

FALKIRK COUNCIL

Subject: CHANGE OF USE OF PUBLIC HOUSE TO (CLASS 1) RETAIL UNITS AT THE PINES, 5 FLEMING COURT, DENNY FK6 5HA FOR MR STEPHEN CARR - P/10/0869/FUL

Meeting: PLANNING COMMITTEE

Date: 20 April 2011

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: Kirsty Hope (Assistant Planning Officer), Ext. 4705

UPDATE REPORT FOLLOWING COMMITTEE SITE VISIT

1. Members will recall that this application was considered at the meeting of the Planning Committee on 23 March 2011 when it was agreed to continue consideration to allow a site visit to be carried out by Members. This visit took place on Monday 4 April 2011.
2. Following a factual summary by the case officer, at the site inspection, members viewed the property which is the subject of this planning application.
3. The applicant's representative spoke in the applicant's absence in support of the application and emphasized that Mr Carr (applicant) has made every effort to hear the views from the local community and take on board the points raised by attending local meetings. An example of a change arising from those meetings is that the proposed access for deliveries is now located at the front of the property, instead of the rear of the property.
4. Objectors were heard on issues including:- additional noise pollution, deliveries at unsociable hours, increased traffic and parking concerns, competition for other existing retail units leading to derelict building, invasion of privacy, amenity of neighbouring residents, neon signage, anti-social behaviour and litter.
5. A representative of the Community Council was present at the site visit and advised that the Community Council had considered the proposal but the Community Council did not wish to make representation.

6. The Roads Officer advised that the assessment of parking is based on the change of use of the property. The existing turning area and parking facilities are considered acceptable, as there is a lower parking need for retail units than for a public house within the Roads Development Guidelines. Indiscriminate parking would be a matter for the police to address if this issue arises.
7. The case officer stated that some points raised by the representatives were not material planning considerations and some issues are not covered by planning legislation. This application does not propose the selling of hot food on the premises. Extraction fans, external flues and any hot foot outlet would require separate planning permission. This application also has no windows proposed on the rear elevation.
8. The distance between the proposed full length window on the south elevation and No 28 Ochil View, Denny is well in excess of 30 metres. Given the relationship of the properties concerned and the distance, it is not considered that the need for opaque glazing is justified in this instance.
9. One further letter of support has been received since the application went to the Planning Committee meeting on 23 March 2011.
10. No matters were raised which would amend the original recommendation to grant planning permission.

11. RECOMMENDATION

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

- (1) The development to which this permission relates must be begun within three years of the date of this permission.**
- (2) The proposed turning area as indicated on drawing 03A, shall be retained and maintained unless otherwise agreed in writing by the planning authority.**
- (3) Before any works start on site details of the specification and colour of all proposed external finishes shall be submitted to and approved in writing by the Planning Authority.**

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.**
- (2) In the interests of road safety.**
- (3) In the interest of visual orientate to ensure that external finishing materials are appropriate to the character of the area.**

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02, 03A and 05A.
- (2) For the avoidance of doubt this planning permission does not grant permission for advertisements shown on the above mentioned plans. A separate formal Advertisement Consent may also be required for any signs associated with the development. It is the applicant's responsibility to obtain this before signs are displayed on site.
- (3) For the avoidance of doubt this planning permission does not grant permission for external extraction fans or flues or material change of use of the premises for the sale of hot food for consumption off the premises. These may be the subject of a separate planning application to Falkirk Council.

- (4) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

- (5) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

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Director of Development Services

Date: 12 April 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Falkirk Council Local Plan
3. Falkirk Council Supplementary Guidance – Shopfronts

4. Letter of Objection from Mr David Stokes, 34 Ochil View Denny FK6 5NQ on 1 February 2011
5. Letter of Objection from Joyce Herd, 32 Ochil View Denny FK6 5NQ on 1 February 2011
6. Letter of Objection from Miss Jacqueline Kennedy, 101 Sutherland Drive Denny FK6 5EP on 18 January 2011
7. Letter of Support from Mrs Penny Davidson, 6 Ochil View Denny FK6 5NQ on 22 January 2011
8. Letter of Objection from Mr Stuart Malcolm, 27 Ochil View Denny FK6 5NQ on 10 January 2011
9. Letter of Objection from K A'Hara, 20 Ochil View Denny FK6 5NQ on 2 February 2011
10. Letter of Objection from Mr Scott Hamilton, 56 Ochil View Denny FK6 5NH on 2 February 2011
11. Letter of Objection from Pauline McVicar, 81 Ochil View Denny FK6 5NJ on 2 February 2011
12. Letter of Objection from Elaine McKenzie, Greg McKenzie and David Hall, 24 Ochil View Denny FK6 5NQ on 2 February 2011
13. Letter of Objection from John and Mary Geddes, 22 Ochil View Denny FK6 5NQ on 2 February 2011
14. Letter of Objection from Gwen Gallagher, 40 Ochil View Denny FK6 5NQ on 2 February 2011
15. Letter of Objection from B Henderson, 55 Braes View Denny FK6 5NG on 2 February 2011
16. Letter of Objection from Mr John Wright, 25 Paris Avenue Denny FK6 5AD on 2 February 2011
17. Letter of Objection from Mrs N Speirs, 9 Braes View Denny FK6 5NG on 2 February 2011
18. Letter of Objection from Mr Anthony Green, 45 Blaufaulds Crescent Denny FK6 5EL on 2 February 2011
19. Letter of Objection from Anne Gilfillan, 99 Little Denny Road Denny FK6 5AU on 2 February 2011
20. Letter of Objection from Marie Lavery, 84 Ochil View Denny FK6 5NH on 2 February 2011
21. Letter of Objection from L Gray, 76 Ochil View Denny FK6 5NH on 2 February 2011
22. Letter of Objection from W McLuckie, 28 Ochil View Denny FK6 5NQ on 2 February 2011
23. Letter of Objection from Mr Ricky Dunn, 78 Torwood Avenue Grangemouth FK3 0DP on 2 February 2011
24. Letter of Objection from Mr Ken Jarvie, 24 Woodland Way Denny FK6 5NZ on 2 February 2011
25. Letter of Objection from Mr Alan Brown, 5 Glenyards Road Greenhill Bonnybridge FK4 2EA on 2 February 2011
26. Letter of Objection from Mr Kevin Kennedy, 44 Braes View Denny FK6 5ND on 2 February 2011
27. Letter of Objection from G Burns, 49 Blaufaulds Crescent Denny FK6 5EJ on 2 February 2011
28. Letter of Objection from Mr Gordon Herd, 32 Ochil View Denny FK6 5NQ on 2 February 2011
29. Letter of Objection from Shirley Wilson, 190 Braes View Denny FK6 5NE on 2 February 2011
30. Letter of Objection from Mr Stuart Malcolm, 27 Ochil View Denny FK6 5NQ on 2 February 2011
31. Letter of Objection from L Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 2 February 2011
32. Letter of Objection from Mr James Millar, 21 Glen Terrace Denny FK6 5DE on 2 February 2011
33. Letter of Objection from Jacqui Allan, 75 Reedlands Drive Denny FK6 5NX on 2 February 2011

