

- serving a number of different developments in an area; or
- The Open Space Strategy indicates that there is a sufficient amount of open space in the area, and that priority should be given to qualitative improvements to existing open space.

*The location and design of open space should be such that it:*

- forms an integral part of the development layout, contributing to its character and identity;
- is accessible and otherwise fit for its designated purpose;
- links into the wider network of open space and pedestrian/cycle routes in the area;
- sensitively incorporates existing biodiversity and natural features within the site;
- promotes biodiversity through appropriate landscape design and maintenance regimes; and
- enjoys good natural surveillance.

*Developers must demonstrate to the Council that arrangements are in place for the management and maintenance of open space, including any trees, paths, walls, structures, and play areas which form part of it.*

- 4.10 This has been partially addressed as part of the Planning Statement but the level of open space (passive and active, current and proposed) should be shown on an accompanying plan along with confirmation that the financial sum will be met. Should the development proceed, the Public Open Space, Falkirk Greenspace and New Development SPG sets out the requirements per dwelling for open space. These are

- 21m<sup>2</sup> Active open space (eg play areas, sports areas)
- 49m<sup>2</sup> Passive open space (eg amenity greenspace, natural/semi-natural green space and civic space).

- 4.11 This means that the development should produce 126m<sup>2</sup> of active open space and 294m<sup>2</sup> of passive open space. This would produce a total requirement of **£5040** for active open space and **£5880** for passive open space resulting in a total of **£10,920**. Off site enhancement/provision would be most appropriate in this instance.

#### Landscape

- 4.12 Policy EQ4 states that proposals should include a landscape framework which enhances the development and assists integration with its surroundings. Proposals should comply with a number of criteria relating to existing vegetation/tree cover, structure planting, open space, pedestrian access and SUDs. Criteria (3) requires proposals to integrate with strategies for the provision of open space, pedestrian access and SUDs.

- 4.13 Policy EQ26 emphasises the importance of trees woodland, and hedgerows. There are a large number of mature trees on site, and comments from Phillip Harris, Landscape Officer address this issue below:

- 4.14 The elevated and tree covered character of the site means that it is visually prominent from areas of Polmont, including Main Street and other areas further north and north east towards Polmont Woods and the golf course, plus a large part of Dochart Crescent and Lawers Crescent and their environs immediately below the site; in addition it is visible from the residential areas to the south such as parts of Taymouth Road / Ardmore Drive, Rodel Drive itself, parts of Gilston Crescent and potentially some sections of the canal towpath. The site therefore currently acts as a valuable visual backdrop to the surrounding housing and creates a buffer / boundary feature with a sense of rural land lying beyond when viewed from these areas; the presence of this elevated land with vegetation cover is therefore valuable in improving the setting for housing and increasing the capacity of the landscape to absorb the current density of housing development in the surrounding area. The landscape and visual sensitivity of the site is therefore very high.
- 4.15 Any development on this site would result in a **major landscape effect** due to the loss of locally valued open space, the loss of an area of dense native tree and shrub cover, as well as a landscape impact from a change in the topography of the site from levelling (ie this would be a change in the local landscape character of the site). Levelling of the site to provide platforms for houses may also have an indirect effect due to the potential need for retaining structures in some locations to take up levels (although not proposed in the application) and the potential for minor accidental soil slippage during works on site down the steep northern slope.
- 4.16 There would also be a high level of adverse visual effect from any development on the site as seen in the wider area from the locations to the north and south detailed above, due to proposed dwellings being visible on the skyline from some locations and the loss of native tree / shrub cover. The visual impact would be adverse from the rear of dwellings that back directly on the site.
- 4.17 The submitted application has attempted to bring the dwellings back from the top of the steep and visually prominent northern edge, with some retention of existing tree cover suggested (although not fully clear) along with extensive new tree planting. However, if the site was to be developed, the opportunity to mitigate the landscape and visual effects would in practice be very limited and difficult to effectively achieve. Substantial retention of tree and shrub cover around all boundaries would be essential along with substantial additional tree planting to ensure the site remains visible from the outside as woodland. The extent of mitigating tree planting and tree retention would result in problems with gardens becoming too shaded and there would be perceived problems with leaf and branch fall and tree safety. This would result in future occupants felling existing and new tree cover and therefore visually exposing the site. It is considered that mitigation by tree / shrub retention and the need for substantial new planting would be impractical.
- 4.18 **Therefore any development on this site is not considered appropriate due to the high level of landscape and visual effects that would result and that mitigation of these effects would not be achievable in practice.**

