2010
130. Letter of Objection received from Mr Colin Belbin 63 Bridge Cres Denny FK6 6PD on 15 September 2010

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

FALKIRK COUNCIL

Subject: ERECTION OF DWELLINGHOUSE AT LAND TO THE WEST
OF 1 SOUILLAC DRIVE, SCLANDERSBURN ROAD, DENNY
FOR BETT HOMES - P/10/0141/PPP

Meeting: PLANNING COMMITTEE

Date: 3 November 2010

Author: DIRECTOR OF DEVELOPMENT SERVICES

Ward Denny and Banknock

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

Community Council: Denny and District

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

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.2 The application seeks planning permission in principle to erect a detached dwellinghouse. Indicative site layout, elevation and floor plans have been submitted which indicate a two storey five bedroom dwellinghouse.
- 1.2 The application site fronts Sclandersburn Road in Denny, to the immediate west of the rear boundary of dwellinghouses on Souillac Drive. It forms part of a green corridor buffer zone between housing and the M80, and is well maintained in grass. This corridor is at its widest point at the application site. New tree planting is proposed to compensate for the loss of two trees.
- 1.3 The application has been amended to clarify the application site boundaries and include widening of Sclandersburn Road and the formation of a footpath along the site frontage. The neighbours were notified of these changes.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called in by Councillors McNally and Oliver.

3. SITE HISTORY

- 3.1 Planning application ref: P/09/0786/PPP for the erection of three dwellinghouses was withdrawn. This proposal blocked access to the green corridor from Sclandersburn Road. The current proposal, for a single dwellinghouse, retains access to this area.

4. CONSULTATIONS

- 4.1 The Roads Development Unit has noted the amendments to the application to widen Sclandersburn Road and extend the existing footpath. Conditions are recommended in respect of vehicular access, on-site parking, driveway construction and visibility. It is advised that the proposal is unlikely to significantly intensify reversing manoeuvres at the end of Sclandersburn Road therefore a turning facility is unnecessary.
- 4.2 The Environmental Protection Unit has requested a contaminated land assessment due to the presence of a water works, areas of filled ground, mining and other potential sources of contaminated land within 250 metres of the site. The findings of the Road Traffic Noise Report have been accepted by the Environmental Protection Unit subject to the window specification being confirmed at a minimum standard of 4-16-4.
- 4.3 Transport Scotland has no objection to the application subject to a condition prohibiting any means of direct access, either pedestrian or vehicular, to the M80. The existing motorway boundary fence is not affected by the proposed development.

5. COMMUNITY COUNCIL

- 5.1 The Denny and District Community Council has not made any representations.

6. PUBLIC REPRESENTATION

- 6.1 The total number of representations to the application is 197 and includes one petition with 13 signatories. These representations, excluding the petition, have been received from a total of 126 contributors. Except for one letter of support, all of the representations are objections.
- 6.2 The concerns raised in the objections can be summarised as follows:
- loss of public amenity open space;
 - loss of recreational amenity / play area;
 - adverse impact on natural environment;
 - loss of trees;
 - query regarding future maintenance;
 - the land has been used as a right of way;
 - the land has historic status as a drovers loan;
 - loss of privacy / overlooking;
 - loss of natural light / sunlight;
 - construction related problems e.g. access restrictions, noise, pedestrian safety, damage to cars;

- road safety issues due to Sclandersburn Road being single lane;
- insufficient parking and turning;
- existing road is unsuitable (no pavement, blocked drainage, poor surface);
- lack of need for the proposed development;
- previous planning applications to extend gardens were refused;
- precedent for further planning applications;
- the proposal does not achieve three of the key themes of the Structure Plan (economic prosperity, sustaining communities and environmental quality);
- the proposal does not meet the Structure Plan guidance which states that the south and south-east of Denny will be the focus of future development.

6.3 The letter of support indicates that earlier concerns regarding access, parking, safety and traffic have been addressed by the proposal to widen Sclandersburn Road and form a footpath along the site frontage.

7. DETAILED APPRAISAL

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

Accordingly,

7a The Development Plan

Approved Falkirk Council Structure Plan

7a.1 The proposed development does not raise any strategic planning issues and therefore the policies of the approved Structure Plan are not relevant.