34. Letter of Objection from Mr Craig Kennedy, 33 Reedlands Drive Denny FK6 5NX on 2 February 2011
35. Letter of Objection from Mr Adrian McInnes, 68 Blaefaulds Crescent Denny FK6 5EJ on 2 February 2011
36. Letter of Objection from Mr Fraser Johnston, 100 Glasgow Road Denny FK6 5DN on 2 February 2011
37. Letter of Objection from W Christie, 20 Sutherland Drive Denny FK6 5ER on 2 February 2011
38. Letter of Objection from Margaret Elrick, 12 Laxdale Drive Head of Muir Denny FK6 5PR on 2 February 2011
39. Letter of Objection from Mr Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 2 February 2011
40. Letter of Objection from P Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 2 February 2011
41. Letter of Objection from N Adams, 178 Braes View Denny FK6 5NE on 2 February 2011
42. Letter of Objection from Mr John Johnston, 8 Randolph Gardens Netherfaulds Drive Denny FK6 5DB on 2 February 2011
43. Letter of Objection from P Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 1 February 2011
44. Letter of Objection from Mr Gordon McKenzie, 53 Lithgow Place Denny FK6 5BF on 1 February 2011
45. Letter of Objection from Mr Keith Belbin, 35 Ochil View Denny FK6 5NQ on 1 February 2011
46. Letter of Objection from Michelle Murphy, 53 Lithgow Place Denny FK6 5BF on 1 February 2011
47. Letter of Objection from Evonne McColl, 50 Reedlands Drive Denny FK6 5NL on 1 February 2011
48. Letter of Objection from Mr Michael Traynor, 17 Sutherland Drive Denny FK6 5ER on 1 February 2011
49. Letter of Objection from M C Gowdie, 12 Annfield Gardens Stirling FK8 2BJ on 1 February 2011
50. Letter of Objection from N Gowdie, 12 Annfield Gardens Stirling FK8 2BJ on 1 February 2011
51. Letter of Objection from M Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 1 February 2011
52. Letter of Objection from Alexandra Harrison, 106 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
53. Letter of Objection from S Cummings, 8 Dundaff Court Denny FK6 5BZ on 1 February 2011
54. Letter of Objection from Margaret Elrick, 14 Laxdale Drive Head Of Muir Denny FK6 5PR on 1 February 2011
55. Letter of Objection from Mr Robert Gardiner, 18 Garvald Lane Denny FK6 5DA on 1 February 2011
56. Letter of Objection from Mr Thomas Allan, 75 Reedlands Drive Denny FK6 5NX on 1 February 2011
57. Letter of Objection from Paula Marshall, 12 Sutherland Drive Denny FK6 5ER on 1 February 2011
58. Letter of Objection from T McNeil, 29 Hazel Crescent Dunipace Denny FK6 6LN on 1 February 2011
59. Letter of Objection from Ms Michelle Murphy, 4 Fleming Court Denny FK6 5HB on 30 December 2010

60. Letter of Objection from Mr. Gordon. Herd, 32 Ochilview. Denny FK6 5NQ on 8 January 2011
61. Letter of Objection from Mr David Mitchell, 41 Kilbirnie Terrace Denny FK6 6JJ on 9 January 2011
62. Letter of Objection from Mr David Stokes, 34 Ochil View Denny FK6 5NQ on 9 January 2011
63. Letter of Objection from Mr Muhammad Afzal, 2 Nicolton Court Maddiston Falkirk FK2 0LB on 8 January 2011
64. Letter of Objection from Mr David Hall, 24 Ochilview Denny FK6 5NQ on 10 January 2011
65. Letter of Objection from Mr Andy Crème, 46 Wallace Crescent Denny FK6 6PQ on 30 January 2011
66. Letter of Objection from Miss Dawna Allan, 26 Bulloch Crescent Denny FK6 5AL on 9 January 2011
67. Letter of Objection from Miss Dawna Grierson, 31 Hunter Gardens Denny FK6 6PP on 9 January 2011
68. Letter of Objection from Owner/Occupier, 50 Laxdale Drive Head of Muir Denny FK6 5PR
69. Letter of Objection from Mr Thomas Wilson, 234 Braes View Denny FK6 5NF on 1 February 2011
70. Letter of Objection from Ricky Dornion, 89A Duke Street Denny FK6 6NS on 1 February 2011
71. Letter of Objection from Mr Craig Dewar, 35 Glebe Street Denny FK6 6AA on 1 February 2011
72. Letter of Objection from Mr Bobby MacLean, 87 Ochil View Denny FK6 5NJ on 1 February 2011
73. Letter of Objection from Mr Gregor Taylor, 36 Herbertshire Street Denny FK6 6HD on 1 February 2011
74. Letter of Objection from Charlene MacLean, 87 Ochil View Denny FK6 5NJ on 1 February 2011
75. Letter of Objection from R McLean, 33 Braes View Denny FK6 5NG on 1 February 2011
76. Letter of Objection from Mr Barry McLean, 136 Bulloch Crescent Denny FK6 5AN on 1 February 2011
77. Letter of Objection from Margaret Hislop, 62 Reedlands Drive Denny FK6 5NL on 1 February 2011
78. Letter of Objection from Anne Marie Maley, 45 Braes View Denny FK6 5NG on 1 February 2011
79. Letter of Objection from Owner/Occupier, 11 Braes View Denny FK6 5NG on 1 February 2011
80. Letter of Objection from Owner/Occupier, 75 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
81. Letter of Objection from Mr Richard Burrowes, 29 Brewster Place Denny FK6 6PS on 1 February 2011
82. Letter of Objection from Mr Thomas Hislop, 62 Reedlands Drive Denny FK6 5NL on 1 February 2011
83. Letter of Objection from Mr Martyn Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
84. Letter of Objection from Megan Miller, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
85. Letter of Objection from Fiona Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
86. Letter of Objection from Ryan Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011

