

**FALKIRK COUNCIL**

**Subject:** **ERECTION OF 'SENTINEL' SCULPTURAL STRUCTURE AND CONSTRUCTION OF ASSOCIATED PATHS AT LAND TO THE NORTH WEST OF DALDERSE SEWAGE WORKS FALKIRK FOR THE HELIX TRUST - P/12/0048/FUL**

**Meeting:** **PLANNING COMMITTEE**

**Date:** **7 March 2012**

**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:** **Langlees, Bainsford and New Carron**

**Case Officer:** **Allan Finlayson (Senior Planning Officer), Ext. 4706**

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

- 1.1 The proposed development is for the erection of a 'Sentinel' public art sculpture and the formation of public access footpaths and cycleways for the wider Helix environmental improvement proposals.
- 1.2 The Helix project is an urban fringe environmental improvement project funded, in part, by BIG Lottery Living Landmarks. Fundamental to the Helix project is the aim to improve connections between existing settlements and facilities and allow for improved access to future Helix initiatives.
- 1.3 This application seeks to provide a social and cultural identity to the Helix project.
- 1.4 The proposed 'Sentinel', paths and associated infrastructure are located to the north of Lomond Drive and to the south of the River Carron. The 'Sentinel' is a leaf shaped sculpture constructed with corton steel measuring 25m in length, 6.4m at its widest point and 2.1m at its highest.
- 1.5 The proposal would link to the formation of wider footpaths and cycleways approved by Planning Committee at the meeting of 1 February 2012 (application references P/11/0687/FUL and P/11/0688/FUL).

## **2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The proposed development involves land in the ownership of Falkirk Council and Falkirk Council is a partner of the Helix Trust, the applicant.

## **3. SITE HISTORY**

- 3.1 Planning permission granted for associated footpaths and cycleways (references P/11/0687/FUL and P/11/0688/FUL) on 1 February 2012. A number of planning applications have previously been submitted for the Helix Project within the wider Falkirk Council area.

## **4. CONSULTATIONS**

- 4.1 The Roads Development Unit has no objections.
- 4.2 The Transport Planning Unit has no objections.
- 4.3 The Environmental Protection Unit has assessed the Contaminated Land Assessment submitted by the applicant and confirmed that adequate risk assessment has been undertaken. Evidence is provided on the need for further Contaminated Land Assessments should further development be proposed and the need for the applicant to discuss ground material importation with the Scottish Environmental Protection Agency (SEPA). This advice has been provided to the applicant.

## **5. COMMUNITY COUNCIL**

- 5.1 The Community Council did not make comment. The proposed development has, however, been the subject of consultation with the Community Council over a period of approximately one year before the submission of this planning application. Community consultation meetings have been co-ordinated by the Helix Trust and held with the community and the artist designing the Sentinel.

## **6. PUBLIC REPRESENTATION**

- 6.1 No representations 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

### ***Falkirk Council Structure Plan***

- 7a.1 The proposed development raises no strategic issues. The policies of the Falkirk Structure Plan do not therefore apply.

### ***Falkirk Council Local Plan***

- 7a.2 Policy EQ9 - 'Public Art' states:

*"The Council will encourage the incorporation of public art in the design of buildings and the public realm. Developers will be required to adopt 'Percent for Art' schemes in respect of major commercial development schemes."*

- 7a.3 The proposed development of public art is supported by Policy EQ9. The proposed development is not, however, a major development scheme.

- 7a.4 Policy EQ20 - 'Green Belt' states:

*"There will be a strong presumption against development in the Green Belt except where it can be demonstrated that:*

- (1) The proposal satisfies Policy EQ19 and any relevant countryside policies as set out in Table 3.3;*
- (2) The proposal will not undermine the role of the Green Belt by*
  - detracting from its existing landscape character;*
  - reducing the visual separation between settlements; or*
  - compromising its existing or potential future use for countryside recreation.*

*Where proposals satisfy these criteria, developer contributions to landscape improvement, access and countryside recreation will be sought in accordance with Policy EQ21."*

- 7a.5 The proposed development is primarily for recreation purposes. A location within the Green Belt is essential in order to link with existing paths. There would be no impact on the character of the Green Belt as a result of the proposed development.