Adopted Denny and District Local Plan

7a.2 Policy DEN 1 'Urban Limit' states:

“The Urban Limit, as indicated on the Policies, Proposals and Opportunities Map, is regarded as the desirable limit to the growth of Denny and District for the period of the Plan. Accordingly there will be a general presumption against development proposals which would extend the urban area beyond this limit. Within the Urban Limit, proposals for development or changes of use will generally be acceptable, provided that:

- (i) they are consistent with the policies and proposals contained in The Local Plan; and*
- (ii) access, car parking, drainage, and other servicing can be provided to a standard acceptable to the District Council.*

Note: Outwith the Urban Limit, development proposals will be subject to the relevant countryside policies of the Rural Local Plan (listed by Appendix 1).”

7a.3 This policy supports development proposals within the urban limits provided they are consistent with other policies of the Plan and access, parking, drainage and other servicing can be provided to an acceptable standard. The application site lies within the urban limits as defined in the adopted Local Plan. It is considered that acceptable access, parking and drainage can be provided. The proposed development would comply with this policy if it is consistent with the other relevant policies of the Local Plan.

7a.4 Policy DEN 4 'New Residential Development' states:

"Residential development is directed towards sites H1 to H13 identified on the Policies, Proposals and Opportunities Map, and other brownfield sites which become available within the Urban Limit."

7a.5 This policy directs residential development towards allocated housing sites H1 to H13 and other brownfield sites which become available within the urban limit. The application site does not form part of an allocated housing site and is not brownfield. The proposed development therefore does not accord with this policy.

7a.6 Policy DEN 6 'Environmental Quality in New Housing' states:

"Proposals for residential development are required to be of a high standard of design and should:

- (i) respect and complement the character of the surrounding townscape and/or landscape;*
- (ii) combine a layout and built form which provides a safe, defensible and aesthetically pleasing environment; and*
- (iii) incorporate energy efficient design.*

Note : Complementary development control criteria are given by policies DEN 17, DEN 22, DEN 23, and DEN 32."

7a.7 This policy requires residential development to be of a high standard to design. The proposed development as indicated is considered to reflect a high standard of design and therefore complies with this policy. Relevant design considerations are detailed in assessment of the application against Policy DEN8.

7a.8 Policy DEN 8 'Infill Development and Subdivision of Plots' states:

"Proposals for the erection of additional dwellinghouses within the curtilage of existing properties or on infill sites will be considered favourably, provided that:

- (i) the scale, design and disposition of the proposed houses respect the architectural and townscape character of the area;*
- (ii) adequate garden ground can be provided to serve the proposed house without a detrimental impact upon the size and function of existing gardens;*
- (iii) the privacy enjoyed by neighbouring residents would be protected; and*
- (iv) the proposal does not constitute backland development.*

Note : Backland development is normally defined as development of a plot without a road frontage"

7a.9 This policy provides for the erection of additional dwellinghouses on infill sites where certain criteria are satisfied. Within the terms of this policy, the application site could be considered as infill, as it lies between the existing built edge and the urban limit at the M80 boundary. The indicative proposal is considered to satisfy the criteria of this policy as it respects the surrounding townscape character, provides adequate private garden ground, would not have any material impacts on neighbouring privacy, and has a road frontage and therefore does not constitute backland development. In particular, the indicative house type (two-storey detached) and the size of the plot are characteristic of the area. Based on the information submitted, the proposed development complies with this policy. Any subsequent application for Matters Specified in Conditions would be assessed in detail against the relevant design and layout considerations.

7a.10 Policy DEN 30 'Protection of Open Space' states:

"The Council will generally protect parks, playing fields and other major areas of public open space from unrelated development or changes of use which would diminish their recreational value. Applications from householders to introduce built development upon, or change the use of, small parcels of adjacent open space will normally be resisted where the Council considers that such a proposal would:

- (i) adversely affect the recreational value of active or passive open space considered in relation to overall standards of provision in the surrounding area;*
- (ii) result in a loss of amenity open space which could have a detrimental impact upon the character and appearance of the area or its setting; and*
- (iii) set an undesirable precedent for further incremental loss of open space such that the provision of amenity or recreation open space in the area would be eroded."*

7a.11 This policy generally protects parks, playing fields and other major areas of public open space from unrelated development or changes of use that would diminish their recreational value. The policy allows householders to introduce built development upon adjacent open space subject to certain criteria being satisfied. This aspect of the policy does not apply as the applicant is not a householder. The proposed development complies with this policy as the application site does not form part of a park, playing field or major area of public open space and is not of high recreational value. The use of the green corridor as a walking thoroughfare is retained as the proposal does not block off the corridor at this location.