87. Letter of Objection from Zoe Johnson, 78 Ure Crescent Bonnybridge FK4 1NB on 1 February 2011
88. Letter of Objection from Darren Mcateer, 3 Timmons Place Denny FK6 5AH on 1 February 2011
89. Letter of Objection from Mr Iain Moffat, 48 Glasgow Road Denny FK6 5DW on 1 February 2011
90. Letter of Objection from Mr Graeme Norris, Helenbank 45 Herbertshire Street Denny FK6 6HF on 1 February 2011
91. Letter of Objection from Mr Craig McIntosh, 6 Ferguson Drive Denny FK6 5AE on 1 February 2011
92. Letter of Objection from Mr Gary Stainton, 17 Paris Avenue Denny FK6 5AB on 1 February 2011
93. Letter of Objection from Mr Greg McKenzie, 24 Ochil View Denny FK6 5NQ on 1 February 2011
94. Letter of Objection from Mr Davie Gordon, 64 Anderson Drive Denny FK6 5DY on 1 February 2011
95. Letter of Objection from Mr Billy Sinclair, 28 Reedlands Drive Denny FK6 5NL on 1 February 2011
96. Letter of Objection from L Stewart, 28 Ochil View Denny FK6 5NQ on 1 February 2011
97. Letter of Objection from Janice McGibbon, 41 Sutherland Drive Denny FK6 5ER on 1 February 2011
98. Letter of Objection from Catherine Hunter, 91 Ochil View Denny FK6 5NJ on 1 February 2011
99. Letter of Objection from Sandra Torrance, 64 Blaeaulds Crescent Denny FK6 5EJ on 1 February 2011
100. Letter of Objection from Nicole Smith, 102 Ochil View Denny FK6 5NJ on 1 February 2011
101. Letter of Objection from Mr Ross O'Raw, 59 Wheatlands Avenue Bonnybridge FK4 1PL on 1 February 2011
102. Letter of Objection from Mr Jamie Callaghan, 42 Anderson Drive Denny FK6 5DY on 1 February 2011
103. Letter of Objection from Mr Alan Wilson, 7 Tarduff Place Stoneywood Denny FK6 5HT on 1 February 2011
104. Letter of Objection from Mr Sean Kennedy, 96 Overton Crescent Denny FK6 5AZ on 1 February 2011
105. Letter of Objection from Denise Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011
106. Letter of Objection from Mr Stephen Grant, 130 Ochil View Denny FK6 5NJ on 1 February 2011
107. Letter of Objection from Mr Daniel Doherty, 124 Ochil View Denny FK6 5NJ on 1 February 2011
108. Letter of Objection from Dawn Kelly, 50 Blaeaulds Crescent Denny FK6 5EJ on 1 February 2011
109. Letter of Objection from Mr Scott Morrison, 33 Blaeaulds Crescent Denny FK6 5EL on 1 February 2011
110. Letter of Objection from Mary Sturgess, 66 Ochil View Denny FK6 5NH on 1 February 2011
111. Letter of Objection from Mr Alan Adams, 178 Braes View Denny FK6 5NE on 1 February 2011
112. Letter of Objection from Jane O'Donnell, 20 Sutherland Drive Denny FK6 5ER on 1 February 2011
113. Letter of Objection from Mr Ian Wallace, 21 Blaeaulds Crescent Denny FK6 5EL on 1 February 2011

114. Letter of Objection from Yvonne Burns, 8 Godfrey Avenue Denny FK6 5BU on 1 February 2011
115. Letter of Objection from Mr Derek McAllister, 31 Ochil View Denny FK6 5NQ on 1 February 2011
116. Letter of Objection from Claire Gillespie, 66 Braes View Denny FK6 5ND on 1 February 2011
117. Letter of Objection from Mr John O'Donnell, 15 Ochil View Denny FK6 5NQ on 1 February 2011
118. Letter of Objection from Miss Pauline Cullen, 82 Blaeaulds Crescent Denny FK6 5EJ on 1 February 2011
119. Letter of Objection from Mrs Marie Irvine, 208 Braes View Denny FK6 5NF on 1 February 2011
120. Letter of Objection from Mr Thomas Reddy, 23 Brewster Place Denny FK6 6PS on 1 February 2011
121. Letter of Objection from Jonathan Greer, 108 Ochil View Denny FK6 5NJ on 1 February 2011
122. Letter of Objection from Mr Barry Chalmers, 122 Ochil View Denny FK6 5NJ on 1 February 2011
123. Letter of Objection from Mr Richard Milne, 55 Blaeaulds Crescent Denny FK6 5EJ on 1 February 2011
124. Letter of Objection from Karen Binnie, 52 Blaeaulds Crescent Denny FK6 5EJ on 1 February 2011
125. Letter of Objection from Mr Donald MacDonald, 28 Ochil View Denny FK6 5NQ on 1 February 2011
126. Letter of Objection from Mr Bob Gardiner, 17 Sutherland Drive Denny FK6 5ER on 1 February 2011
127. Letter of Objection from Mr Philip Lynch, 100 Ochil View Denny FK6 5NJ on 2 February 2011
128. Letter of Objection from Mrs Nicola Henderson, 55 Braes View Denny FK6 5NG on 2 February 2011
129. Letter of Objection from Owner/Occupier, 53 Avon Street Dunipace Denny FK6 6LB on 2 February 2011
130. Letter of Objection from J Todd, 18 Souillac Drive Denny FK6 5HE on 2 February 2011
131. Letter of Objection from Tariq Sattar, 5 Blaeaulds Crescent Denny FK6 5EL on 2 February 2011
132. Letter of Objection from Angela McCabe, 87 Braes View Denny FK6 5NG on 2 February 2011
133. Letter of Objection from Senga Barr, 33 Blaeaulds Crescent Denny FK6 5EL on 2 February 2011
134. Letter of Objection from Margaret Gray, 176 Braes View Denny FK6 5NE on 2 February 2011
135. Letter of Objection from Midge Singh, 92 Ochil View Denny FK6 5NH on 2 February 2011
136. Letter of Objection from Sandra Rankin, 14 Woodland Way Denny FK6 5NZ on 2 February 2011
137. Letter of Objection from Mr Robert Morgan, 32 Braes View Denny FK6 5ND on 2 February 2011
138. Letter of Objection from Elizabeth Smart, 40 Braes View Denny FK6 5ND on 2 February 2011
139. Letter of Objection from Jackie B Allan, 58 Ochil View Denny FK6 5NH on 2 February 2011
140. Letter of Objection from Owner/Occupier, 19 Braes View Denny FK6 5NG on 2 February 2011
141. Letter of Objection from R Robertson, 248 Braes View Denny FK6 5NF on 2 February 2011

142. Letter of Objection from Hazel McMullan, 26 Windsor Drive Dunipace Denny FK6 6NL on 2 February 2011
143. Letter of Objection from Mr Michael Thompson, 31 Auchincloch Drive Banknock Bonnybridge FK4 1LA on 2 February 2011
144. Letter of Objection from Owner/Occupier, 56 Blaefaulds Crescent Denny FK6 5EJ on 2 February 2011
145. Letter of Objection from John McCartney, 73 Blaefaulds Crescent Denny FK6 5EJ on 2 February 2011
146. Letter of Objection from H Beveridge, 36 Reedlands Drive Denny FK6 5NL on 2 February 2011
147. Letter of Objection from J Leckie, 57 Glenbo Drive Head Of Muir Denny FK6 5PQ on 2 February 2011
148. Letter of Objection from Martyn Rankin, 14 Woodland Way Denny FK6 5NZ on 2 February 2011
149. Letter of Objection from E Hardie, 12 MacLachlan Avenue Denny FK6 5HF on 2 February 2011
150. Letter of Objection from P Thompson, 5 Lithgow Place Denny FK6 5BF on 2 February 2011
151. Letter of Objection from Anthony, Carole and Anton Mowatt, 38 Ochil View Denny FK6 5NQ on 2 February 2011
152. Letter of Objection from Mrs M Gentles, 1 Langhill Place Denny FK6 5BY on 2 February 2011
153. Letter of Objection from G Manuel, 7 Laxdale Drive Head of Muir Denny FK6 5PL on 2 February 2011
154. Letter of Objection from S O'Hare, 36 Souillac Drive Denny FK6 5HE on 2 February 2011
155. Letter of Objection from G Fullard, 5 Laxdale Drive Head of Muir Denny FK6 5PL on 2 February 2011
156. Letter of Objection from F Burrowes, 6 Argyll Path Denny FK6 5EN on 2 February 2011
157. Letter of Objection from Mr David Reid, 71 Reedlands Drive Denny FK6 5NX on 2 February 2011
158. Letter of Objection from Sheree McGuckin, 59 Lithgow Place Denny FK6 5BF on 2 February 2011
159. Letter of Objection from L Skinner, 202 Braes View Denny FK6 5NF on 2 February 2011
160. Letter of Objection from Mr Darren Kerr, 96 Braes View Denny FK6 5ND on 2 February 2011
161. Letter of Objection from Mr Jonathan Hird, 94 Ochil View Denny FK6 5NH on 2 February 2011
162. Letter of Objection from Owner/Occupier, 20 Loney Crescent Denny FK6 5EG on 2 February 2011
163. Letter of Objection from Mr John Henderson, 21 Braes View Denny FK6 5NG on 2 February 2011
164. Letter of Objection from Mr Ramond Gibb, 47 Ochilview Denny FK6 5NH on 10 January 2011
165. Letter of Objection from Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 11 January 2011
166. Letter of Objection from Mr Peter O'Donnell, 5 Milton Close Dunipace Denny FK6 6HR on 11 February 2011
167. Letter of Objection from Mrs Carole Mowatt, 38 Ochil View Denny FK6 5NQ on 12 January 2011
168. Letter of Objection from Mrs Christine Horner, 20 Slandersburn Road Denny FK6 5LP on 13 January 2011
169. Letter of Representation from Mr Mark Paterson, 30, Ochilview Denny FK6 5NQ on 10 January 2011

