

## List of Enclosures – Agenda Item 6

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## Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: [planning.applications@falkirk.gov.uk](mailto:planning.applications@falkirk.gov.uk)

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000036875-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:

Hardie Associates

You must enter a Building Name or Number, or both:\*

Ref. Number:

First Name: \*

Colin

Last Name: \*

Hardie

Telephone Number: \*

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

chardie@hardie-  
associates.co.uk

Building Name:

Building Number:

78

Address 1 (Street): \*

Hopetoun Street

Address 2:

Town/City: \*

Bathgate

Country: \*

UK

Postcode: \*

EH48 4PD

Is the applicant an Individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both:*	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="c/o"/>
First Name: *	<input type="text" value="I"/>	Building Number:	<input type="text" value="78"/>
Last Name: *	<input type="text" value="Robertson"/>	Address 1 (Street): *	<input type="text" value="Hopetoun Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Bathgate"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="West Lothian"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH48 4pd"/>
Fax Number:	<input type="text"/>		
Email Address:	<input type="text"/>		

## Site Address Details

Full postal address of the site (including postcode where available):

Address 1:	<input type="text"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="675513"/>	Easting	<input type="text" value="290584"/>
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## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

This is a request for a review of the planning application REF - P/11/0706/FUL

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see the attached appeal statement

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? \*

☐ Yes ☒ No

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

1. LRB Statement
2. Appendix 1 to the statement

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

P/11/0706/FUL

What date was the application submitted to the planning authority? \*

02/11/11

Has a decision been made by the planning authority? \*

☒ Yes ☐ No

What date was the decision issued by the planning authority? \*

16/12/11

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

**Note:** You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

☒ Yes ☐ No

**Note:** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Colin Hardie

Declaration Date: 15/03/2012

Submission Date: 15/03/2012

**LOCAL REVIEW STATEMENT FOR  
REFUSED PLANNING APPLICATION AT  
LAND ADJACENT TO  
WOODGROVE,  
BLACKBRAES, CALIFORNIA**

Hardie Associates Ltd

78 Hopetoun Street

Bathgate

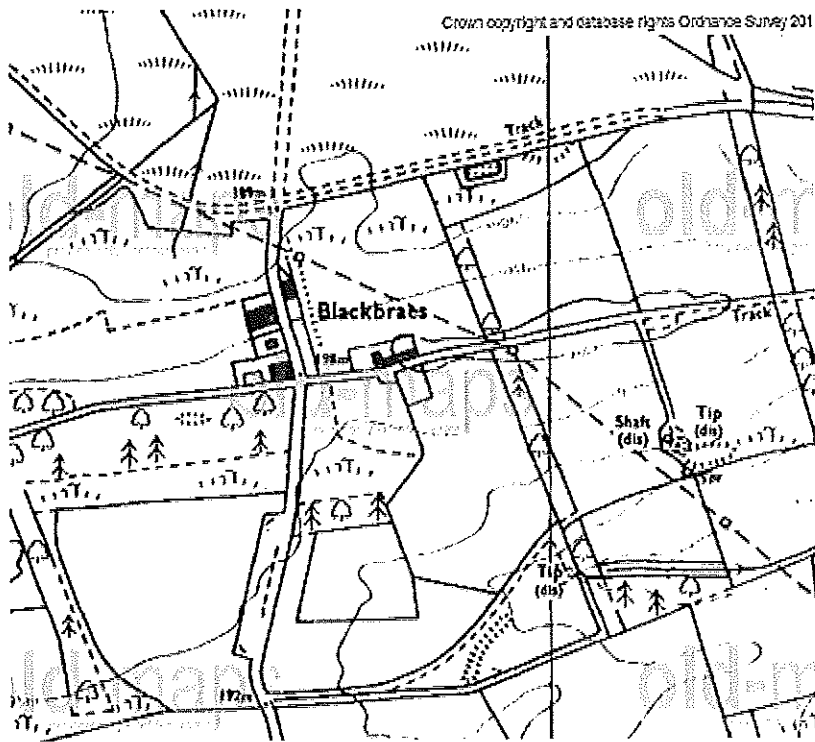
EH48 4PD

March 2012

## SITE HISTORY

The site is currently a yard space with two permanent buildings on site. The yard has been in use as a transmitter station since 1972.

Prior to that, it was a builder's yard with workshop from 1965 to 1972. The workshop was replaced by a house in 1976.