7a.12 Overall, the proposed development is considered to accord with the Development Plan.

7b Material Considerations

7b.1 The material planning considerations in respect of this application are the Falkirk Council Local Plan Finalised Draft (Deposit Version) as amended by the Final Proposed Modifications, the Falkirk Council Open Space Strategy, the consultations responses and the representations received.

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

- 7b.2 The application site lies within the urban limit as defined in the Falkirk Council Local Plan Finalised Draft (Deposit Version) as amended by the Final Proposed Modifications. It does not have a specific land use designation and does not form part of the designated Open Space in the Denny urban area.
- 7b.3 The relevant policies of this Plan are EQ3 (Townscape Design), SC2 (Windfall Housing Development within the Urban Limits), SC8 (Infill Development) and SC12 (Urban Open Space). The considerations under these policies have, in the main, been assessed in respect of the relevant policies of the Development Plan with which the proposal, overall, is considered to comply. Other considerations are as follows:-
- 7b.4 Policy SC2 supports new housing within the urban limit where a satisfactory level of residential amenity can be achieved, there is good accessibility to public transport and local facilities, and existing infrastructure can accommodate the proposal. A noise impact report has been submitted with the application given the proximity of the site to the M80. The report identifies the site as falling within Noise Exposure Category (NEC) B and concludes that noise levels within the new dwellinghouse would be within the limits suggested in PAN 56 Planning and Noise. No enhanced specification to mitigate noise is therefore recommended. These findings are accepted. Subject to the provision of an acoustic boundary fence, to mitigate noise within the private garden, a satisfactory level of residential amenity can be achieved. Bus services on Nethermain Road and local facilities can be readily accessed. Given the small scale of the proposal, no infrastructure issues are anticipated. Overall, the proposal complies with Policy SC2.
- 7b.5 Policy SC12 protects all urban open space, including parks, playing fields and other areas of urban greenspace, which is considered to have landscape, amenity, recreational or ecological value. The application site forms part of a green corridor which is at its widest point at the application site. The loss of the application site would still retain a width at this point in keeping with the width of the overall corridor and the new corridor edge at this point would be enclosed by fencing which would be characteristic of the area. The existing tree line along the M80 boundary would be retained and the loss of two trees would be compensated for by the proposal for 4 new trees. In light of these comments, it is considered that the proposal would not have any adverse effect on the character and appearance of the area. The application site is not of ecological value and is classified as forming part of amenity rather than recreation open space. Connectivity of the green corridor to the overall open space network is not threatened as a through route adjoining Sclandersburn Road would be retained. The proposal is therefore considered to accord with this policy.

Open Space Strategy

- 7b.6 The Council's Open Space Audit identified this green corridor as Amenity Greenspace and the existence of 39 hectares of Amenity Greenspace within Denny and Dunipace. The corridor is not mentioned in the Council's Open Space Strategy. This strategy sets out a Council wide standard for provision of open space. It states that all existing and new developments should have access to a minimum of 5 hectares of public open space per 1000 people. The audit identified that, within Denny, there is access to 10.33 hectares of public open space per 1000 people. The loss of this small area of open space would therefore not result in Denny falling below this standard. Its loss is therefore acceptable in overall supply terms.

Consultation Responses

- 7b.7 The consultation responses are summarised in Section 4 of this report. The matters raised by the Roads Development Unit, the Environmental Protection Unit and Transport Scotland could be the subject of conditions of any grant of permission.