#### Access

- 4.19 Policy ST1 of the Falkirk Council Local Plan seeks to safeguard and promote the Core path Network, and advises that developer contributions will be sought where appropriate.
- 4.20 The site is also transected by two paths (016/586 and 16/591), identified in the Falkirk Council Core Paths Plan. This highlights the importance of the site in terms of overall connectivity within the wider area of open space and the role in which it plays in informal recreation.

Specific comments from Mandy Brown relating to access are as follows:

- 4.21 Provision appears to have been made for retaining both the core path routes, with an additional formalised access linking into the housing on Culduie Circle.

#### *Path Diversions*

- 4.22 Legislation / procedures relating to the Land Reform (Scotland) Act 2003 must be adhered to. This includes provisions regarding temporary core path diversions during the development process.
- 4.23 Should it be necessary to permanently divert the core path, an alternative path should be provided for use as a replacement for the section of path to be diverted. This standard of this (width, surfacing, distance, etc) should be comparable to, or better than, the path being replaced.

#### *Signage*

- 4.24 any temporary diversion during construction work should be appropriately signposted with information signs going up at each end of the affected section at least 1 week prior to the temporary diversion starting.
- 4.25 Signage should show path diversion route and time period diversion will be in place. A template temporary diversion notice can be provided on request.
- 4.26 Where there is no alternative but to temporarily close a path then information signs should be installed at each end of the affected section at least 1 week prior to the closure starting. Once the closure is in operation then information signage must be maintained at the start and end points of the path affected and appropriate signage maintained at the points of closure. A template temporary path closure notice can be provided on request.
- 4.27 The wording and locations for signage are to be agreed with Access Authority.

#### *Layout and Access*

4.28 Path connections within Site: Connections within the proposed development should have direct path links suitable for cycle and pedestrian use between housing, community and leisure facilities. These should be safe and overlooked.

4.29 Path connections to wider area: Ensure key connecting routes linking site with wider countryside are suitable for cycle, pedestrian and horse use, and that they are DDA compliant with no unnecessary obstructions / obstacles.

- *Path specifications and maintenance:* No details have been provided at this stage with regards to path specification and ongoing maintenance arrangements.
- To reduce any future maintenance burden, all proposed infrastructure should be built to a high standard using low maintenance materials.
- It may be useful to seek more detailed information about the paths shown on the plan, including:
  - detailed specification of proposed paths / path connections
    - path width
    - proposed surfacing
    - detailed design of any proposed access controls
    - signage
  - ongoing maintenance arrangements
    - who will be responsible for maintaining the paths
    - what works will be done as part of ongoing maintenance
    - how often will maintenance activities be carried out

### **Biodiversity**

Anna Perks, Biodiversity Officer has made the following comments;

- 4.28 The site falls within the South Polmont Site of Importance for Nature Conservation (SINC). As such there is a presumption against development which would have a negative impact on the ecological value and integrity of the SINC. The applicant is correct in identifying the proposed development area is of lesser ecological value than other parts of the SINC. However, it still represents a significant area of grassland and scrub which contributes to the viability of the SINC as a whole. The objection site is considered a legitimate and valuable element of the South Polmont SINC. The SINC was designated following a systematic, robust assessment and rigorous sieving process which involved Falkirk Council, the Scottish Wildlife Trust and Scottish Natural Heritage.
- 4.29 Falkirk Council has recently received the results of a review of the ecological information held for its locally designated site. While the review of South Polmont did recognise that the species diversity of some of the areas of grassland may have declined due to a lack of management, it states that no change to the SINC boundary is recommended.
- 4.30 Designation of SINC's, while focused largely on ecological criteria, also considers the accessibility of a site and its value for formal or informal education. This site is well used by local people and provides the local community with a valuable greenspace where they can experience and enjoy local biodiversity. The proposed development would degrade that access and enjoyment.