This historical map shows the extent of the development area, which is not part of the countryside and obviously inside the development envelope of Blackbraes.

## RECENT PLANNING APPLICATION

The recent planning application P/11/0706/FUL was for the erection of a single dwellinghouse.

Appendix 1 shows the proposed plans and supporting statement submitted with the application, which was refused under delegated powers.

## REASONS FOR REFUSAL

1. *The proposal does not accord with the Policy EQ19- Countryside and Policy SC3- Housing Development in the Countryside. It has not been demonstrated that the proposed dwelling would require a countryside location or that the site would constitute an appropriate infill development.*
2. *The access to the site from the B8028 Blackbraes Road is not suitable to serve any additional dwellings due to the layout and lack of visibility. Additional vehicular and pedestrian traffic would be detrimental to road safety.*

## HANDLING REPORT AND LOCAL PLAN POLICIES

The key local plan policies here are SC2, SC8 and EQ8m, which the case officer ought to have applied as the basis for assessment.

This derelict industrial site can be defined as 'brownfield' and as such, the Local Plan states that '*development involving the rehabilitation and re-use of derelict land will be encouraged*'.

The case officer has over simplified the assessment of this application, not taking into account it's brownfield status, or it's inclusion within the settlement envelope of Blackbraes.

The decision notice also states that this does not constitute an appropriate infill development. In context, this site mirrors the development pattern directly across the road. The orientation of the house matches that to the East and as already stated, is within the settlement envelope of Blackbraes.





The second reason for refusal is the site access. We must emphasise that this is an existing access which has served the site for over 40 years. There is adequate parking and turning within the curtilage to ensure a vehicle may enter and leave the site in a forward gear and the appropriate sight lines are also achievable.