- 7a.6 Policy EQ21 - 'Falkirk Greenspace' states:

*"Through the Falkirk Greenspace Initiative, the Council will work with its partners to improve the landscape, habitat quality and recreational potential of the network of urban fringe and urban open space around and within settlements. Priority will be given to:*

- (1) Appropriate woodland creation and management, where landscape quality, access, biodiversity, and connectivity across the Greenspace can be promoted;*
- (2) The creation of an interlinked network of paths within the Greenspace, with particular emphasis on a principal circular route, as a key part of the core path network, complemented by secondary routes where appropriate; and*
- (3) Requiring developers in urban fringe locations to contribute to landscape and/or access improvements in association with new development."*

7a.7 The proposed paths, and the ethos of the Helix project in general, would assist in the aims of the Falkirk Greenspace in terms of improved access, new footpath/cycle routes and tree planting.

7a.8 Policy ST2 - 'Pedestrian Travel And Cycling' states:

*"New development will be required to provide an appropriate standard of pedestrian and cycle infrastructure. This will consist of on- and off-site measures that allow pedestrian and cycle movements within and beyond developments, and ensure that those wishing to use pedestrian/cycle networks are not dissuaded from doing so through the absence of suitable infrastructure.*

- (1) All pedestrian and cycle routes will comply with the standards set out in the Design Guidelines and Construction Standards for Roads in the Falkirk Council Area. Where appropriate, infrastructure supporting the two modes will be combined.*
- (2) Pedestrian and cycle facilities in new developments should offer appropriate links to existing networks in surrounding areas, to other amenities and community facilities and support objectives in agreed Travel Plans where relevant.*
- (3) Pedestrian and cycle movement within developments should be allowed for via direct routes without barriers.*
- (4) Pedestrian and cycle links should be provided that offer connections to public transport connections in the surrounding area. For guidance, in new developments, no pedestrian should have to walk more than 400m to the nearest bus stop.*
- (5) Where practical, no pedestrian route should be obstructed by features that render it unsuitable for the mobility impaired.*
- (6) The surfacing, lighting, design, maintenance and location of pedestrian and cycle routes should promote their safe use. Particular emphasis should be given to the provision of suitable lighting, and the provision of suitably designed and located crossing facilities where routes meet the public road network.*
- (7) Pedestrian and cycle routes for school journeys should be provided in residential development where a need to do so is identified. In all cases, the aim should be to provide an overall walking/cycling distance between home and school of not more than 2 miles wherever practical, or less than 1 mile for pedestrian journeys to primary school.*
- (8) Cycle parking should be provided in accordance with the standards set out in Falkirk Council's Design Guidelines and Construction Standards for Roads in the Falkirk Council Area."*

7a.9 The proposed development would improve existing footpath/cycleway provision and would assist in the promotion of paths and access routes for recreation and community use.

7a.10 Accordingly, the proposal accords with the Development Plan.

## **7b Material Considerations**

7b.1 The material considerations to be considered are the views expressed in consultation responses.

### ***Summary of Consultation Responses***

7b.2 The guidance provided by the Environmental Protection Unit has been provided to the applicant for information.

**7c Conclusion**

- 7c.1 There is support for the proposed 'Sentinel' and associated infrastructure in the Development Plan on the basis that improved countryside access for recreation and community linkage would be achieved and public art provided. The proposed footpaths and cycleways would also further assist the implementation of Falkirk Council's established Falkirk Greenspace Initiative and the wider aims of the Helix project, a major environmental improvement within the Falkirk area.
- 7c.2 The views of consultees have been provided for in the proposed development.

**8. RECOMMENDATION**

- 8.1 It is therefore recommended that Committee grant planning permission subject to the following condition(s):

- (1) The development to which this permission relates must be begun within three years from the date of this permission.

**Reason(s):**

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

**Informative(s):**

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04 and 05.