170. Letter of Objection from Miss Maria-Claire Paterson, 14 Lithgow Place Denny FK6 5BF on 9 January 2011
171. Letter of Objection from Miss Deborah Cathcart, 41 Braes View Denny FK6 5NG on 11 January 2011
172. Letter of Objection from Mr Alan Brown, 5 Glenyards Road Bonnybridge Fk4 2EA on 16 January 2011
173. Letter of Objection from Mr Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 9 January 2011
174. Letter of Objection from Miss Kirsty Hamilton, 56 Ochilview Denny FK6 5NH on 9 January 2011
175. Letter of Objection from Miss Jodie Mowatt, 38 Ochil View Denny FK6 5NQ on 10 January 2011
176. Letter of Objection from Mr William Allen, 11 Sinclair Crescent Denny FK6 5BT on 1 February 2011
177. Letter of Objection from Fiona Clark, 5 Bridge Crescent Denny FK6 6PB on 1 February 2011
178. Letter of Objection from Lisa McClare, 3 Rosemary Court Denny FK6 6NX on 1 February 2011
179. Letter of Objection from Mr David Smith, 29 Argyll Path Denny FK6 5EW on 1 February 2011
180. Letter of Objection from Rita Burrowes, 6 Argyll Path Denny FK6 5EN on 1 February 2011
181. Letter of Objection from F Burrowes, 6 Argyll Path Denny FK6 5EN on 1 February 2011
182. Letter of Objection from Zoe Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011
183. Letter of Objection from Mr Stevan Millar, 50 Reedlands Drive Denny FK6 5NL on 1 February 2011
184. Letter of Objection from Mr Kenneth Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011
185. Letter of Objection from Owner/Occupier, 10 Johnston Place Denny FK6 5HD on 1 February 2011
186. Letter of support from Anonymous on 7 March 2011
187. Petition with 145 signatories on 28 January 2011
188. Petition with 197 signatories on 28 January 2011

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

FALKIRK COUNCIL

Subject: CHANGE OF USE OF PUBLIC HOUSE TO (CLASS 1) RETAIL UNITS AT THE PINES, 5 FLEMING COURT, DENNY FK6 5HA FOR MR STEPHEN CARR – P/10/0869/FUL

Meeting: PLANNING COMMITTEE

Date: 23 March 2011

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: Kirsty Hope (Assistant Planning Officer), Ext. 4705

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks full planning permission to change the use of The Pines public house into three retail units. The proposal includes internal alterations to subdivide the building and external alterations to remove existing windows on the west elevation, replace existing windows on the east elevation to form glazed doors, remove windows on the south elevation and form new access ramps to the proposed units.
- 1.2 The application site forms part of a small neighbourhood centre at Fleming Court, Denny. To the south of the site there is an existing convenience store, a hair and beauty salon and a hot food takeaway. The Little Denny Burn lies to the north of the site and there are residential properties to the west. To the east there is a shared parking area and turning head which serves the public house and other uses within this neighbourhood centre.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Councillor Martin Oliver.

3. SITE HISTORY

- 3.1 There is no relevant planning history.

4. CONSULTATIONS

4.1 The Roads Development Unit does not object to the proposed development.

4.2 The Environmental Protection Unit has raised no objection to the proposal.

5. COMMUNITY COUNCIL

5.1 The Denny and District Community Council has not commented on the application.

6. PUBLIC REPRESENTATION

6.1 185 letters of objection have been received from 182 contributors. Two petitions of objection with a total of 342 signatures have also been received.

6.2 The grounds of objection can be summarised as follows:-

- Loss of a community facility and entertainment venue as there are no other adequate facilities in the area.
- Over provision of shops within the area.
- Competition with existing shops in the area which may lead to vandalism of derelict shops.
- No creation of additional employment.
- Visual amenity and concerns about delivery movements and the storage of refuse.
- Lack of parking and an increase in traffic (particularly at school drop off and pick up times) leading to concerns about road safety.
- Noise levels from refrigeration units and deliveries 7 days a week.
- Hot food being sold from premises, knock on affect of rubbish in area and youths hanging around the area.
- No neighbour notification received at 24 Ochil View or 26 Ochil View, Denny.
- De-value residential properties.

6.3 One letter of support has been received. The issues raised can be summarised as follows:-

- Unsociable disruption with noise from public house.

7. DETAILED APPRAISAL

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

Accordingly,

7a The Development Plan

Falkirk Council Structure Plan

7a.1 Policy 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/Bankenock, 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.2 The proposed retail units are not considered to be significant. This development would be located in an existing local neighbourhood centre and, taking into account the state and location of the development, it is not considered that this proposal would detrimentally impact on the vitality of the Denny District centre. The proposal complies with Policy ECON. 5.

Falkirk Council Local Plan

7a.3 Policy EP7 - ‘New Retail Development’ states:

- “(1) New retail development in excess of 250 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 250 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.*”

7a.4 The proposal would create approximately 469m² gross retail floor area but is consistent with relevant Structure Plan policy. It is considered that the units would serve the neighbourhood and local requirements. The design and scale of the proposal is considered to be compatible with the neighbourhood centre, which it would form. Accordingly, the proposal complies with Policy EP7.

7a.5 Policy EQ11 ‘Shopfronts’ states:

- “(1) *The design of new or altered shopfronts should be well-proportioned and sympathetic to the character of the building of which they are part. The retention and restoration of existing traditional shopfront features such as stallrisers, pilasters, cornices, friezes and mouldings will be required; and*
- (2) *External security measures should not detract from the character of the building or the area in general. Where such measures are necessary, there will a presumption in favour of perforated shutters and grilles, as opposed to solid roller shutters.*”

7a.6 The proposed external alterations to the property are considered to be well proportioned and the design is sympathetic to the character of the area and existing building. The existing entrance on the south elevation would remain and the two proposed entrances on the east elevation facing onto Nethermain Road are considered to be sympathetic in terms of scale and surroundings. There are no security measures proposed. Accordingly, the proposal complies with Policy EQ11.