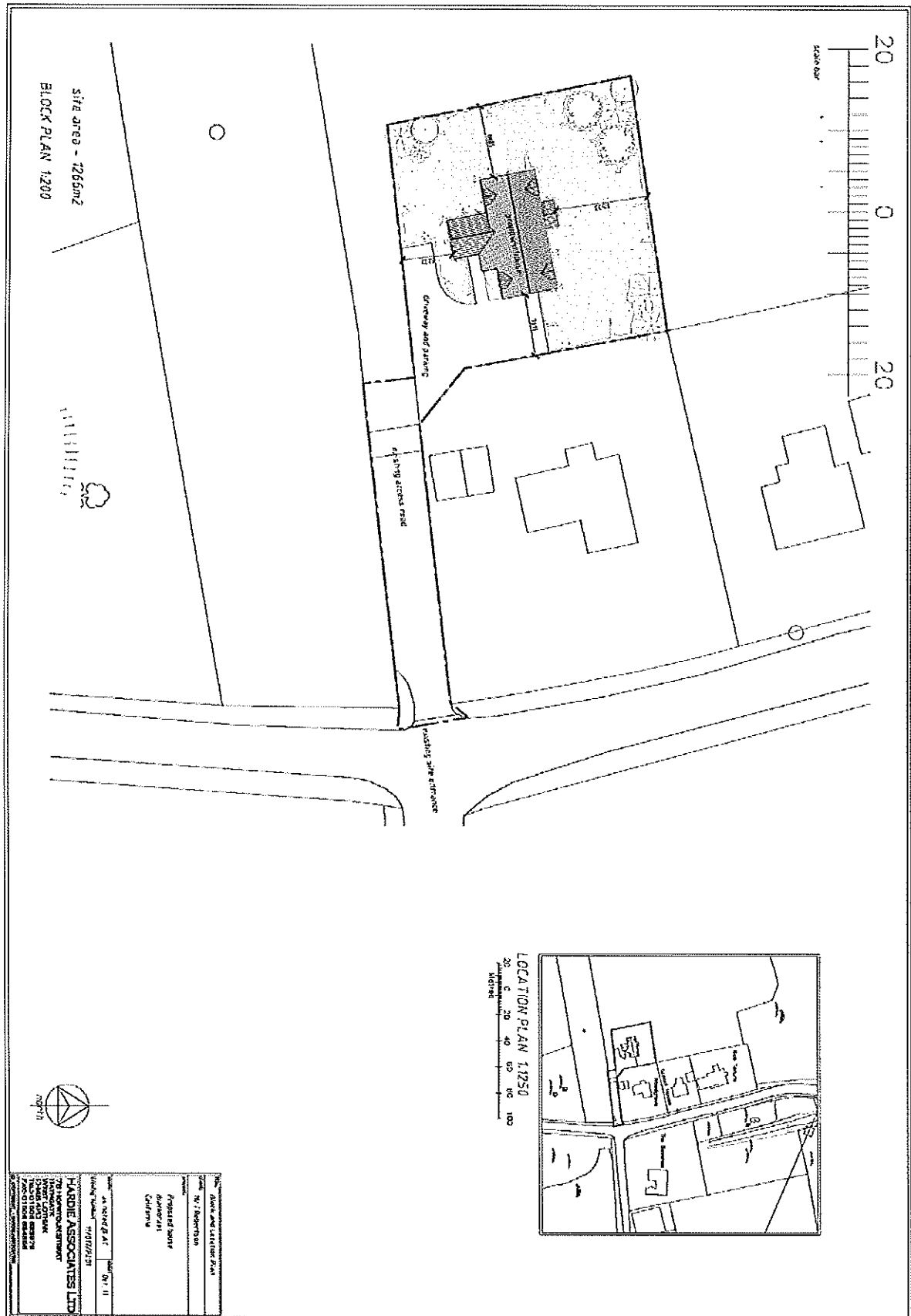
## **SUMMARY**

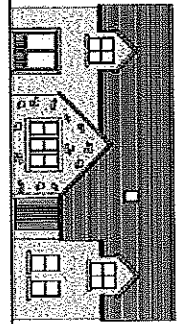
In summarising, we are of the opinion that this site has been prematurely defined and dismissed simply as new housing in countryside.

What is most important here is the current status of the land, it's relation to the other buildings around it and the fact that Falkirk Council openly promote the rehabilitation of this type of land.

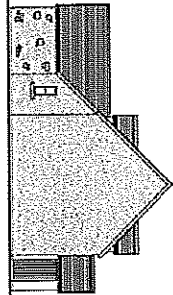
This is an excellent and straightforward opportunity to remedy some of the industrial scarring in the Braes area.

## APPENDIX 1

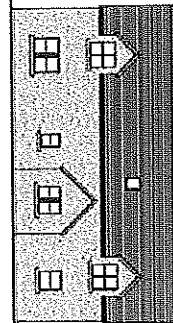




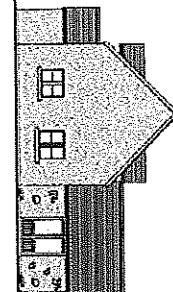
Front Elevation (1:100)



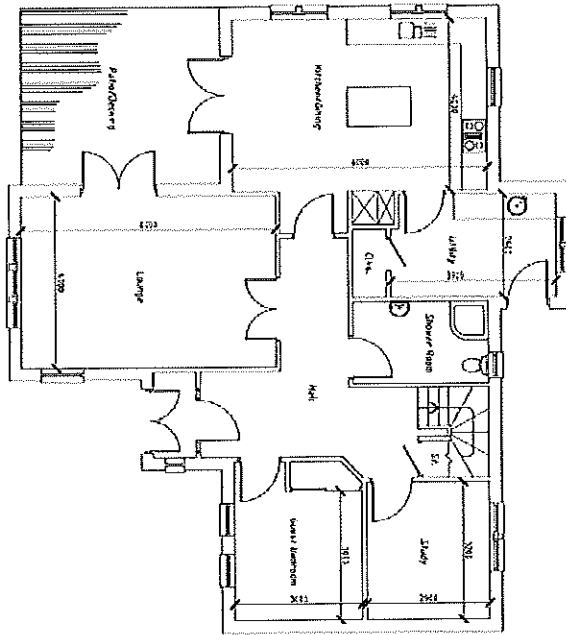
Side Elevation (1:100)



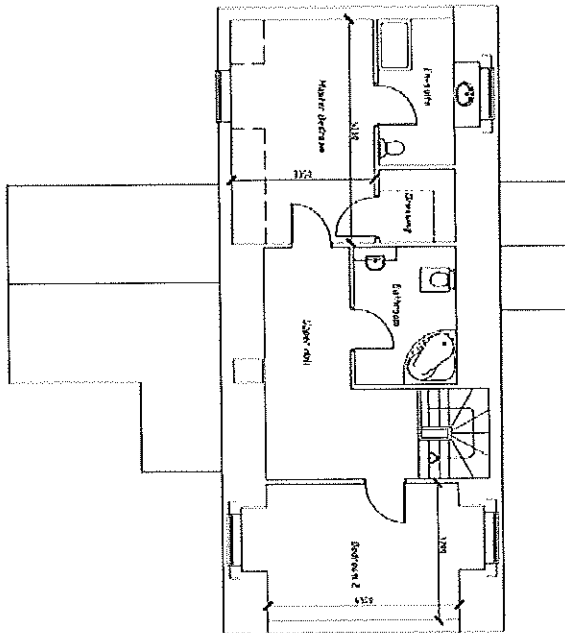
Rear Elevation (1:100)