- 4.31 It is considered that the proposed development would have a negative ecological impact on the SINC in terms of the loss of habitat and the diversity of species dependant on it, the potential increased levels of disturbance and vulnerability elsewhere within the SINC, and a reduction in the overall area of the SINC making it less robust. It would also degrade the value of the site for recreation and education. The proposed mitigation would not adequately address the above negative impacts.
- 4.32 In addition to the above comments, in the appeal (P/PPA/240/194) decision letter dated 14<sup>th</sup> June, 2007, para 25 relating to planning application 06/0308/OUT the reporter stated that *"the advantages for the remainder of the land owned by the appellant of additional landscaping and a better maintenance regime, would be outweighed by the disadvantage of having built and permanent development on part of a site which the local plan says should be protected. In any event, the remainder of the SINC outside your client's ownership would remain in its present state."* The reported concluded that the loss of the appeal site from the SINC as a whole would in itself amount to an adverse impact on the SINC.
- 4.33 In terms of compliance with Policy EQ24 of the FCLP, it has not been demonstrated that the overall integrity of the site would not be compromised, or that any effects would be outweighed by social or economic benefits of substantial local importance.

### **Conclusion**

5 The site has been the subject of previous examinations associated the Development Plan in over the last 10 years. There has also been a history of planning application refusals incorporating various iterations of the scheme.

- 5.1 The key policy issues relate to the loss of open space, impact on local nature conservation and landscape. Primarily, the proposal fails to accord with Policy SC12, and also fails to adequately demonstrate accordance with Policy SC13 of the Falkirk Council Local Plan. The proposal also fails to accord with Policy EQ24 in terms of local nature conservation. The proposal is also not in accordance with Policy EQ4 in terms of landscape integration and setting within the site, and Policy EQ22 in terms of visual impact on the wider landscape.
- 5.2 Notwithstanding the issues relating to open space and biodiversity, the density and layout of the proposal fails to integrate sensitively with the surrounding residential area.

I hope that the above is of assistance. Please do not hesitate to contact me should you require further information.

**Morris, John**

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**From:** Henderson, Stuart  
**Sent:** 08 February 2013 13:31  
**To:** adm1dmbcorr  
**Subject:** P/12/0718/FUL

## ENVIRONMENTAL HEALTH

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday 08:00 - 18:00 Hours

Saturday 09:00 - 17:00 Hours

Sunday / Bank Holidays 10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

## CONTAMINATED LAND

In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

Stuart Henderson  
 Environmental Health Officer  
 Falkirk Council  
 01324 504771

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**Richard Teed: Senior Forward Planning Officer**

Sealock House, 2 Inchyra Road,  
Grangemouth, FK3 9XB.

Phone: 01324 506621 Fax: 01324 506601 Email: Richard.teed@falkirk.gov.uk



**Falkirk Council**  
Education Services

**MEMO**

To: Kevin Brown  
 From: Richard Teed Ext: 6621  
 Our Ref: Your Ref: P/12/0718/FUL  
 Date: 8<sup>th</sup> February 2013  
 Subject: Erection of 6 Dwellinghouses - Land To The East Of 44 Rodel Drive, Rodel Drive, Polmont

**School Catchments**

This application falls within the catchments for St Margaret's Primary School, St. Andrews RC Primary School, Braes High School and St Mungo's RC High School. The impact that this development would have is outlined below.

**Impact of Development***St Margaret's Primary School*

Based on the current ratio of 0.25 pupils per house, we would expect 1-2 children from this development to enrol at St Margaret's Primary School. The school is projected to reach and exceed its current capacity with proposed housing development (including this one).

*Other Schools*

Based on current pupil yield ratios, this development is unlikely to generate enough children to have any significant impact on the other catchment schools for this area

**Conclusion**

Education Services request that if this is approved, then it is on the basis that a contribution of £15,600 (£2,600 per house) is agreed towards capacity risks at St Margaret's Primary School.

