

FALKIRK COUNCIL

Subject: ERECTION OF MODULAR BUILDING FOR USE AS BAND HALL AND YOUTH/COMMUNITY HALL - DELETION OF CONDITION 2 AT SHIELDHILL YOUTH COMMUNITY HALL, MAIN STREET, SHIELDHILL, FALKIRK, FK1 2HA, FOR SHIELDHILL FLUTE BAND – P/11/0685/VRC

Meeting: PLANNING COMMITTEE

Date: 5 December 2011

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Upper Braes
Councillor Gordon Hughes
Councillor Stephen Fry
Councillor John McLuckie

Community Council: Falkirk South

Case Officer: John Milne (Senior Planning Officer), Ext. 4815

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application seeks modification of a planning condition of planning permission P/07/0432/FUL – Erection of modular building for use as a band hall and youth / community hall at land to the north of 26 Elim Drive, Main Street, Shiedlhill, granted on 19 September 2007.
- 1.2 Planning condition 2 states that:
- “This permission shall be valid for a limited period until 30 September 2012 and at that time, unless further permission is granted, the modular building shall be removed and the site reinstated to its original condition.
- Reason:
- The proposal is not considered to be a suitable form of permanent development.”
- 1.3 The single storey, flat roofed modular building is located on a former area of open grassland and is serviced by a vehicular access and car parking area.
- 1.4 Construction of the building was completed circa February 2011 and has only recently been brought into use.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 The application has been referred to the Planning Committee as Falkirk Council has an interest in terms of land ownership.

3. SITE HISTORY

- 3.1 06/1225/FUL –Erection of modular building for use as a band hall and youth / community hall – withdrawn 17 April 2007.
- 3.2 P/07/0432/FUL – Erection of modular building for use as bank hall and youth / community hall at land to the north of 26 Elim Drive, Main Street, Shieldhill – approved 17 September 2007.
- 3.3 P/11/0674/FUL – Siting of storage container (retrospective). This is the subject of a report on the agenda for this Committee.

4. CONSULTATIONS

- 4.1 The Roads and Development Unit has no objection to the application.
- 4.2 The Environmental Protection Unit has no objection to the application.
- 4.3 Central Scotland Police have not commented.
- 4.4 Falkirk Community Trust have not commented.

5. COMMUNITY COUNCIL

- 5.1 No comment has been received from the Community Council.

6. PUBLIC REPRESENTATION

- 6.1 One letter of objection has been received, commenting that:
- The building is not fit for purpose as a band hall, as the intent on construction was that noise from any band playing in the building would be inaudible;
 - Noise generated through activities extend to garden areas of nearby residential properties, causing noise nuisance.

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 There are no issues of a strategic nature arising as a consequence of the application.

Falkirk Council Local Plan

7a.2 Policy SC12 - 'Urban Open Space' states:

"The Council will protect 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, with particular reference to the areas identified on the Proposals Map. Development involving the loss of urban open space will only be permitted where:

- (1) There is no adverse effect on the character and appearance of the area, particularly through the loss of amenity space planned as an integral part of a development;*
- (2) In the case of recreational open space, it can be clearly demonstrated from a settlement and neighbourhood audit that the area is surplus to recreational requirements, and that its release for development will be compensated for by qualitative improvements to other open space or recreational facilities;*
- (3) The area is not of significant ecological value, having regard to Policies EQ24 and EQ25; and*
- (4) Connectivity within the overall open space network is not threatened and public access routes in or adjacent to the open space will be safeguarded."*

7a.3 The acceptability of the modular building was established by the grant of planning permission on 19 September 2007, albeit that construction did not take place until early 2011.

7a.4 Policy SC10 - 'Existing Community Facilities' states:

- (1) 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; and*
- (2) The provision of new community facilities, including churches and places of worship, will generally be supported provided that:*
 - * The proposal is compatible in terms of scale, character and design with the surrounding area;*
 - * There is no adverse impact on local amenity*
 - * There is good access by public transport, on foot and by cycle; and*
 - * It complies with other Local Plan policies.*

7a.5 Clearly, there is a presumption in favour of retention of community facilities unless they are no longer needed or alternative facilities. This is not the case in this instance.