7a.7 Policy SC10 - ‘Existing Community Facilities’ states:

“There will be a presumption against the loss of existing community facilities unless the Council is satisfied that there is no longer a need for the facility or an acceptable alternative facility is available.”

7a.8 The public house is a facility that some of the community can use, however a retail unit can be fully utilised by all members of the community and would be more accessible for all age groups. It is considered that the proposed use would retain a community facility in this area, albeit of a different type. Accordingly, the proposal does not conflict with Policy SC10.

7a.9 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The material considerations are the Falkirk Council Supplementary Guidance, consultation responses and the public representations.

Falkirk Council Supplementary Guidance - Shopfronts

7b.2 The proposed shop units are considered to be well designed and are sympathetic to the existing property and the surrounding area. The alterations to the building are considered to be appropriate and the external finishes are acceptable. It is therefore considered that the proposal accords with the Falkirk Council’s Supplementary Guidance Note on Shopfronts.

Consultation Responses

- 7b.3 The Roads Development Unit do not object to the proposed development. It is not considered the proposed use would generate a greater demand for parking than the existing public house. There is considered to be sufficient parking and manoeuvring space to serve the proposed retail development and existing retail uses adjacent to the application site.
- 7b.4 The Environmental Protection Unit has raised no objection to the proposal but recommended that if planning permission is granted informatives be attached with regard to ground conditions, hours of construction work and noise.

Assessment of Public Representations

- 7b.5 The proposal is not considered to be detrimental to the community, in terms of an existing community facility, for the reasons set out in paragraph 7a.8.
- 7b.6 Competition with other existing shops is not a material planning consideration.
- 7b.7 Employment cannot be controlled by this application and is not a material planning consideration.
- 7b.8 Amended drawings were provided and indicate that deliveries will be accessed via the front of the building to lessen the impact on nearby residents. The refuse collection would remain where it is as existing.
- 7b.9 The Roads Development Unit has expressed no concerns in relation to parking provision and there are no concerns in relation to the interests of highway safety.
- 7b.10 The Environmental Protection Unit has raised no concern in relation to noise and have advised that if a noise complaint were received this would be investigated by the Environmental Protection Unit.
- 7b.11 The application does not propose the selling of hot food on the premises.
- 7b.12 The attraction of customers and clientele cannot be controlled by this planning application.
- 7b.13 There is no requirement for the Council to notify numbers 24 and 26 Ochil View, Denny because both properties fall outwith the statutory consultation area. However, the application has been advertised in the local press and the occupants of both properties are aware of the application and have made representations.
- 7b.14 Vandalism and valuation of properties nearby are not material planning considerations, and cannot be controlled by this application.

7c Conclusion

- 7c.1 This application has been assessed as according with the Development Plan and the Falkirk Council's Supplementary Planning Guidance. There are no material considerations which would merit refusal of this application.

8. RECOMMENDATION

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

- (1) The development to which this permission relates must be begun within three years of the date of this permission.
- (2) The proposed turning area as indicated on drawing 03A, shall be retained and maintained unless otherwise agreed in writing by the Planning Authority.
- (3) Before any works start on site details of the specification and colour of all proposed external finishes shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) In the interests of road safety.
- (3) In the interest of visual orientate to ensure that external finishing material are appropriate to the character of the area.

Informative(s):

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02, 03A and 05A.
- (2) For the avoidance of doubt this planning permission does not grant permission for advertisements shown on the above mentioned plans. The advertisements are the subject of a separate application to Falkirk Council.
- (3) The builder shall ensure that noisy work which is audible at the site boundary shall only be conducted between the following hours:-

Monday to Friday	08:00 – 18:00 hours
Saturday	09:00 – 17:00 hours
Sunday/Bank Holidays	10:00 – 16:00 hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

- (4) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall close. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary recommendation works. Development shall not recommence without the prior approval of the Planning Authority.

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Pp Director of Development Services

Date: 15 March 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan
2. Falkirk Council Local Plan
3. Falkirk Council Supplementary Guidance
4. Letter of Objection from Mr David Stokes, 34 Ochil View Denny FK6 5NQ on 1 February 2011
5. Letter of Objection from Joyce Herd, 32 Ochil View Denny FK6 5NQ on 1 February 2011
6. Letter of Objection from Miss Jacqueline Kennedy, 101 Sutherland Drive Denny FK6 5EP on 18 January 2011
7. Letter of Support from Mrs Penny Davidson, 6 Ochil View Denny FK6 5NQ on 22 January 2011
8. Letter of Objection from Mr Stuart Malcolm, 27 Ochil View Denny FK6 5NQ on 10 January 2011
9. Letter of Objection from K A'Hara, 20 Ochil View Denny FK6 5NQ on 2 February 2011
10. Letter of Objection from Mr Scott Hamilton, 56 Ochil View Denny FK6 5NH on 2 February 2011
11. Letter of Objection from Pauline McVicar, 81 Ochil View Denny FK6 5NJ on 2 February 2011
12. Letter of Objection from Elaine McKenzie, Greg McKenzie and David Hall, 24 Ochil View Denny FK6 5NQ on 2 February 2011
13. Letter of Objection from John and Mary Geddes, 22 Ochil View Denny FK6 5NQ on 2 February 2011
14. Letter of Objection from Gwen Gallagher, 40 Ochil View Denny FK6 5NQ on 2 February 2011
15. Letter of Objection from B Henderson, 55 Braes View Denny FK6 5NG on 2 February 2011
16. Letter of Objection from Mr John Wright, 25 Paris Avenue Denny FK6 5AD on 2 February 2011
17. Letter of Objection from Mrs N Speirs, 9 Braes View Denny FK6 5NG on 2 February 2011
18. Letter of Objection from Mr Anthony Green, 45 Blaefaulds Crescent Denny FK6 5EL on 2 February 2011
19. Letter of Objection from Anne Gilfillan, 99 Little Denny Road Denny FK6 5AU on 2 February 2011
20. Letter of Objection from Marie Lavery, 84 Ochil View Denny FK6 5NH on 2 February 2011