**Pp**

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**Director of Development Services**

**Date:** 28 February 2012

**LIST OF BACKGROUND PAPERS**

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

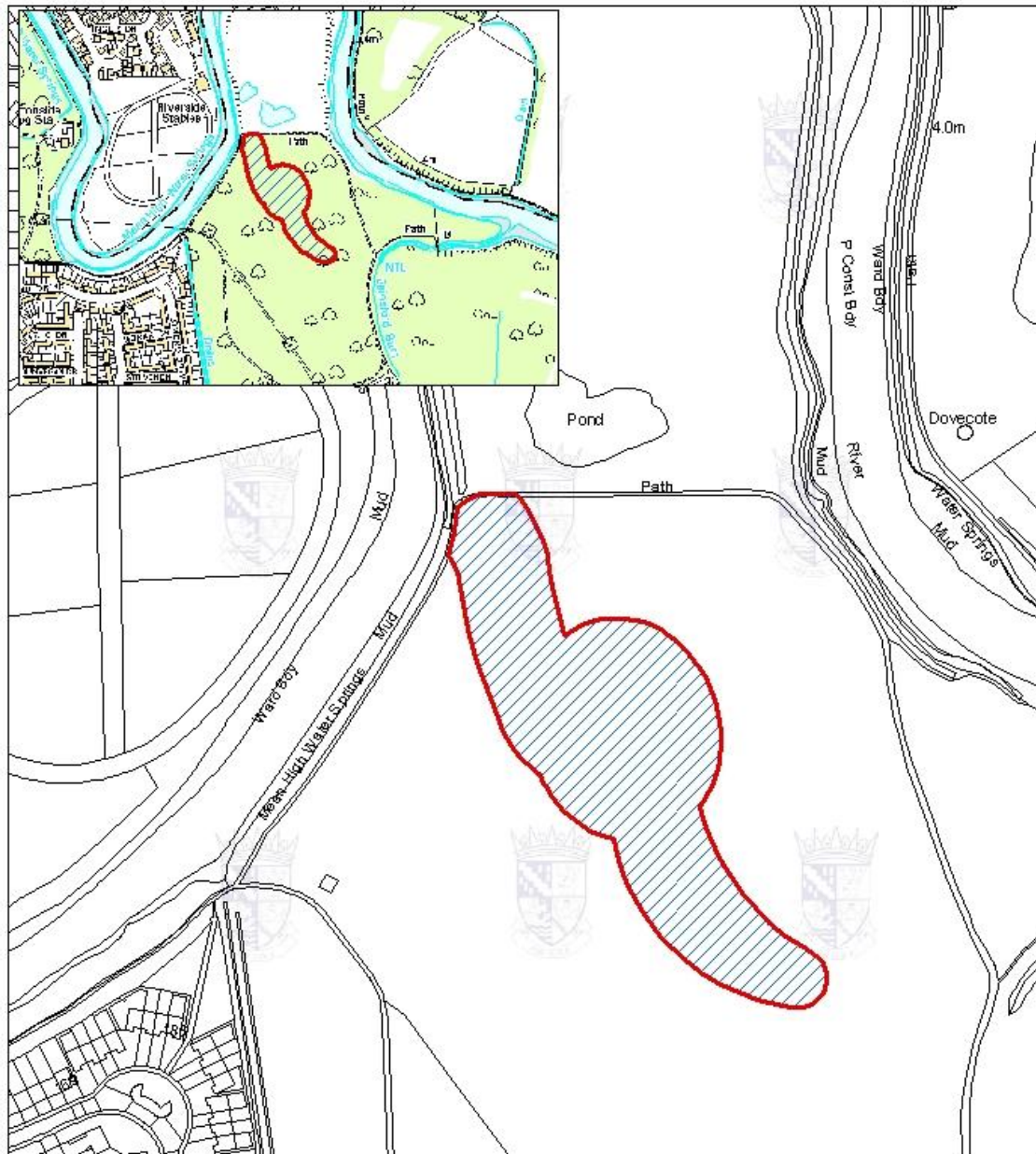
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504706 and ask for Allan Finlayson, Senior Planning Officer.

# Planning Committee

## Planning Application Location Plan

**P/12/0048/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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