Representations Received

- 7b.8 The concerns raised in the representations are summarised in Section 6 of this report. The following comments are considered to be of relevance:

- The loss of this small area of open space is considered to be acceptable, both from a qualitative and quantitative point of view, for the reason detailed in this report;
- The site forms part of amenity open space as identified in the Council's Open Space Audit and is not considered to have high recreational value;
- Two trees would be lost which would be compensated for by the proposal for four new trees. The existing motorway boundary trees are not affected by the proposal;
- The proposal does not preclude access to and from Sclandersburn Road for walkers and maintenance of the corridor;
- The indicative proposal would not give rise to any significant impacts on privacy or overshadowing. The Council's guideline for facing windows (at least 18 metres apart) is satisfied;
- Some temporary construction related impacts may be anticipated, as with any construction project. Relevant industry standards would need to be complied with, including health and safety legislation;
- The proposed road widening and footpath extension address road safety concerns;
- Whilst precedent is a planning consideration, any two applications are rarely the same and are considered on their individual merits;
- The records since 1970 do not indicate any planning application for extensions to gardens at this location;
- The Development Plan provides for housing from 'windfall development' as contributing to the housing land requirement. Therefore, consideration of housing need or locational guidance under the Structure Plan is not relevant in this instance;
- The Structure Plan policies apply to proposals with strategic significance. The proposal is small scale and impacts on a local open space resource therefore consideration of the Structure Plan is not required.

7c Conclusion

- 7c.1 The proposed development is considered to accord with the Development Plan for the reasons detailed in this report. Whilst a substantial body of local objection has been received, it is considered that the concerns raised cannot be sustained within the terms of the Development Plan and the emerging Local Plan, and having regard to the Open Space Strategy. It is considered that there are no qualitative or quantitative reasons to justify resisting the loss of this small area of amenity open space. The matters raised in consultation responses could be the subject of conditions of any permission granted. Accordingly, the application is recommended for approval subject to appropriate conditions.

8. RECOMMENDATION

8.1 It is recommended that Committee grant planning permission subject to the following conditions:-

1. This permission is granted under the provisions of paragraph 10(1) of the Town and Country Planning (Development Management Procedure) (Scotland) Order 2009 on an application for planning permission in principle, and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby specified before any development is commenced:
 - (a) the siting, size, height, design & external appearance of the proposed development;
 - (b) details of the access arrangements;
 - (c) details of landscaping of the site.
2. That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:
 - (a) the expiration of 3 years from the date of the grant of planning permission in principle; or
 - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,whichever is the latest.

Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.
3. That the development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of 5 years from the date of the grant of this planning permission in principle; or
 - (b) the expiration of 2 years from the final approval of the specified matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. Before the development commences, a contaminated land assessment shall be submitted to and approved in writing by this Planning Authority. Before the dwellinghouse is occupied, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation reports / validation certificates shall be submitted to and approved in writing by this Planning Authority.

5. The windows of the proposed dwellinghouse shall have a minimum specification of 4-16-4 in accordance with details approved in writing by this Planning Authority before the development commences and shall be installed before the dwellinghouse is occupied.
6. Before the proposed dwellinghouse is occupied, the western and northern site boundaries shall be enclosed by an acoustic fence in accordance with details and a specification approved in writing by this Planning Authority.
7. Before the proposed dwellinghouse is occupied, the four proposed replacement trees indicated on approved plan 02B shall be planted in accordance with details and a specification approved in writing by this Planning Authority. The details for the ongoing management and maintenance of the trees shall be submitted to and approved in writing by this Planning Authority before the dwellinghouse is occupied.
8. There shall be no means of direct access, either pedestrian or vehicular, to the trunk road.
9. Before the proposed dwellinghouse is occupied, the existing public carriageway shall be widened to 5.5 metres along the site frontage and a 2 metre wide footway shall be provided along the site frontage, tying into the existing footway.
10. Vehicular access to the site shall be by means of a standard footway crossing point, designed and constructed in accordance with the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area.
11. Before the proposed dwellinghouse is occupied, the driveway shall be formed with a minimum width of 6 metres and a minimum length of 5.5 metres, at a maximum gradient of 10%, and shall be constructed so that no loose material or surface water is discharged onto the public road.
12. There shall be no obstruction to visibility greater than 1 metre in height above the adjacent road carriageway level, within 2.5 metres of the edge of the carriageway, along the entire site frontage and the frontage of the land adjoining to the west between the site and the trunk road boundary.