21. Letter of Objection from L Gray, 76 Ochil View Denny FK6 5NH on 2 February 2011
22. Letter of Objection from W McLuckie, 28 Ochil View Denny FK6 5NQ on 2 February 2011
23. Letter of Objection from Mr Ricky Dunn, 78 Torwood Avenue Grangemouth FK3 0DP on 2 February 2011
24. Letter of Objection from Mr Ken Jarvie, 24 Woodland Way Denny FK6 5NZ on 2 February 2011
25. Letter of Objection from Mr Alan Brown, 5 Glenyards Road Greenhill Bonnybridge FK4 2EA on 2 February 2011
26. Letter of Objection from Mr Kevin Kennedy, 44 Braes View Denny FK6 5ND on 2 February 2011
27. Letter of Objection from G Burns, 49 Blaufaulds Crescent Denny FK6 5EJ on 2 February 2011
28. Letter of Objection from Mr Gordon Herd, 32 Ochil View Denny FK6 5NQ on 2 February 2011
29. Letter of Objection from Shirley Wilson, 190 Braes View Denny FK6 5NE on 2 February 2011
30. Letter of Objection from Mr Suart Malcolm, 27 Ochil View Denny FK6 5NQ on 2 February 2011
31. Letter of Objection from L Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 2 February 2011
32. Letter of Objection from Mr James Millar, 21 Glen Terrace Denny FK6 5DE on 2 February 2011
33. Letter of Objection from Jacqui Allan, 75 Reedlands Drive Denny FK6 5NX on 2 February 2011
34. Letter of Objection from Mr Craig Kennedy, 33 Reedlands Drive Denny FK6 5NX on 2 February 2011
35. Letter of Objection from Mr Adrian McInnes, 68 Blaufaulds Crescent Denny FK6 5EJ on 2 February 2011
36. Letter of Objection from Mr Fraser Johnston, 100 Glasgow Road Denny FK6 5DN on 2 February 2011
37. Letter of Objection from W Christie, 20 Sutherland Drive Denny FK6 5ER on 2 February 2011
38. Letter of Objection from Margaret Elrick, 12 Laxdale Drive Head of Muir Denny FK6 5PR on 2 February 2011
39. Letter of Objection from Mr Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 2 February 2011
40. Letter of Objection from P Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 2 February 2011
41. Letter of Objection from N Adams, 178 Braes View Denny FK6 5NE on 2 February 2011
42. Letter of Objection from Mr John Johnston, 8 Randolph Gardens Netherfaulds Drive Denny FK6 5DB on 2 February 2011
43. Letter of Objection from P Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 1 February 2011
44. Letter of Objection from Mr Gordon McKenzie, 53 Lithgow Place Denny FK6 5BF on 1 February 2011
45. Letter of Objection from Mr Keith Belbin, 35 Ochil View Denny FK6 5NQ on 1 February 2011
46. Letter of Objection from Michelle Murphy, 53 Lithgow Place Denny FK6 5BF on 1 February 2011
47. Letter of Objection from Evonne McColl, 50 Reedlands Drive Denny FK6 5NL on 1 February 2011

48. Letter of Objection from Mr Michael Traynor, 17 Sutherland Drive Denny FK6 5ER on 1 February 2011
49. Letter of Objection from M C Gowdie, 12 Annfield Gardens Stirling FK8 2BJ on 1 February 2011
50. Letter of Objection from N Gowdie, 12 Annfield Gardens Stirling FK8 2BJ on 1 February 2011
51. Letter of Objection from M Gourdie, 77 Bulloch Crescent Denny FK6 5AW on 1 February 2011
52. Letter of Objection from Alexandra Harrison, 106 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
53. Letter of Objection from S Cummings, 8 Dundaff Court Denny FK6 5BZ on 1 February 2011
54. Letter of Objection from Margaret Elrick, 14 Laxdale Drive Head Of Muir Denny FK6 5PR on 1 February 2011
55. Letter of Objection from Mr Robert Gardiner, 18 Garvald Lane Denny FK6 5DA on 1 February 2011
56. Letter of Objection from Mr Thomas Allan, 75 Reedlands Drive Denny FK6 5NX on 1 February 2011
57. Letter of Objection from Paula Marshall, 12 Sutherland Drive Denny FK6 5ER on 1 February 2011
58. Letter of Objection from T McNeil, 29 Hazel Crescent Dunipace Denny FK6 6LN on 1 February 2011
59. Letter of Objection from Ms Michelle Murphy, 4 Fleming Court Denny FK6 5HB on 30 December 2010
60. Letter of Objection from Mr. Gordon. Herd, 32 Ochilview. Denny FK6 5NQ on 8 January 2011
61. Letter of Objection from Mr David Mitchell, 41 Kilbirnie Terrace Denny FK6 6JJ on 9 January 2011
62. Letter of Objection from Mr David Stokes, 34 Ochil View Denny FK6 5NQ on 9 January 2011
63. Letter of Objection from Mr Muhammad Afzal, 2 Nicolton Court Maddiston Falkirk FK2 0LB on 8 January 2011
64. Letter of Objection from Mr David Hall, 24 Ochilview Denny FK6 5NQ on 10 January 2011
65. Letter of Objection from Mr Andy Crème, 46 Wallace Crescent Denny FK6 6PQ on 30 January 2011
66. Letter of Objection from Miss Dawna Allan, 26 Bulloch Cresent Denny FK6 5AL on 9 January 2011
67. Letter of Objection from Miss Dawna Grierson, 31 Hunter Gardens Denny FK6 6PP on 9 January 2011
68. Letter of Objection from Owner/Occupier, 50 Laxdale Drive Head of Muir Denny FK6 5PR
69. Letter of Objection from Mr Thomas Wilson, 234 Braes View Denny FK6 5NF on 1 February 2011
70. Letter of Objection from Ricky Dornion, 89A Duke Street Denny FK6 6NS on 1 February 2011
71. Letter of Objection from Mr Craig Dewar, 35 Glebe Street Denny FK6 6AA on 1 February 2011
72. Letter of Objection from Mr Bobby MacLean, 87 Ochil View Denny FK6 5NJ on 1 February 2011
73. Letter of Objection from Mr Gregor Taylor, 36 Herbertshire Street Denny FK6 6HD on 1 February 2011
74. Letter of Objection from Charlene MacLean, 87 Ochil View Denny FK6 5NJ on 1 February 2011

75. Letter of Objection from R McLean, 33 Braes View Denny FK6 5NG on 1 February 2011
76. Letter of Objection from Mr Barry McLean, 136 Bulloch Crescent Denny FK6 5AN on 1 February 2011
77. Letter of Objection from Margaret Hislop, 62 Reedlands Drive Denny FK6 5NL on 1 February 2011
78. Letter of Objection from Anne Marie Maley, 45 Braes View Denny FK6 5NG on 1 February 2011
79. Letter of Objection from Owner/Occupier, 11 Braes View Denny FK6 5NG on 1 February 2011
80. Letter of Objection from Owner/Occupier, 75 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
81. Letter of Objection from Mr Richard Burrowes, 29 Brewster Place Denny FK6 6PS on 1 February 2011
82. Letter of Objection from Mr Thomas Hislop, 62 Reedlands Drive Denny FK6 5NL on 1 February 2011
83. Letter of Objection from Mr Martyn Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
84. Letter of Objection from Megan Miller, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
85. Letter of Objection from Fiona Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
86. Letter of Objection from Ryan Hamilton, 6 Sinclair Crescent Denny FK6 5BT on 1 February 2011
87. Letter of Objection from Zoe Johnson, 78 Ure Crescent Bonnybridge FK4 1NB on 1 February 2011
88. Letter of Objection from Darren Mcateer, 3 Timmons Place Denny FK6 5AH on 1 February 2011
89. Letter of Objection from Mr Iain Moffat, 48 Glasgow Road Denny FK6 5DW on 1 February 2011
90. Letter of Objection from Mr Graeme Norris, Helenbank 45 Herbertshire Street Denny FK6 6HF on 1 February 2011
91. Letter of Objection from Mr Craig McIntosh, 6 Ferguson Drive Denny FK6 5AE on 1 February 2011
92. Letter of Objection from Mr Gary Stainton, 17 Paris Avenue Denny FK6 5AB on 1 February 2011
93. Letter of Objection from Mr Greg McKenzie, 24 Ochil View Denny FK6 5NQ on 1 February 2011
94. Letter of Objection from Mr Davie Gordon, 64 Anderson Drive Denny FK6 5DY on 1 February 2011
95. Letter of Objection from Mr Billy Sinclair, 28 Reedlands Drive Denny FK6 5NL on 1 February 2011
96. Letter of Objection from L Stewart, 28 Ochil View Denny FK6 5NQ on 1 February 2011
97. Letter of Objection from Janice McGibbon, 41 Sutherland Drive Denny FK6 5ER on 1 February 2011
98. Letter of Objection from Catherine Hunter, 91 Ochil View Denny FK6 5NJ on 1 February 2011
99. Letter of Objection from Sandra Torrance, 64 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
100. Letter of Objection from Nicole Smith, 102 Ochil View Denny FK6 5NJ on 1 February 2011
101. Letter of Objection from Mr Ross O'Raw, 59 Wheatlands Avenue Bonnybridge FK4 1PL on 1 February 2011