*Director : Andrew Sutherland*

Sealock House, 2 Inchyra Road  
Grangemouth, FK3 9XB.  
Telephone : 01324 506600  
Fax : 01324 506601

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr Danny Callaghan

Address: 2 Nobel View Reddingmuirhead Falkirk

### Comment Details

Commenter Type: Community Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application as it is proposed to build on this land which is open space in an area of high density housing.

This is contrary to the current local plan adopted Dec 2010 which identifies this particular area of land as "Site of Importance for Nature Conservation"



## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr Trevor Colebrook

Address: 3 Portree Crescent Polmont Falkirk

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe the development as submitted should be rejected as it will create unacceptable increases in traffic and noise in the immediate area; it will deprive the local community of a valuable asset in the form of accessible open space for dog walkers and childrens' play; it will add to the existing pressures on local infrastructure such as drainage and schools; and the drawings as submitted clearly show that the development will overshadow the existing houses in Culduie Crescent.

I also believe that the current application is financially unsound, and should it be approved the developer will subsequently seek permission to radically amend the proposal to substantially increase the number of houses /dwellings on the site, adding further weight to the above objections.

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mrs Sharanne Findlay

Address: 8 Culduie Circle Polmont Falkirk

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area under consideration is directly adjacent to the rear of my property.

Construction of this development would directly impact on the privacy currently afforded to my family. The proposed footpath would take pedestrians directly to the length of my boundary fence, resulting in no privacy to my family when they are in the garden or the rear of my property.

The proposed area is used regularly for many children to play in. It is safe and within view of many of the houses and their parents. As Polmont is already losing vast amounts of its green areas it is essential that we retain what remains.

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr Iain Paxton

Address: 12 Culduie Circle Polmont

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed development for the following reasons:

- 1) Increased Traffic, Noise and Light pollution to surrounding properties.
- 2) Higher elevation of proposed dwellings, will lead to overshadowing of existing properties and reduced natural light.
- 3) Line of sight results in living space of proposed dwellings looking directly into bedrooms of existing properties. Line of site shown on proposed drawings is incorrect as does not correctly show gradients of gardens.
- 4) Impact on natural environment by eliminating a well used green space.
- 5) With regard to policy SC12, change in site will have a significant impact on the established amenity of the surrounding area by deleting a well used open space. In both physical and visual terms, the proposal does not fit in with surrounding properties, mainly due to size of properties and amount of glazed areas and flat roof construction. The proposal would have a detrimental impact on outlook of surrounding properties, substantially reducing outlook over river Forth and hills of Fife.
- 6) With regard to policy SC2, proposed use of site comprises substantial office area not solely residential. Impact of at least 3 cars per household is at odds with reasons given for Criterion 3. Existing schools already nearing capacity. Existing roads around Rodel Drive already suffer from access and parking issues.
- 7) SUDS drainage channel will attract more water to gardens of adjacent properties which already suffer from flooding.
- 8) Proposed footpaths are substantially closer to existing properties than existing.
- 9) Increased road noise from monoblock paving.

Morris, John

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From: Green, Isabel  
Sent: 17 December 2012 12:47  
To: dc  
Subject: Re: Planning Application

17 Culduie Circle,  
Polmont,  
Falkirk.  
FK2 0JZ

17th December  
2012

Dear Sir,

**Re: Planning Application P/12/0718/FUL**

With reference to the above mentioned Planning Application I wish to formally make an objection to this planned development at the land to the east of 44 Rodel Drive, Polmont on the following issues:

- 1 Overshadowing - The proposed development is on land significantly higher to our existing property and would therefore cause overshadowing.
- 2 Drainage - Due to previous issues with flooding I would be concerned that as we are the low lying development this would have a serious impact on our property.
- 3 School Capacity - St. Margaret's the local primary school is already at capacity with further developments in Polmont putting further strain on numbers.
- 4 Wildlife - This is countryside land and Development would have an impact on any wildlife.

When considering this application I would appreciate that the above concerns are taken into account before any decision is made.

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**Morris, John**

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**Subject:** FW: Application No: P/12/0718/FUL

**From:** deborah lynch  
**Sent:** 24 December 2012 11:35  
**To:** brown, kevin  
**Subject:** Application No: P/12/0718/FUL

1 December 2012

Dear Kevin Brown

**Re: Application P/12/0718/FUL**

Thank you for your letter dated the 27th of November 2012 notifying of the above planning application submitted to Falkirk Council.