7a.6 Accordingly, the facility accords with the Development Plan.

7b Material Considerations

- 7b.1 It is recognized that the applicant seeks to alter the imposed restrictive timescale for the presence of the building on the site.
- 7b.2 Accordingly, the material planning considerations are the acceptability of the continued presence of the building, the reasonable revised timescale to be imposed and comments received on the application.

Continued Presence of the Building

- 7b.3 As previously stated, the application for the community facility was considered acceptable and approved on 19 September 2007.
- 7b.4 In this instance, the new modular building was granted planning permission for a temporary period of approximately 5 years – until 30 September 2012 – to address two matters:
- To allow evaluation of any perceived nuisance arising as a consequence of development; and
 - To address concerns regarding the deterioration of the fabric of the structure, being of modular construction.

Timescale for Removal

- 7b.5 Construction of the building took place in early 2011 with it only being brought to use recently, which only gives a relatively short period of occupancy before the initial timescale for retention expires.

Comments Received

- 7b.6 The comments from a neighbouring resident are noted, but, to date, no activities have been identified as a statutory noise nuisance. However, the activities continue to be monitored by the Environmental Protection Unit.

7c Conclusion

- 7c.1 It is clear that the existing building was considered an acceptable form of development in 2007, albeit a temporary consent of approximately 5 years was considered appropriate to address matters of concern.
- 7c.2 Notwithstanding the original grant of planning permission being in 2007, the building was constructed in early 2011 and has only been in use for a relatively short period of time. It would appear reasonable to allow an extended period of approximately 5 years to monitor issues which remain of concern, specifically to neighbouring residents regarding potential noise nuisance, and concerns regarding the structural integrity and external appearance of the modular building.

8. RECOMMENDATION

8.1 It is recommended that Committee agree that planning condition (2) on planning application P/07/0432/FUL be amended to read:

- 2) This permission shall be valid for a limited period until 1 December 2016 and, at that time, unless further permission is granted, the modular building shall be removed and the site reinstated to its original condition.

Reason(s):

- 2) The proposal is not considered to be a suitable form of permanent development.

Informative(s):

- 1) 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: 25 November 2011

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan
2. Letter of objection received from Mr Tom Fitzsimmons, 47 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU on 14 November 2011
3. Report P/07/0432/FUL.

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

Planning Committee

Planning Application Location Plan **P/11/0685/VRC**

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



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FALKIRK COUNCIL

Subject: **ERECTION OF MODULAR BUILDING FOR USE AS BAND HALL AND YOUTH/COMMUNITY HALL AT LAND TO THE NORTH OF 26 ELIM DRIVE, MAIN STREET, SHIELDHILL FOR SHIELDHILL FLUTE BAND - P/07/0432/FUL (DETAILED)**
Meeting: **REGULATORY COMMITTEE**
Date: **17 September 2007**
Author: **DIRECTOR OF DEVELOPMENT SERVICES**

Local Members: Councillor Gordon Hughes,
 Councillor Stephen Fry
 Councillor John McLuckie

Community Council: Shieldhill and California

Case Officer: Kevin Brown (ext. 4701)

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 The purpose of this report is to provide Members with an updated assessment of this proposal following the submission of a detailed noise assessment by the applicants following consideration of the application at the Regulatory Committee on 19 June 2007.
- 1.2 This detailed application is for the erection of a single storey flat roof, modular building for use partly as a band hall, partly as youth/community facility, and the formation of a vehicular access and parking area within an existing park in Shieldhill. It is proposed that the hall would be used for band practice on Tuesday evenings (19:00 - 21:00) and Sunday afternoons (14:00 - 17:00), and be used by a youth club on Friday evenings (19:00 - 21:00). Noise attenuation would be provided by a sound deafening quilt built into the framework of the building's carcass. A CCTV camera is proposed at the entrance to the building. The proposals also include the setting aside of the current area of play equipment for the possible future siting of a kick pitch. The modular building is to be located on an area of open grassland whilst an associated parking area would be located on part of the existing red blaze surface in the centre of the park. A vehicular access would utilise an existing informal access from Elim Drive, Main Street and would involve resurfacing, regrading and partial removal of a hedgerow to facilitate adequate visibility at the junction.
- 1.3 The park itself is located on the western edge of Shieldhill with open agricultural land to the west and residential properties to the north, east and south of the application site.