Side Elevation (1:100)



Ground Floor Plan (1:50)



First Floor Plan (1:50)

Drawn by	David A. Evans
Checked by	Mr. Robertson
Approved by	Mr. Robertson
Project Name	12000 12000
Client	12000 12000
Scale	1:50
Date	1/1/12
Drawn by	David A. Evans
Checked by	Mr. Robertson
Approved by	Mr. Robertson
Project Name	12000 12000
Client	12000 12000
Scale	1:50
Date	1/1/12



## Falkirk Council

Abbotsford House Davids Loan Falkirk FK2 7YZ

Tel: 01324 504748

Fax: 01324 504747

Email: [planning.applications@falkirk.gov.uk](mailto:planning.applications@falkirk.gov.uk)

Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000030395-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Erection of a House

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

☐ Yes ☒ No

Have the works already been started or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Hardie Associates
Ref. Number:	
First Name: *	Colin
Last Name: *	Hardie
Telephone Number: *	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	chardie@hardie-associates.co.uk

You must enter a Building Name or Number, or both:\*

Building Name:	
Building Number:	78
Address 1 (Street): *	Hopetoun Street
Address 2:	
Town/City: *	Bathgate
Country: *	UK
Postcode: *	EH48 4PD

Is the applicant an individual or an organisation/corporate entity? \*

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr
Other Title:	
First Name:	I
Last Name:	Robertson
Company/Organisation: *	.
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:\*

Building Name:	c/o
Building Number:	78
Address 1 (Street): *	Hopetoun Street
Address 2:	
Town/City: *	Bathgate
Country: *	West Lothian
Postcode: *	EH48 4pd

## Site Address Details

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

675524

Easting

290634

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☒ Yes ☐ No

## Pre-Application Discussion Details

In what format was the feedback given? \*

☐ Meeting ☒ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (Max 500 characters)

Discussed the present use of the site and advised that houses in the countryside were governed by quite strict policies. The discussion was prior to the confirmation that the site is infact brownfield land.

Title:

Mr

Other title:

First Name:

Stephen

Last Name:

McLure

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

1266.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: (Max 500 characters)

The current use is a Radio Mast Transmitter station with an existing mast and ancillary buildings.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? \*

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? \*

4

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☐ Yes – connecting to public drainage network
- ☒ No – proposing to make private drainage arrangements
- ☐ Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? \*

- ☐ New/Altered septic tank.
- ☒ Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- ☐ Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: \* (Max 500 characters)

The proposal is for a new treatment plant to serve the house connecting into the existing discharge.

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) \*

☐ Yes ☒ No

Note: -

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- ☐ Yes
- ☐ No, using a private water supply
- ☒ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details:(Max 500 characters)

Hardstanding for the range of bins available to be provided.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.



## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No

## Certificates and Notices

Certificate and Notice under regulation 15 8 – Town and Country planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1 or Certificate Form B or Certificate C, but if this is a Minerals application, you will need Certificate Form D.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) – No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) – None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Colin Hardie

On behalf of: .

Date: 01/11/2011

☒ Please tick here to certify this Certificate. \*

## Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☒ Yes ☐ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan. \*

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

## Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application .

Declaration Name: Colin Hardie

Declaration Date: 01/11/2011

Submission Date: 01/11/2011

## Payment Details

Cheque: Mrs Sheila Robertson & Ian J Robertson, 00742880

Created: 01/11/2011 09:37

**SUPPORTING STATEMENT**

**FOR**

**PROPOSED HOUSE**

**BLACKBRAES**

**CALIFORNIA**

## **Introduction**

This document accompanies the Planning Application for a house at the existing yard and transmitter station at Blackbraes, by California.

## **Proposal**

The proposal is for a 1½ storey dwellinghouse on a site of 1266m². It utilises the existing access and is the redevelopment of an existing yard. The site is immediately adjacent to other residential properties.