Reason(s):

1. To comply with paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.
- 2, 3. To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
4. To ensure the ground is suitable for the proposed development.
5. To ensure the occupants of the dwellinghouse are protected against excessive noise intrusion.

6. To ensure that the occupants of the dwellinghouse are protected against excessive noise intrusion.
7. To safeguard the visual amenity of the area.
8. To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.
- 9-12. To safeguard the interests of the users of the public highway.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 02B.
2. A Road Construction Consent, issued by Development Services, will be required for the alterations to the existing road carriageway and footway.

Pp

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Director of Development Services

Date: 26 October 2010

LIST OF BACKGROUND PAPERS

1. Approved Falkirk Council Structure Plan.
2. Adopted Denny and District Local Plan.
3. Falkirk Council Local Plan Finalised Draft (Deposit Version) as amended by the Final Proposed Modification.
4. Falkirk Council Open Space Strategy.
5. Letter of Objection received from Cllr John McNally Municipal Buildings West Bridge Street Falkirk FK1 5RS on 25 March 2010
6. Letter of Objection received from Mr James Togher 5 Souillac Drive Denny FK6 5HE on 5 May 2010
7. Letter of Objection received from Mrs Sarah Henderson 43 Lithgow Place Denny FK6 5BF on 5 May 2010
8. Letter of Objection received from Mrs Brenda Purvis 39 Lithgow Place Denny FK6 5BF on 5 May 2010
9. Letters of Objection (18) received from Mrs Winifred Delaney 61 Lithgow Place Denny FK6 5BF
10. Letter of Objection received from Ms Jessie Wojciechowski 3 Souillac Drive Denny FK6 5HE on 5 May 2010
11. Letters of Objection received from Mr Thomas McGuckin 47 Bulloch Crescent Denny FK6 5AL on 5 May 2010 and 22 September 2010
12. Letter of Objection received from R McGuckin 47 Bulloch Crescent Denny FK6 5AL on 5 May 2010

13. Letters of Objection received from Mr Anthony McGuckin 59 Lithgow Place Denny FK6 5BF on 5 May 2010 and 22 September 2010.
14. Letter of Objection received from Ms Helen Price 13 Kelly Drive Denny FK6 6EN on 5 May 2010
15. Letters of Objection received from Mr Paul Kearney 2 Fleming Drive Stenhousemuir Larbert FK5 4HJ on 27 April 2010 and 21 September 2010
16. Letter of Objection received from Mr Thomas Henderson 9 Souillac Drive Denny FK6 5HE on 27 April 2010
17. Letter of Objection received from Jane Burrowes 96 Ochil View Denny FK6 5NH on 27 April 2010
18. Letter of Objection received from Linda Greer 108 Ochil View Denny FK6 5NJ on 27 April 2010
19. Letter of Objection received from Mrs Tracy McNeil 59 Glasgow Road Denny FK6 5DN on 27 April 2010
20. Letters of Objection received from Rosie Adams 3 Kelly Drive Denny FK6 6EN on 27 April 2010 and 21 September 2010
21. Letter of Objection received from Margaret Barker 43 Laxdale Drive Head Of Muir Denny FK6 5PR on 27 April 2010
22. Letter of Objection received from Diane Hind 94 Ochil View Denny FK6 5NH on 27 April 2010
23. Letter of Objection received from Mr Chris Munro 12 Grove Street Denny FK6 6PG on 27 April 2010
24. Letters of Objection received from Wayne Adams 3 Kelly Drive Denny FK6 6EN on 27 April 2010 and 21 September 2010
25. Letter of Objection received from Mrs C M Henderson 9 Souillac Drive Denny FK6 5HE on 27 April 2010
26. Letter of Objection received from Yvonne Wilson 126 Ochil View Denny FK6 5NJ on 27 April 2010
27. Letter of Objection received from Lisa Murphy 53 Lithgow Place Denny FK6 5BF on 27 April 2010
28. Letters of Objection received from Mr Gordon McKenzie 53 Lithgow Place Denny FK6 5BF on 27 April 2010 and 22 September 2010
29. Letter of Objection received from Michelle Murphy 53 Lithgow Place Denny FK6 5BF on 27 April 2010
30. Letter of Objection received from Mr George Reid 7 Souillac Drive Denny FK6 5HE on 23 April 2010
31. Letter of Objection received from Mr Graham Collie 14 Sclandersburn Road Denny FK6 5LP on 22 April 2010
32. Letters of Objection (20) received from Mr Andrew Delaney 61 Lithgow Place Denny FK6 5BF
33. Letter of Objection received from Mr Colin Belbin 63 Bridge Cres. Denny FK6 6PD on 15 April 2010
34. Letter of Objection received from Ms Sheree McGuckin 59 Lithgow Place Denny FK6 5BF on 5 May 2010
35. Letters of Objection (6) received from K and J Wojachowski 3 Souillac Drive Denny FK6 5HE and 1 letter of objection enclosing petition with 13 names on 28 April 2010
36. Letters of Objection (17) received from Mr Gerard Delaney 61 Lithgow Place Denny FK6 5BF
37. Letter of Objection received from Pauline Scollon 47 Lithgow Place Denny FK6 5BF on 30 April 2010
38. Letter of Objection received from Mr Richard Wyatt 47 Lithgow Place Denny FK6 5BF on 30 April 2010