I have viewed the application details and would like this letter to be noted as an objection to the application based on the following concerns:

**1. Adverse effect on the residential amenity of neighbours**

The overall imposing size and scale of the individual houses and associated buildings on the proposed development have the potential to overlook and overshadow not only my house but other houses along the boundary of the development.

**2. Visual impact of the development**

The proposed development looks out of scale and character in terms of appearance, particularly compared with the current surrounding developments. One key concern is that the imposing size and scale of the proposed houses and associated buildings will be over-bearing compared with existing developments in the vicinity.

**3. Effect of the development on the character of the neighbourhood**

There is the potential that the development could have a negative effect on the neighbourhood. The development would appear to be out of character with the rest of the neighbourhood, which consists of a mixture of modest houses, ranging from small 2 bedroom flats to unassuming detached houses. Although perhaps not relevant, I would have to question the demand for such an extravagant development in this relatively ordinary area.

**4. Design**

My main concern with the design of the houses on the proposed development is the imposing size and scale of the individual houses and associated buildings.

I look forward to hearing your response.

Yours sincerely

Deborah Lynch  
18 Culduie Circle  
Polmont  
Falkirk  
FK2 0JZ

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## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr David Cumming

Address: 20 Taymouth Road Polmont FALKIRK

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need to build on every available scrap of land left in Polmont. We need less houses and more facilities for the people of Polmont as it is. I am concerned about access. Rodel Drive is not fit for purpose and as I have friends that live at the point of site access I am not happy to have my children playing there. The road is just not suitable for the industrial traffic and subsequent increase in residential traffic. I should know given the increased traffic on Taymouth Rd given the development of Culduie Circle. The burden on the estate as a whole is too much. The property looks nice but just as there are objections to existing houses being overlooked by the proposed Whiteside development, this development will overlook existing property.

I am also concerned at the lack of publicity and notice this development has been afforded. Given the huge work that is being undertaken at Lathallan (that will eventually have a large impact on traffic at my street when a connecting access road is built) and the possible development of yet more luxury property at Lathallan House, the last thing we need in Polmont is more houses squeezed into every scrap of land. It seems that rather than work that should be taken to service the local population (upgrade the Greenpark Centre, ensure St Margaret's Primary can cope with demand i.e no composite classes, ensure the library stays open rather than reduce opening hours) the council are only interested in selling off land for houses.

It feels very cramped in Polmont and this will not help.

GEORGE DONOGHUE  
34 LANKERS CRESCENT  
PORMONT  
FALKIRK  
FK2 0R9

APPLICATION No  
P/12/0718/FUL

ACW SR  
AD

3-12-11

DEAR SIR,

WITH REFERENCE TO YOUR LETTER  
REGARDING THE PLANNING APPLICATION  
FOR HOUSES TO BE BUILT AT THE REAR OF  
OUR HOUSE WE STRONGLY OBJECT TO ANY  
PLANNING PERMISSION BEING GIVEN FOR THE  
ABOVE DUE TO DRAINAGE PROBLEMS AND  
SUBSIDENCE WHICH WE BELIEVE WILL HAPPEN  
IF HOUSES ARE BUILT. WE HAVE DRAINAGE PROBLEMS  
AS IT IS. THIS IS THE FOURTH LETTER WE HAVE  
WRITTEN REGARDING PLANNING APPLICATIONS IN  
THE LAST FEW YEARS

Yours Sincerely  




## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: mrs mhairi graham

Address: 36 Lawers Crescent Polmont Falkirk

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: have a multitude of concerns

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr & Mrs Brian Johnstone

Address: 36 Rodel Drive Polmont Falkirk

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Concerns around ever decreasing green space around Rodel Drive estate and Gilston Park. Main concern however is parking at current Rodel Drive cul-de-sac since the parking bay services nos 36-44 Rodel Drive and 4 flats in Tolsta Crescent as tenants are more than a 1-car family (garage lock-ups for these flats are located in Rodel Drive). The parking is stretched at the moment but will only be exacerbated should alterations be required to the parking bay for access into new housing development.