## **Site History**

The site is currently a yard space with two permanent buildings on site. The yard has been in use as a transmitter station since 1972.

Prior to that, it was a builder's yard with workshop from 1965 to 1972. The workshop was been replaced by a house in 1976.

## **Planning Policy**

The site is a brownfield site due to its current and previous uses, so there are various policies which apply to it.

Falkirk Council Local Plan Policy EQ- 8 is applicable here:

### ***EQ8 VACANT, DERELICT AND***

### ***CONTAMINATED LAND***

*The Council will seek to reduce the incidence of vacant, derelict and contaminated land, particularly within the priority areas for enhancement set out in Policy EQ7. Subject to compliance with other local plan policies, development involving the rehabilitation and re-use of derelict land will be encouraged.*

*3.22 The rehabilitation and bringing back into use of vacant and derelict land is integral to national planning policy and is supported by Structure Plan Policy ENV.16. As well as contributing to enhancement of the area, it can reduce the need for release of greenfield sites. The Scottish Derelict and Vacant Land Survey records some 137 hectares (2009 Survey) within the Council area, less than 1% of the total land area.*

Falkirk Council actively promote the rehabilitation and re-use of "brownfield" sites and therefore this site complies in terms of policy.

### **Design**

The proposed design embraces the simple principles of rural design. It is a simple 1½ storey in the rural vernacular. It incorporates traditionally styled gabled dormers and windows with a vertical emphasis. The finishes are also traditional.

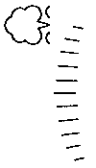
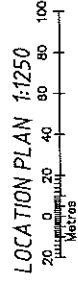
Its orientation to the South allows the house to be viewed with an appropriate frontage from the South very much like "The Beeches" opposite. It also ensures the privacy of the immediately adjacent house. The plot ratio is extremely generous and allows for substantial planting.

### **Conclusion**

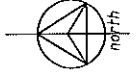
This development, whilst a new house in the countryside, provides an excellent opportunity to rehabilitate an existing brownfield site with absolutely minimal impact. It sits well within an existing building grouping and embraces the good practices in design of houses in the countryside. We hope Falkirk Council can support this.

Hardie Associates

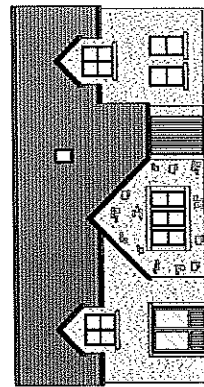
27/10/11



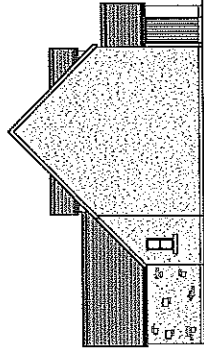
site area - 1266m<sup>2</sup>  
BLOCK PLAN 1:200



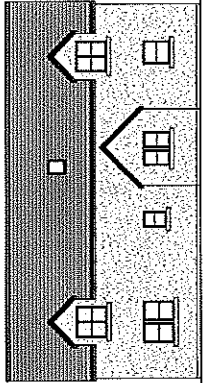
NAME	Block and Location Plan
CLIENT	Mr. Robertson
PROJECT	Proposed house Blackburns California
DATE	as ordered on 6/1 Oct. 71
DRAWING NUMBER	11/071/PL.01
<b>HARDIE ASSOCIATES LTD.</b> 78 HOPKINSON STREET DARTMOUTH NEW HAMPSHIRE 03840 TEL: 603/566-9397 FAX: 603/566-9399	



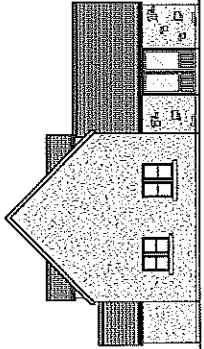
Front Elevation (1:100)