39. Letter of Objection received from Mr Michael Ryan 45 Lithgow Place Denny FK6 5BF on 30 April 2010
40. Letter of Objection received from Vikki Ryan 45 Lithgow Place Denny FK6 5BF on 30 April 2010
41. Letters of Objection (3) received from Mr John Delaney 12 Gorrie Street Denny FK6 6AE
42. Letters of Objection received from A Delaney 1 Gorrie Street Denny FK6 6AE on 30 April 2010 and 21 September 2010
43. Letters of Objection received from Alice M Delaney 12 Gorrie Street Denny FK6 6AE on 30 April 2010 and 21 September 2010
44. Letter of Objection received from Mr Andy Muir 7 Sclandersburn Road Denny FK6 5LP on 26 April and letter of support received on 6 September 2010
45. Letter of Objection received from Mrs MacIntosh 16 Sclandersburn Road Denny FK6 5LP on 29 April 2010
46. Letter of Objection received from Mr MacIntosh 16 Sclandersburn Road Denny FK6 5LP on 29 April 2010
47. Letter of Objection received from Mr Alan Blackhall 17 Souillac Drive Denny FK6 5HE on 14 September 2010
48. Letter of Objection received from Ms Bernadette Nash Llamados 15 Souillac Drive Denny FK6 5HE on 14 September 2010
49. Letter of Objection received from Mr Iain McLelland Llamados 15 Souillac Drive Denny FK6 5HE on 14 September 2010
50. Letter of Objection received from Ms Christine May Henderson 9 Souillac Drive Denny FK6 5HE on 14 September 2010
51. Letter of Objection received from Mr Thomas Henderson 9 Souillac Drive Denny FK6 5HE on 14 September 2010
52. Letter of Objection received from Ms Jean MacLeod 27 Souillac Drive Denny FK6 5HE on 14 September 2010
53. Letter of Objection received from Mr John Wright 6 Souillac Drive Denny FK6 5HE on 14 September 2010
54. Letter of Objection received from Ms Magdalene Wood 13 Evans Street Larbert FK5 4RQ on 15 September 2010
55. Letter of Objection received from J Dyson 4 Souillac Drive Denny FK6 5HE on 15 September 2010
56. Letter of Objection received from Mrs M Ross 13 Souillac Drive Denny FK6 5HE on 15 September 2010
57. Letter of Objection received from Mr D Ross 13 Souillac Drive Denny FK6 5HE on 15 September 2010
58. Letter of Objection received from Mr Russell Ogilvy 3 MacLachlan Avenue Denny FK6 5HF on 15 September 2010
59. Letter of Objection received from Chris Ogilvy 3 MacLachlan Avenue Denny FK6 5HF on 15 September 2010
60. Letter of Objection received from Ms Eliz McCafferty 10 Park Avenue Stenhousemuir Larbert FK5 3JA on 15 September 2010
61. Letter of Objection received from Ms Margaret McCafferty 79 Bantaskine Street Falkirk FK1 5ES on 15 September 2010
62. Letters of Objection received from Ms Mary McCafferty 12 Broompark Gardens Denny FK6 6NU on 15 September 2010 and 22 September 2010
63. Letters of Objection received from G Wright 73 Thornbridge Road Falkirk FK2 9AZ on 15 September 2010 and 22 September 2010
64. Letter of Objection received from Ms Carole Hunter 20 Aitchison Drive Larbert FK5 4PB on 15 September 2010