2. SITE HISTORY

- 2.1 Previous application 06/1225/FUL – erection of modular building for use as band hall and youth/community hall was withdrawn on 17 April 2007. This application generated 20 letters of objection, one of which had 30 signatories, mainly on the grounds of noise, parking and anti-social behaviour. 95 letters of support were also received in relation to this application on the grounds that the proposed community hall would benefit the community as a whole.

3. CONSULTATIONS

- 3.1 The Roads and Development Unit has assessed the proposals in regard to access, parking and road safety and has no objection to the proposals.
- 3.2 The Environmental Protection Unit initially objected to the proposals on the grounds that the proposed structure / building is unsuitable for the proposed use as a band hall. The Unit had specific concerns over the anticipated noise impacts of these proposals on residential amenity. Following detailed consideration of the submitted noise assessment, the underlying concerns previously expressed have been addressed subject to certain restrictions on use. A contaminated land survey has also been requested.
- 3.3 Community Services has no objections to these proposals and has indicated that they have no intention of reinstating the existing vandalised play equipment on the site.

4. COMMUNITY COUNCIL

- 4.1 The Shieldhill and California Community Council has no objections provided all planning requirements are met.
- 4.2 Two letters of representation have been received from recently elected members of the Community Council intimating concerns. However the Convener of the Shieldhill and California Community Council has confirmed that this is not the official stance from the Community Council as a whole.

5. PUBLIC REPRESENTATION

- 5.1 Letters of representation were received from 33 individuals, following the neighbour notification process and advertisement of the application in the Falkirk Herald. The nature of the concerns expressed can be summarised as follows: -
- The proposals would have an adverse noise impact on surrounding residential properties.
 - The proposals would be unacceptable in terms of hygiene, sanitation and litter.
 - The proposals would cost too much.
 - The proposals would have an unacceptable impact on the level of road safety in the area with particular reference to the number of parked cars and the proposed access to the site.

- More vandalism will occur as a result of these proposals.
- The proposals will disrupt nearby livestock.
- The proposed hall will encourage drinking and crime.
- The proposals amount to sectarianism.

6. DETAILED APPRAISAL

When determining planning applications, the status of the development plan is emphasised in Section 25 of the Town and Country Planning (Scotland) Act 1997. This requires that:

“the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

Accordingly,

6a The Development Plan

Falkirk Council Structure Plan

- 6a.1 There are no specific policies in the Structure Plan that relate to this form of development and therefore, no strategic issues require to be addressed.

Rural Local Plan

- 6a.2 Policy RURAL 3 ‘Development within the Village Areas’ states:

“That within the village areas as defined on the Village Maps :-

- 1. Development will generally be acceptable provided that it is compatible with neighbouring uses and the character of the village and it accords with the Local Plan strategy and all other relevant District Council policies and standards of provision.*
- 2. Favourable consideration will only be given to business activities which are compatible with the residential character of the village and in particular, there will be a presumption against class 5 - 10 industrial uses, in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1989.*
- 3. Development proposals should take cognisance of the District Council’s “Design Guide For Buildings In The Rural Areas” and any relevant supplementary design briefs.”*

It is considered that the proposals are compatible with neighbouring uses in the area subject to appropriate restrictions. The Environmental Protection Unit has considered the noise assessment submitted in support of this application and is satisfied that the proposals would not result in adverse impacts on residential amenity by virtue of noise nuisance. It is considered that there is adequate off-street parking to ensure that the proposals do not have an adverse impact on road safety in the area.

