

**FALKIRK COUNCIL**

**Subject:** ALTERATIONS AND RE-ROOFING OF SPECTATOR STAND  
AT NEWTON PARK, LINLITHGOW ROAD, BO'NESS EH51 0DP  
FOR BO'NESS UNITED FOOTBALL CLUB – P/11/0822/FUL

**Meeting:** PLANNING COMMITTEE

**Date:** 7 March 2012

**Author:** DIRECTOR OF DEVELOPMENT SERVICES

**Local Members:** Ward – Bo'ness and Blackness  
Councillor Adrian Mahoney  
Councillor Ann Ritchie  
Councillor Sandy Turner

**Community Council:** Bo'ness Community Council

**Case Officer:** Alan Scott (Assistant Planning Officer), Ext. 4909

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

- 1.1 Full planning permission is sought for alterations and re-roofing of the main spectator stand at the south side of Newton Park in Bo'ness. The proposal would involve the removal of the existing roof and side walls and replacement of these with a new metal clad roof. The replacement roof would be installed directly above the existing bench seating, sloping down towards the pitch. It is proposed that the roof and wall cladding will be blue in colour.
- 1.2 The application site is situated in the centre of Bo'ness and accessed from Linlithgow Road. The surrounding area is predominantly residential with Kinneil Primary School located immediately to the northwest.

**2. REASON FOR COMMITTEE CONSIDERATION**

- 2.1 The site is owned by Falkirk Council.

**3. SITE HISTORY**

- 3.1 There is no planning history of relevance to this application.

**4. CONSULTATIONS**

- 4.1 No consultations have been necessary during the application process.

## **5. COMMUNITY COUNCIL**

5.1 No comments have been received from Bo'ness Community Council.

## **6. PUBLIC REPRESENTATION**

6.1 No letters of representations have been received as a result of neighbour notifications and advertisement of the application in the Bo'ness Journal.

## **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 policies relevant to this proposal contained in the Structure Plan.

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

7a.2 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 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, no foot and by cycle; and*
  - It complies with other Local Plan policies.*

7a.3 Policy SC10 seeks to ensure retention of existing community facilities and provides criteria for assessing proposals for new facilities. This proposal seeks to retain the stand for continued use as changing facilities and ancillary rooms and it is considered that the proposed replacement roof will not have an adverse impact on the surrounding area.

7a.4 Accordingly, it is considered that the proposal accords with the Development Plan.

### **7b Conclusion**

7b.1 The proposal is considered to be an acceptable form of development and accords with the terms of the Development Plan, in particular Policy SC10 of the Falkirk Council Local Plan. There are no material planning considerations that warrant a refusal of planning permission in this instance.

**8. RECOMMENDATION**

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

- (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 19797.**

**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 and 03.**

**Pp**

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**Director of Development Services**

**Date:** 28 February 2012

**LIST OF BACKGROUND PAPERS**

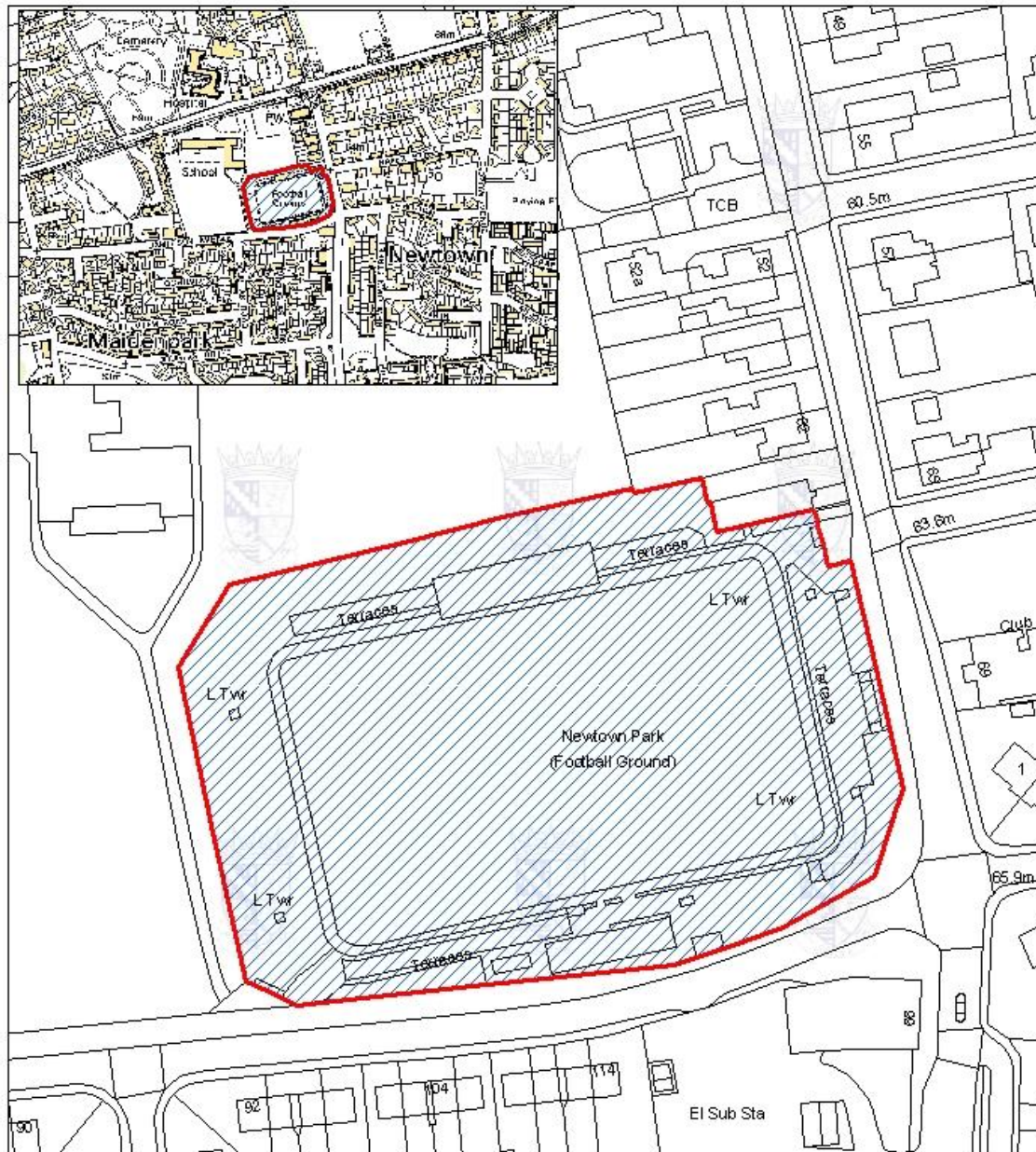
- 1. Falkirk Council Local Plan

Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504909 and ask for Alan Scott, Assistant Planning Officer.

# Planning Committee

## Planning Application Location Plan P/11/0822/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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