65. Letter of Objection received from Mr Paul Kearney 2 Fleming Drive Stenhousemuir Larbert FK5 4HJ on 15 September 2010
66. Letter of Objection received from Ms Louise Craig Souillac Drive Denny FK6 5HE on 15 September 2010
67. Letter of Objection received from Mr Thomas Cameron 11 Souillac Drive Denny FK6 5HE on 15 September 2010
68. Letter of Objection received from Ms Margaret Cameron 11 Souillac Drive Denny FK6 5HE on 15 September 2010
69. Letter of Objection received from Ms Jessie Wright 6 Souillac Drive Denny FK6 5HE on 14 September 2010
70. Letter of Objection received from D Thomson 1 MacLachlan Avenue Denny FK6 5HF on 14 September 2010
71. Letter of Objection received from Helen Thomson 1 MacLachlan Avenue Denny FK6 5HF on 14 September 2010
72. Letter of Objection received from Patricia E Paterson 3 Taymouth Road Polmont Falkirk FK2 0PF on 14 September 2010
73. Letter of Objection received from Angie Rennie 52 Blenheim Place Stenhousemuir Larbert FK5 4PT on 14 September 2010
74. Letter of Objection received from Gemma Barnett 7 Elizabeth Crescent Falkirk FK1 4JF on 14 September 2010
75. Letter of Objection received from Amanda Rutherford 106 Wheatlands Avenue Bonnybridge FK4 1PJ on 14 September 2010
76. Letter of Objection received from Wilma McAllister 111 Stewart Avenue Bo'ness EH51 9NN on 14 September 2010
77. Letter of Objection received from Linda Taylor 6 Haughs Way Denny FK6 6HQ on 14 September 2010
78. Letter of Objection received from M McNulty 185 Glasgow Road Longcroft Bonnybridge FK4 1QY on 14 September 2010
79. Letter of Objection received from Ms Jessie McTear 12/1 Glenfuir Court Falkirk FK1 5DX on 14 September 2010
80. Letter of Objection received from D Dyson 4 Souillac Drive Denny FK6 5HE on 15 September 2010
81. Letter of Objection received from Pamela Calder 53 Demoreham Avenue Denny FK6 5BJ on 21 September 2010
82. Letter of Objection received from L Clayton-Chapman 18 Erskine Hill Polmont Falkirk FK2 0UQ on 21 September 2010
83. Letter of Objection received from Natalie Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
84. Letter of Objection received from Annie Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
85. Letter of Objection received from A Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
86. Letter of Objection received from Paul Marcus Comrie 21 Souillac Drive Denny FK6 5HE on 21 September 2010
87. Letter of Objection received from John Connelly 19 Lithgow Place Denny FK6 5BF on 21 September 2010
88. Letter of Objection received from Amy Craig 25 Souillac Drive Denny FK6 5HE on 21 September 2010
89. Letter of Objection received from Iain Craig 25 Souillac Drive Denny FK6 5HE on 21 September 2010