The proposals are considered to be compatible with the general character of the area which is identified in the Rural Local Plan as an 'Area with Potential for Environmental Improvement'. The site is currently used as a public park however it has been significantly blighted by continuous vandalism over a number of years. The vandalism on the site has resulted in all of the play equipment being destroyed on a number of occasions and has resulted in the area being underused by local residents. The proposals would reintroduce a secure and usable community facility into this area whilst preserving most of the open grassland for use by local residents. The proposals also include leaving the current areas of burnt-out play equipment clear for possible future reinstatement or improvement. It is considered that the proposals to encourage the continued and increased use of this area by local residents whilst preserving the current parkland function will result in an overall environmental improvement in the area.

The proposals are therefore considered to be in accordance with the terms of the Rural Local Plan.

6b Material Considerations

- 6b.1 The material planning considerations are the Scottish Executive Planning Policy Guidance, Falkirk Council Local Plan Finalised Draft (Deposit Version), consultation responses and the letters of representations received following the neighbour notification process.

Scottish Executive Planning Policy Guidance

- 6b.2 Planning Advice Note (PAN)56 identifies the noise implications of development as being a material consideration in the determination of planning applications, and advises that planning authorities should ensure that development does not cause unacceptable noise disturbance. The PAN states that sound levels within a building are not the only consideration and that noise can have negative impacts on the environment generally, furthermore most residents will also expect a reasonable degree of peaceful enjoyment of their gardens and adjacent amenity areas. Consultation with Environmental Health officers is encouraged following receipt of applications likely to raise noise issues.
- 6b.3 It is considered that following the submission of the noise assessment and the response from the Environmental Protection Unit the proposals, subject to specified restrictions, would not result in an unacceptable noise disturbance and therefore would address the requirements of PAN 56.

Falkirk Council Local Plan Finalised Draft (Deposit Version)

6b.4 Policy SC12 - 'Urban Open Space' states:

“The Council will protect 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, with particular reference to the areas identified on the Proposals Map. Development involving the loss of urban open space will only be permitted where:

- (1) There is no adverse effect on the character and appearance of the area, particularly through the loss of amenity space planned as an integral part of a development;*
- (2) In the case of recreational open space, it can be clearly demonstrated from a settlement and neighbourhood audit that the area is surplus to recreational requirements, and that its release for development will be compensated for by qualitative improvements to other open space or recreational facilities;*
- (3) The area is not of significant ecological value, having regard to Policies EQ24 and EQ25; and*
- (4) Connectivity within the overall open space network is not threatened and public access routes in or adjacent to the open space will be safeguarded.”*

Discussions with Community Services have confirmed that the application site is considered to have little value as an amenity or recreation facility in its current form. The constant vandalism and general misuse of the area has resulted in it having a detrimental impact on the visual and residential amenity of the wider area. Community Services has confirmed that there are no plans to replace the damaged play equipment in the future as there are other more suitable and less vandalised sites in Shieldhill.

The proposals are considered to improve the visual amenity of the area whilst allowing for most of the usable grassland amenity space to be used by the surrounding residents. The area is not of significant ecological value and the existing connectivity of the site would be maintained.

The proposals are considered to be in accordance with the terms Policy SC12 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

6b.5 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.”

As identified above, the Council is satisfied that there is not presently a need for the play park facilities in this location. The proposals allow for this issue to be revisited in the future with space being left clear for the possible reinstatement or installation of new play facilities.

The proposals are therefore considered to be in accordance with Policy SC10 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

6b.6 Policy EQ5 ‘Design and Community Safety’ states:

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

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

The application site currently benefits from a good level of natural surveillance, clearly defined boundaries and recognised points of entry. However, the site has still been heavily vandalised and due to this is underused. It is considered that the proposed development will increase the community’s sense of ownership of this site and as such, this should help to reduce the level of vandalism. The proposed building is not considered to reduce the level of natural surveillance by a significant degree and is considered to be secure. Proposals for CCTV will also help to reduce vandalism. It is considered that the proposals will actually improve the level of security of this site and therefore the proposals are considered to be in accordance with the terms of Policy EQ 5 of the Falkirk Council Local Plan Finalised Draft (Deposit Version).

