

FALKIRK COUNCIL

Subject: CHANGE OF USE FROM RESIDENTIAL CARE HOME TO DWELLINGHOUSE AT 34 CAMELON ROAD, FALKIRK, FK1 5SH, FOR NHS FORTH VALLEY - P/11/0216/FUL

Meeting: PLANNING COMMITTEE

Date: 15 June 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Falkirk North
Provost Pat Reid
Councillor David Alexander
Councillor Craig R. Martin
Councillor Cecil Meiklejohn

Community Council: No Community Council

Case Officer: Stephen McClure, (Planning Officer) Ext. 4702

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application relates to a substantial property originally designed and used as a dwelling. Access is gained via a long driveway from Camelon Road. The property is within the Arnothill Conservation Area and trees within its curtilage are covered by a Tree Preservation Order. The property has been vacant since July 2010 and was formally declared surplus to requirement by NHS Forth Valley in August 2010.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been called to Committee by Provost Reid.

3. SITE HISTORY

- 3.1 Planning permission (F/93/0091) for Change of Use of Nurses Home to Residential Care Home was granted in April 1993.

4. CONSULTATIONS

- 4.1 The Roads Development Unit have no objection to the proposal.

5. COMMUNITY COUNCIL

- 5.1 No Community Council is in operation.

6. PUBLIC REPRESENTATION

- 6.1 There were no letters of representation received.

7. DETAILED APPRAISAL

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

Accordingly,

7a The Development Plan

Structure Plan

Falkirk Council Local Plan

- 7a.1 Policy EQ12 - 'Conservation Areas' states:

"The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

- (1) The Council will prepare Character Appraisals of individual Conservation Areas and, on the basis of these, will review existing boundaries and Article 4 Directions, prepare detailed design guidance as appropriate, and draw up enhancement schemes as resources permit;*
- (2) New development in Conservation Areas, including extensions and alterations to existing buildings, will only be permitted where it preserves or enhances the character of the area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features;*
- (3) Demolition of buildings within Conservation Areas will not be permitted unless they make no material contribution to the character and appearance of the area. Where demolition is proposed, the considerations set out in Section 4.26 of the Memorandum or Guidance should be adhered to; and*
- (4) Replacement windows, doors, roofs, rainwater goods, boundary treatments and other features on unlisted buildings in Conservation Areas should preserve or enhance the character of the Conservation Area in terms of appearance, detailing and materials."*

- 7a.2 The proposed change of use would see the property return to its original use as a dwelling. It is considered that this would preserve and enhance the character of the Conservation Area, and it is therefore considered that the proposal accords with Policy EQ12.

7a.3 Policy EQ15 - 'Re-Use Of Buildings ' states:

"The Council will generally support the re-use or conversion of existing vacant buildings of architectural and townscape merit, provided that the building is structurally sound and capable of beneficial conversion, and an acceptable internal layout and level of amenity can be provided."

7a.4 The property is vacant, boarded up, and has been declared surplus to requirement by the applicant. The property is of architectural and townscape merit, and capable of beneficial conversion. An acceptable layout and level of amenity would be provided. It is therefore considered that the proposal accords with Policy EQ15.

7a.5 Policy EQ26 - 'Trees, Woodland And Hedgerows' states:

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

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

7a.6 The property lies within an area covered by a Tree Preservation Order (TPO). The application does not propose any felling of trees and would not adversely affect the longevity, stability or appearance of the trees on site. It is therefore considered that the proposal accords with Policy EQ26.

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

7b Material Considerations

7b.1 There are no relevant material considerations.

7c Conclusion

7c.1 It is considered that the proposal is acceptable development and is in accordance with Policies EQ12, EQ15 and EQ26 of the Falkirk Council Local Plan. There are no material planning considerations which would justify a refusal of planning permission.

8. RECOMMENDATION

8.1 It is recommended that the 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.**

Reason(s):-

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

Informative(s):-

- (1) This application was submitted online, and the decision notice is issued without plans. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01.**

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Director of Development Services

Date: 7 June 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Structure Plan.
2. Falkirk Council Local Plan.

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504702 and ask for Stephen McClure, Planning Officer.

Planning Committee

Planning Application Location Plan

P/11/0216/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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