102. Letter of Objection from Mr Jamie Callaghan, 42 Anderson Drive Denny FK6 5DY on 1 February 2011
103. Letter of Objection from Mr Alan Wilson, 7 Tarduff Place Stoneywood Denny FK6 5HT on 1 February 2011
104. Letter of Objection from Mr Sean Kennedy, 96 Overton Crescent Denny FK6 5AZ on 1 February 2011
105. Letter of Objection from Denise Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011
106. Letter of Objection from Mr Stephen Grant, 130 Ochil View Denny FK6 5NJ on 1 February 2011
107. Letter of Objection from Mr Daniel Doherty, 124 Ochil View Denny FK6 5NJ on 1 February 2011
108. Letter of Objection from Dawn Kelly, 50 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
109. Letter of Objection from Mr Scott Morrison, 33 Blaefaulds Crescent Denny FK6 5EL on 1 February 2011
110. Letter of Objection from Mary Sturgess, 66 Ochil View Denny FK6 5NH on 1 February 2011
111. Letter of Objection from Mr Alan Adams, 178 Braes View Denny FK6 5NE on 1 February 2011
112. Letter of Objection from Jane O'Donnell, 20 Sutherland Drive Denny FK6 5ER on 1 February 2011
113. Letter of Objection from Mr Ian Wallace, 21 Blaefaulds Crescent Denny FK6 5EL on 1 February 2011
114. Letter of Objection from Yvonne Burns, 8 Godfrey Avenue Denny FK6 5BU on 1 February 2011
115. Letter of Objection from Mr Derek McAllister, 31 Ochil View Denny FK6 5NQ on 1 February 2011
116. Letter of Objection from Claire Gillespie, 66 Braes View Denny FK6 5ND on 1 February 2011
117. Letter of Objection from Mr John O'Donnell, 15 Ochil View Denny FK6 5NQ on 1 February 2011
118. Letter of Objection from Miss Pauline Cullen, 82 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
119. Letter of Objection from Mrs Marie Irvine, 208 Braes View Denny FK6 5NF on 1 February 2011
120. Letter of Objection from Mr Thomas Reddy, 23 Brewster Place Denny FK6 6PS on 1 February 2011
121. Letter of Objection from Jonathan Greer, 108 Ochil View Denny FK6 5NJ on 1 February 2011
122. Letter of Objection from Mr Barry Chalmers, 122 Ochil View Denny FK6 5NJ on 1 February 2011
123. Letter of Objection from Mr Richard Milne, 55 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
124. Letter of Objection from Karen Binnie, 52 Blaefaulds Crescent Denny FK6 5EJ on 1 February 2011
125. Letter of Objection from Mr Donald MacDonald, 28 Ochil View Denny FK6 5NQ on 1 February 2011
126. Letter of Objection from Mr Bob Gardiner, 17 Sutherland Drive Denny FK6 5ER on 1 February 2011
127. Letter of Objection from Mr Philip Lynch, 100 Ochil View Denny FK6 5NJ on 2 February 2011

128. Letter of Objection from Mrs Nicola Henderson, 55 Braes View Denny FK6 5NG on 2 February 2011
129. Letter of Objection from Owner/Occupier, 53 Avon Street Dunipace Denny FK6 6LB on 2 February 2011
130. Letter of Objection from J Todd, 18 Souillac Drive Denny FK6 5HE on 2 February 2011
131. Letter of Objection from Tariq Sattar, 5 Blaeaulds Crescent Denny FK6 5EL on 2 February 2011
132. Letter of Objection from Angela McCabe, 87 Braes View Denny FK6 5NG on 2 February 2011
133. Letter of Objection from Senga Barr, 33 Blaeaulds Crescent Denny FK6 5EL on 2 February 2011
134. Letter of Objection from Margaret Gray, 176 Braes View Denny FK6 5NE on 2 February 2011
135. Letter of Objection from Midge Singh, 92 Ochil View Denny FK6 5NH on 2 February 2011
136. Letter of Objection from Sandra Rankin, 14 Woodland Way Denny FK6 5NZ on 2 February 2011
137. Letter of Objection from Mr Robert Morgan, 32 Braes View Denny FK6 5ND on 2 February 2011
138. Letter of Objection from Elizabeth Smart, 40 Braes View Denny FK6 5ND on 2 February 2011
139. Letter of Objection from Jackie B Allan, 58 Ochil View Denny FK6 5NH on 2 February 2011
140. Letter of Objection from Owner/Occupier, 19 Braes View Denny FK6 5NG on 2 February 2011
141. Letter of Objection from R Robertson, 248 Braes View Denny FK6 5NF on 2 February 2011
142. Letter of Objection from Hazel McMullan, 26 Windsor Drive Dunipace Denny FK6 6NL on 2 February 2011
143. Letter of Objection from Mr Michael Thompson, 31 Auchincloch Drive Banknock Bonnybridge FK4 1LA on 2 February 2011
144. Letter of Objection from Owner/Occupier, 56 Blaeaulds Crescent Denny FK6 5EJ on 2 February 2011
145. Letter of Objection from John McCartney, 73 Blaeaulds Crescent Denny FK6 5EJ on 2 February 2011
146. Letter of Objection from H Beveridge, 36 Reedlands Drive Denny FK6 5NL on 2 February 2011
147. Letter of Objection from J Leckie, 57 Glenbo Drive Head Of Muir Denny FK6 5PQ on 2 February 2011
148. Letter of Objection from Martyn Rankin, 14 Woodland Way Denny FK6 5NZ on 2 February 2011
149. Letter of Objection from E Hardie, 12 MacLachlan Avenue Denny FK6 5HF on 2 February 2011
150. Letter of Objection from P Thompson, 5 Lithgow Place Denny FK6 5BF on 2 February 2011
151. Letter of Objection from Anthony, Carole and Anton Mowatt, 38 Ochil View Denny FK6 5NQ on 2 February 2011
152. Letter of Objection from Mrs M Gentles, 1 Langhill Place Denny FK6 5BY on 2 February 2011
153. Letter of Objection from G Manuel, 7 Laxdale Drive Head of Muir Denny FK6 5PL on 2 February 2011
154. Letter of Objection from S O'Hare, 36 Souillac Drive Denny FK6 5HE on 2 February 2011
155. Letter of Objection from G Fullard, 5 Laxdale Drive Head of Muir Denny FK6 5PL on 2 February 2011
156. Letter of Objection from F Burrowes, 6 Argyll Path Denny FK6 5EN on 2 February 2011