Consultation Responses

- 6b.7 The Environmental Protection Unit had initially objected to these proposals on the grounds that there would be an unacceptable noise nuisance generated by the proposed use as a band hall which could not be contained within the proposed structure however, since this application was last presented to Committee, further details have been submitted and assessed and the Environmental Protection Unit are now satisfied that these proposals do not represent an undesirable impact on residential amenity by virtue of noise nuisance, subject to appropriate restrictions on the use.

Representations

- 6b.8 A comprehensive noise assessment has been assessed by the Environmental Protection Unit and we are satisfied that the proposals do not represent an undesirable impact on residential amenity by virtue of noise nuisance.
- 6b.9 Hygiene and sanitation arrangements are not material planning considerations and it is not considered that a youth hall such as this would cause a significant litter nuisance.
- 6b.10 The cost of implementing these proposals is not a material planning consideration.
- 6b.11 The Roads and Development Unit has assessed the proposals in relation to road safety and has no concerns with regard to the access and parking arrangements. (subject to details being submitted).

- 6b.12 Vandalism is a policing issue and cannot be controlled by the planning process. However, the proposals are considered to improve the overall security of the area by creating a sense of ownership within the surrounding community. It is considered that this could reduce vandalism in the area.
- 6b.13 The Environmental Protection Unit has not found any evidence to suggest that surrounding livestock will be disrupted as a result of these proposals.
- 6b.14 There is no evidence to suggest that these proposals will encourage drinking or crime in the area.
- 6b.15 Issues relating to possible sectarianism are not material planning considerations.

6c Conclusions

- 6c.1 The proposals are considered to contribute to an overall improvement in the visual amenity of the area and the recreational use of the site. The existing community play park on the site is unusable due to continuous vandalism and it has been confirmed that the Council has no plans to reinstate the play facilities in the near future. It is considered that the proposals constitute a suitable community use for this site whilst maintaining the main open grassland feature. The proposals will allow for the continued use of the site by the local community and allow for the possibility of the future reinstatement of play equipment on the site. It is considered that the construction of the proposed hall would adequately contain noise generated therein and would be capable of ensuring an adequate level of residential amenity for surrounding properties.
- 6c.2 The proposals are considered to be an acceptable form of development and are considered to be in accordance with the terms of Policy Rural 3 of the Rural Local Plan. The proposals are in accordance with Policy EQ5, SC10 and SC12 of the Falkirk Council Local Plan Finalised Draft (Deposit Version) and there are no material considerations which would support refusal of planning permission in these circumstances.
- 6c.3 The nature of the proposed building (modular) and the potential consideration of the long term use of the site would result in a temporary planning permission being recommended. This would be reviewed during the 5 year period where required.

7. RECOMMENDATION

7.1 It is recommended that detailed planning permission be approved subject to the following condition:-

- (1) The development to which this permission relates must be begun within five years from the date of this permission.
- (2) This permission shall be valid for a limited period until 30 September 2012 and at that time, unless further permission is granted, the modular building shall be removed and the site reinstated to its original condition.
- (3) All doors and windows on the modular building shall remain closed whilst band practice is taking place.

- (4) At no time shall the modular building be used for amplified entertainment or music.
- (5) The building shall only be used for band practice between the hours of 10.00 am and 9.00pm.
- (6) Prior to commencement of the approved use, the formation of full visibility splays and the resurfacing and regrading of the access road shall be carried out in accordance with the approved plans and this service's guidelines.
- (7) Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
 - i. the nature, extent and types(s) of contamination on the site.
 - ii. measures to treat/remove contamination to ensure the site is fit for the use proposed.
 - iii. measures to deal with contamination during construction works.
 - iv. condition of the site on completion of decontamination measures.