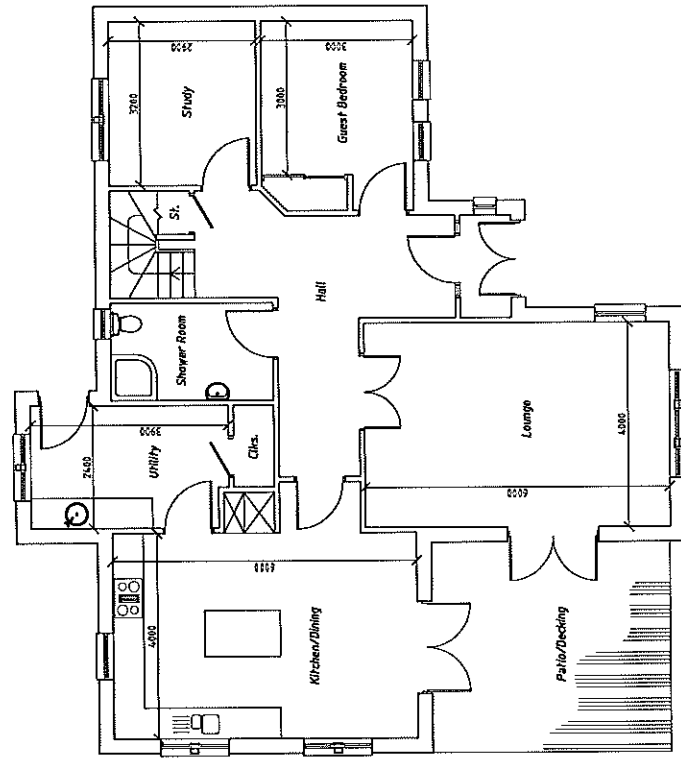
Side Elevation (1:100)



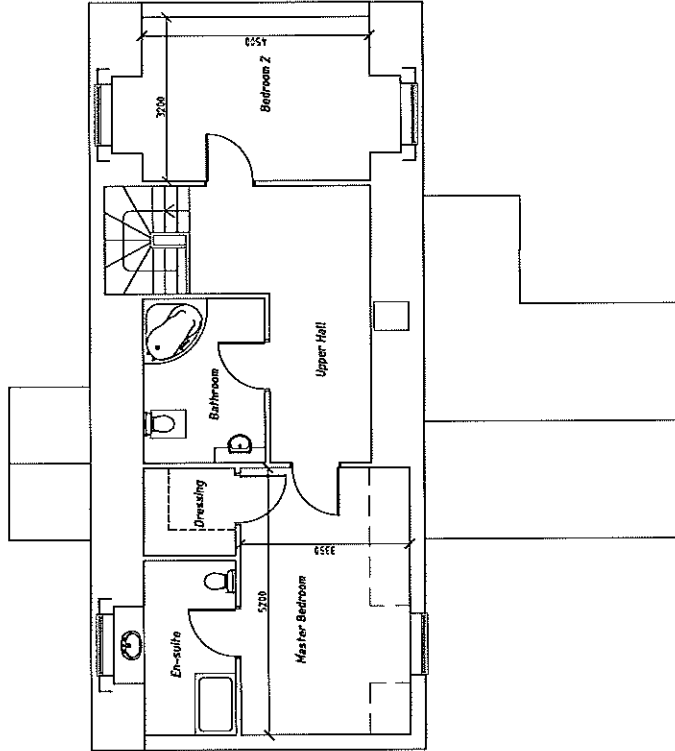
Rear Elevation (1:100)



Side Elevation (1:100)



Ground Floor Plan (1:50)