90. Letter of Objection received from Nina Cunning 63 Herbertshire Street Denny FK6 6HG on 21 September 2010
91. Letter of Objection received from Rebecca Donaldson 1 Bridge Place Denny FK6 6PF on 21 September 2010
92. Letter of Objection received from John Delaney 31 Bridge Crescent Denny FK6 6PB on 21 September 2010
93. Letter of Objection received from Colin Dyer 9 Lithgow Place Denny FK6 5BF on 21 September 2010
94. Letter of Objection received from Mathew Gillies 26 Souillac Drive Denny FK6 5HE on 21 September 2010
95. Letter of Objection received from Jemima Gillies 26 Souillac Drive Denny FK6 5HE on 21 September 2010
96. Letter of Objection received from Mrs Anna Delaney 1 Gorrie Street Denny FK6 6AE on 21 September 2010
97. Letter of Objection received from Francis and Catherine Gribbin 32 Godfrey Avenue Denny FK6 5BU 21 September 2010
98. Letter of Objection received from Christine Horner 20 Sclandersburn Road Denny FK6 5LP on 21 September 2010
99. Letter of Objection received from Mr and Mrs Irvine 100 Little Denny Road Denny FK6 5AT on 21 September 2010
100. Letter of Objection received from Wilma Kelly 45 Lithgow Place Denny FK6 5BF on 21 September 2010
101. Letter of Objection received from S Clarke 16 Lithgow Place Denny FK6 5BF on 21 September 2010
102. Letter of Objection received from Brian Ledwidge 51 Lithgow Place Denny FK6 5BF on 21 September 2010
103. Letter of Objection received from Lesley Ledwidge 51 Lithgow Place Denny FK6 5BF on 22 September 2010
104. Letter of Objection received from Gerard McCafferty 3 Dundaff Court Denny FK6 5BZ on 22 September 2010
105. Letter of Objection received from Abigal McGregor Pearlbank Redding Road Brightons Falkirk on 22 September 2010
106. Letter of Objection received from Julie McGuckin 59 Lithgow Place Denny FK6 5BF on 22 September 2010
107. Letter of Objection received from Robert McNally 55 Avon Street Dunipace Denny FK6 6LB on 22 September 2010
108. Letter of Objection received from Frances McNally 55 Avon Street Dunipace Denny FK6 6LB on 22 September 2010
109. Letter of Objection received from T Marshall 41 Lithgow Place Denny FK6 5BF on 22 September 2010
110. Letter of Objection received from Anne Moodie 21 Lithgow Place Denny FK6 5BF on 22 September 2010
111. Letter of Objection received from Mrs Marene Moody 49 Nisbet Drive Denny FK6 6AQ on 22 September 2010
112. Letter of Objection received from E Morrison 23 Knights Way Stoneywood Denny FK6 5HG on 22 September 2010
113. Letter of Objection received from Brian Mulholland 62 Ochil View Denny FK6 5NH on 22 September 2010
114. Letter of Objection received from Maria Paterson 14 Lithgow Place Denny FK6 5BF on 22 September 2010

115. Letter of Objection received from Donald Paterson 14 Lithgow Place Denny FK6 5BF on 22 September 2010
116. Letter of Objection received from Michelle Rennie 53 Lithgow Place Denny FK6 5BF on 22 September 2010
117. Letter of Objection received from Grant Sangsdel 2 Lithgow Place Denny FK6 5BF on 22 September 2010
118. Letter of Objection received from George Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
119. Letter of Objection received from J Smith 27 Lochhead Avenue Denny FK6 5EH on 22 September 2010
120. Letter of Objection received from Sarah Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
121. Letter of Objection received from Yvonne Smith 10 Souillac Drive Denny FK6 5HE on 22 September 2010
122. Letter of Objection received from Bridget Joan Sobasz 81 Chestnut Crescent Dunipace Denny FK6 6LF on 22 September 2010
123. Letter of Objection received from Winifred Sobasz 81 Chestnut Crescent Dunipace Denny FK6 6LF on 22 September 2010
124. Letter of Objection received from William Thomson 25 Lithgow Place Denny FK6 5BF 22 September 2010
125. Letter of Objection received from Patrick Traynor 4 Lithgow Place Denny FK6 5BF on 22 September 2010
126. Letter of Objection received from Jane Wall 1 Bridge Place Denny FK6 6PF on 22 September 2010
127. Letter of Objection received from Barbara Wilson Benvale Main Street Skinflats Falkirk on 22 September 2010
128. Letter of Objection received from J Welsh 15 Lithgow Place Denny FK6 5BF on 22 September 2010
129. Letter of Objection received from Iris Shanks 16 Souillac Drive Denny FK6 5HE on 22 September 2010
130. Letter of Objection received from Mr Colin Belbin 63 Bridge Cres Denny FK6 6PD on 15 September 2010

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

Planning Committee

Planning Application Location Plan

P/10/0141/PPP

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



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