Before the unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority. In addition, in appropriate circumstances, a condition covering monitoring measures may be included.

Reason(s):

- (1) To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) The proposal is not considered to be a suitable form of permanent development.
- (3-5) To safeguard the residential amenity of the area.
- (6) To safeguard the interests of the users of the highway.
- (7) To ensure the ground is suitable for the proposed development.

Informative(s):

- (1) **All drainage shall comply with the requirements of the Scottish Environment Protection Agency and Scottish Water and evidence of such compliance shall be exhibited to the Planning Authority on demand.**

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Director of Development Services

Date: 11 September 2007

LIST OF BACKGROUND PAPERS

1. Letter of representation from T Fitzsimmons, 47 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU
2. Letter of representation from Mrs Christine Freeland, 41 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU
3. Letter of representation from Mrs Jane Penman, 23 Elim Drive, Main Street, Shieldhill, Falkirk
4. Letter of representation from Margaret Krupa, Almar House, 26 Elim Drive, Main Street, Shieldhill, Falkirk
5. Letter of representation from Mr & Mrs Bain, 27 Elim Drive, Main Street, Shieldhill, Falkirk
6. Letter of representation from Mr & Mrs Young, 25 Elim Drive, Main Street, Shieldhill, Falkirk
7. Letter of representation from Mary Forbes, 13 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
8. Letter of representation from J Hall, 7 Elim Drive, Main Street, Shieldhill, Falkirk
9. Letter of representation from E Ramsay, 33 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EW
10. Letter of representation from M Penman, 3 Elim Drive, Main Street, Shieldhill, Falkirk
11. Letter of representation from Beth Honey, 4 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
12. Letter of representation from Nettie Thomson, 8 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
13. Letter of representation from Margaret Adams, 21 Elim Drive, Main Street, Shieldhill Falkirk
14. Letter of representation from Mary Stewart, 20 Elim Drive, Main Street, Shieldhill, Falkirk
15. Letter of representation from Fiona Campbell, 16 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
16. Letter of representation from S Cunningham, 37 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU
17. Letter of representation from William Thomson, 7 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
18. Letter of representation from Mr & Mrs Young, 25 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
19. Letter of representation from Owner/Occupier, 24 Elim Drive, Main Street, Shieldhill, Falkirk
20. Letter of representation from A Morrison, 17 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
21. Letter of representation from J Shankland, 25 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
22. Letter of representation from Mr M Hamilton, 19 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
23. Letter of representation from Ann Duncan, 45 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU
24. Letter of representation from E Morris, 17 Elim Drive, Main Street, Shieldhill, Falkirk
25. Letter of representation from Mrs G Findlay, 39 Mavisbank Avenue, Shieldhill, Falkirk FK1 2EU
26. Letter of representation from Jean Penman, 23 Elim Drive, Main Street, Shieldhill, Falkirk
27. Letter of representation from Anne Erskine & Allan Boulton, 22 Elim Drive, Main Street, Shieldhill, Falkirk
28. Letter of representation from Owner/Occupier, 15 Elim Drive, Main Street, Shieldhill, Falkirk
29. Letter of representation from Owner/Occupier, 15 Greenmount Drive, Shieldhill, Falkirk, FK1 2EY
30. Letter of representation from Mr David Erskine, Greenwells Farm, Falkirk FK1 3AT
31. Letter of representation from Ann George, Mavisbank Avenue, Shieldhill, Falkirk
32. Letter of representation from Elsie Smith, Main Street, Sheildhill, Falkirk
33. Letter of representation from Derek Thomson, 3 Greenmount Drive, Shieldhill, Falkirk FK1 2EY
34. Structure Plan
35. Rural Local Plan

- 36. Finalised Draft Local Plan
- 37. Planning Advice Note 56

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504701 and ask for Kevin Brown (Planning Assistant).