157. Letter of Objection from Mr David Reid, 71 Reedlands Drive Denny FK6 5NX on 2 February 2011
158. Letter of Objection from Sheree McGuckin, 59 Lithgow Place Denny FK6 5BF on 2 February 2011
159. Letter of Objection from L Skinner, 202 Braes View Denny FK6 5NF on 2 February 2011
160. Letter of Objection from Mr Darren Kerr, 96 Braes View Denny FK6 5ND on 2 February 2011
161. Letter of Objection from Mr Jonathan Hird, 94 Ochil View Denny FK6 5NH on 2 February 2011
162. Letter of Objection from Owner/Occupier, 20 Loney Crescent Denny FK6 5EG on 2 February 2011
163. Letter of Objection from Mr John Henderson, 21 Braes View Denny FK6 5NG on 2 February 2011
164. Letter of Objection from Mr Ramond Gibb, 47 Ochilview Denny FK6 5NH on 10 January 2011
165. Letter of Objection from Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 11 January 2011
166. Letter of Objection from Mr Peter O'Donnell, 5 Milton Close Dunipace Denny FK6 6HR on 11 February 2011
167. Letter of Objection from Mrs Carole Mowatt, 38 Ochil View Denny FK6 5NQ on 12 January 2011
168. Letter of Objection from Mrs Christine Horner, 20 Slandersburn Road Denny FK6 5LP on 13 January 2011
169. Letter of Representation from Mr Mark Paterson, 30, Ochilview Denny FK6 5NQ on 10 January 2011
170. Letter of Objection from Miss Maria-Claire Paterson, 14 Lithgow Place Denny FK6 5BF on 9 January 2011
171. Letter of Objection from Miss Deborah Cathcart, 41 Braes View Denny FK6 5NG on 11 January 2011
172. Letter of Objection from Mr Alan Brown, 5 Glenyards Road Bonnybridge Fk4 2EA on 16 January 2011
173. Letter of Objection from Mr Kevin Mowatt, 26 Ochil View Denny FK6 5NQ on 9 January 2011
174. Letter of Objection from Miss Kirsty Hamilton, 56 Ochilview Denny FK6 5NH on 9 January 2011
175. Letter of Objection from Miss Jodie Mowatt, 38 Ochil View Denny FK6 5NQ on 10 January 2011
176. Letter of Objection from Mr William Allen, 11 Sinclair Crescent Denny FK6 5BT on 1 February 2011
177. Letter of Objection from Fiona Clark, 5 Bridge Crescent Denny FK6 6PB on 1 February 2011
178. Letter of Objection from Lisa McClare, 3 Rosemary Court Denny FK6 6NX on 1 February 2011
179. Letter of Objection from Mr David Smith, 29 Argyll Path Denny FK6 5EW on 1 February 2011
180. Letter of Objection from Rita Burrowes, 6 Argyll Path Denny FK6 5EN on 1 February 2011
181. Letter of Objection from F Burrowes, 6 Argyll Path Denny FK6 5EN on 1 February 2011
182. Letter of Objection from Zoe Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011
183. Letter of Objection from Mr Stevan Millar, 50 Reedlands Drive Denny FK6 5NL on 1 February 2011
184. Letter of Objection from Mr Kenneth Brown, 34 Woodland Way Denny FK6 5NZ on 1 February 2011

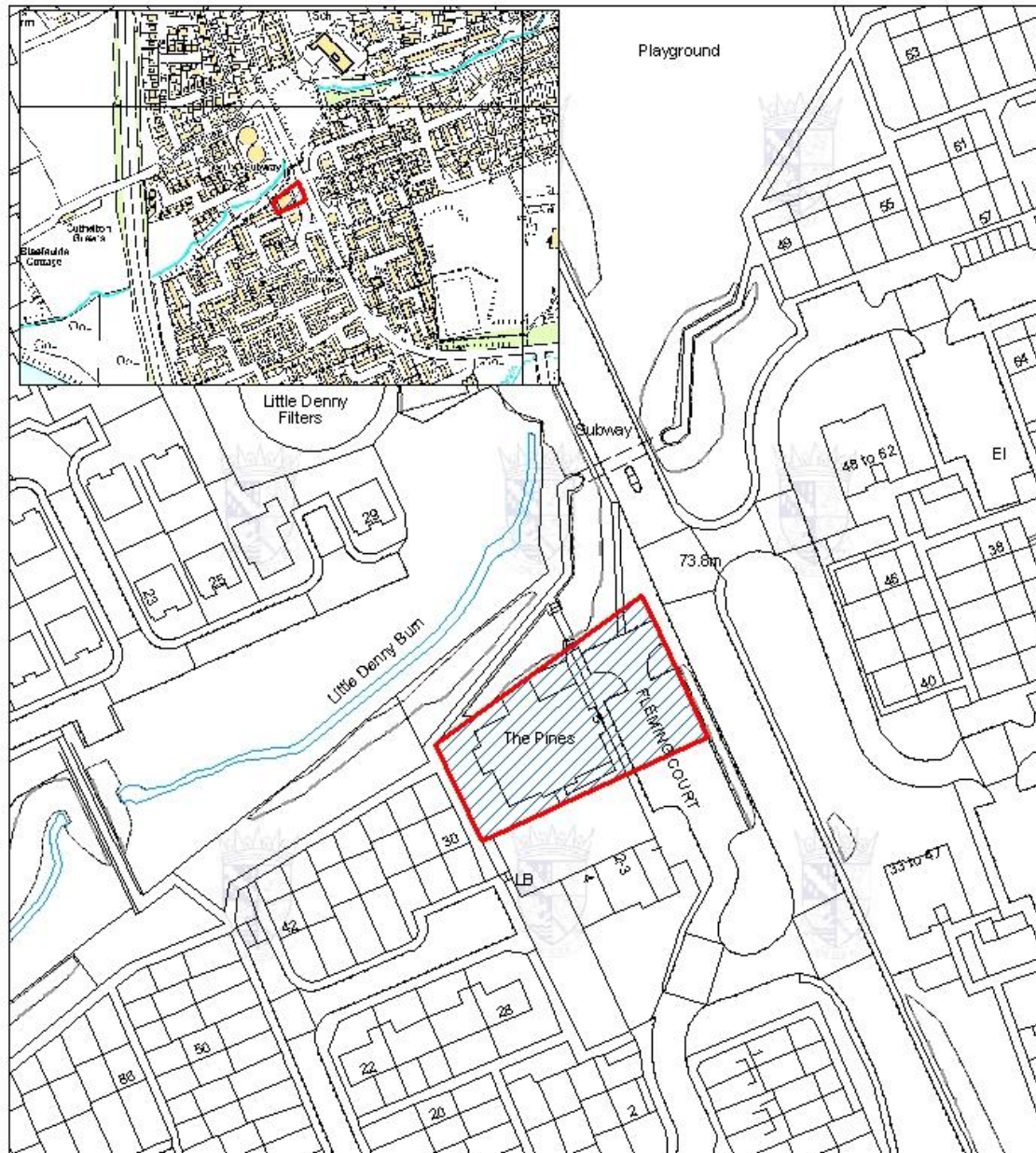
185. Letter of Objection from Owner/Occupier, 10 Johnston Place Denny FK6 5HD on 1 February 2011

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504705 and ask for Kirsty Hope, Assistant Planning Officer.

Planning Committee

Planning Application Location Plan **P/10/0869/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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