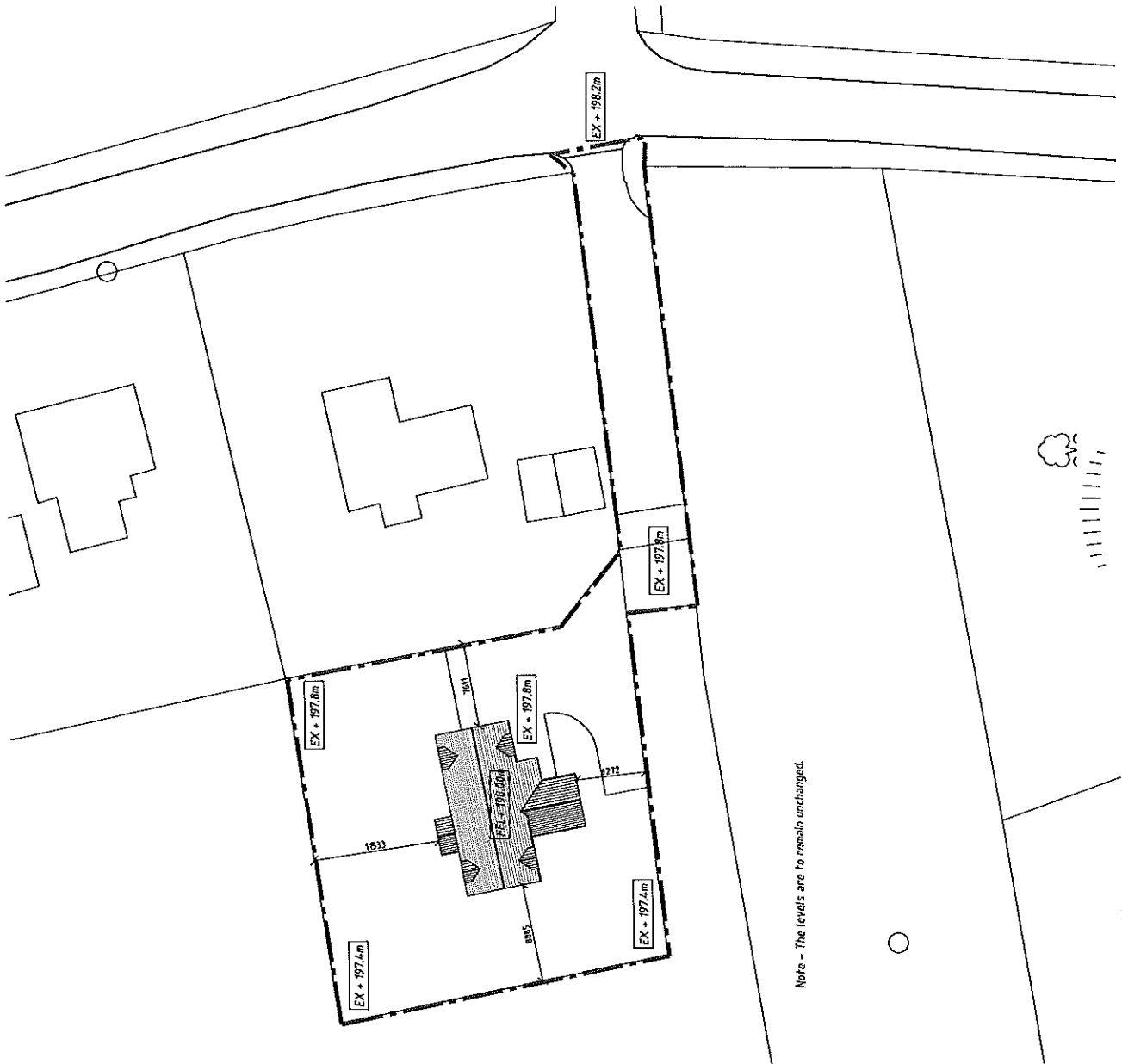
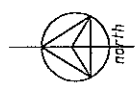


First Floor Plan (1:50)

Plans & Elevations			
Client	M. J. Robertson	Scale	1:50, 1:100 @ A1
Project	Proposed house plot Blackheath California	Working number	11/07/PL02
Date	Oct. 11	Author	HARDIE ASSOCIATES LTD
75 HOPETOWN STREET WILLOWDALE NSW 1570 TEL: 02 9360 0370 FAX: 02 9360 0345			



Levels Info.	
Client	Mr J Robertson
Project	Proposed house Bladbraes California
Scale	as noted @ A1
Issue	Oct. 11
Drawing number	11/07/PL03a
HARDIE ASSOCIATES LTD	
76 HOMETOWN STREET	
WARRICK	
WARRICK NSW 2324	
TEL: 01800 033976	
FAX: 01800 033976	
WWW.HARDIEASSOCIATES.COM	



Note - The levels are to remain unchanged.

BLOCK PLAN 1:200



Robertson (Homes) Limited  
Registered Office  
CARRIDEN INDUSTRIAL ESTATE



BO'NESS EH51 9AT  
SCOTLAND  
TEL: Bo'ness 2792/3252  
26 JAN 1976

23rd January 1976

The Solicitor,  
Scottish Gas,  
Granton House,  
West Granton Road,  
EDINBURGH EH5 1YB

Dear Sir,

Blackbraes Radio Station  
Your Ref. 335/ABL/MB

We have received your letter of 21st instant and agree to lease to your Corporation the additional 76 square metres or thereby shown on the drawing enclosed with your letter at the yearly rental of £25 payable quarterly in advance.

Yours faithfully,

Company Secretary

*only 2nd Feb. to 31st March.*

*£6.25 p. rent.*

DIRECTORS: J. Robertson (Managing) J. Robertson  
Reg. No. 48790 Scot.