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr Michael Lavender

Address: 38 Rodel Drive Polmont

### Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir or Madam,

Application ref P/12/0718/FUL

I would like to object to this proposed development on a number of grounds. I sincerely believe the development will have a significantly negative impact on the surrounding neighbors as follows:

1. This development will lead to significantly increased through traffic. One of the reasons I moved to this area was the quite cul de sac location. As a new parent I worry that this will pose risk to my young child as well as a general nuisance.
2. The street is already used extensively for parking and further developments will only increase this demand. Although some dedicated parking will be provided I do not feel that this will be sufficient (E.g. some families have as many as 5 cars in this street and I do not see why any prospective new neighbors will be any different). Excessive on street parking poses a real risk both to pedestrians and drivers.
3. The development will lead to increased noise and disturbance in what is a very quiet area. The quiet location was one of my key concerns in moving to this area and I worry that this development will reduce our quality of living here.
4. I feel that this development will lead to a loss of privacy for my family (and many others). The proposed site is on high ground and will over look a large number of properties. This loss of privacy is a serious issue for me, as I'm sure it would be for anyone. These houses will overlook a large number of houses in the area.

5. The development will remove some open ground, that is currently used by myself and others for recreation - E.g. walking - and in future I would have likely used the area to play with my new child.

6. I think to build on this area would be over development. I think that house holders here deserve to have some undeveloped land for recreation.

7. The development will have an adverse effect on the open aspect that the end of the cul de sac enjoys. This will affect the views I enjoy from my home (which were a significant factor in my choosing this area to live in).

8. I'm concerned about the style of the buildings proposed as I do not think they are in keeping with the area. Especially the proposed flats. I think that the development is out of character with the surroundings for a number of reasons, including that they are significantly larger than the current surroundings.

9. I worry that the development will have a negative impact on the character of the neighborhood as I feel that the quiet community feeling that we currently have will likely be broken.

10. The development will take away land which is currently home to a lot of wildlife. This can only be seen as negative in this day and age.

I hope that my views as a member of this community will be appropriately taken into account when the Council consider this planning application. Should it be approved I feel that it will force me to consider whether I can continue to live in this area such is my strength of feeling. That would be a great disappointment to me.

Kind regards,

Michael Lavender.

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mrs Rebecca Lavender

Address: 38 Rodel Drive Polmont

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir or Madam,

Application ref P/12/0718/FUL

I fully support the objections made by my husband to the proposed development (reiterated fully below).

I would like my own strong objection to the proposed development to be recorded on the grounds that my family's and this community's standard of living, my young son's safety, our privacy, the environment and local character are heavily jeopardised by this development. Significant changes will be made that are only of detriment.

As a close neighbour of the proposed site and member of this community I would expect my views to be taken into account when considering this planning application.

### Customer Details

Name: Mr Michael Lavender

Address: 38 Rodel Drive Polmont

### Comments Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir or Madam, Application ref P/12/0718/FUL I would like to object to this proposed development on a number of grounds. I sincerely believe the development will have a significantly negative impact on the surrounding neighbors as follows:

1. This development will lead to significantly increased through traffic. One of the reasons I moved to this area was the quite cul de sac location. As a new parent I worry that this will pose risk to my young child as well as a general nuisance.
2. The street is already used extensively for parking and further developments will only increase this demand. Although some dedicated parking will be provided I do not feel that this will be sufficient (E.g. some families have as many as 5 cars in this street and I do not see why any prospective new neighbors will be any different). Excessive on street parking poses a real risk both to pedestrians and drivers.
3. The development will lead to increased noise and disturbance in what is a very quiet area. The quiet location was one of my key concerns in moving to this area and I worry that this development will reduce our quality of living here.
4. I feel that this development will lead to a loss of privacy for my family (and many others). The proposed site is on high ground and will over look a large number of properties. This loss of privacy is a serious issue for me, as I'm sure it would be for anyone. These houses will overlook a large number of houses in the area.
5. The development will remove some open ground, that is currently used by myself and others for recreation - E.g. walking - and in future I would have likely used the area to play with my new child.
6. I think to build on this area would be over development. I think that house holders here deserve to have some undeveloped land for recreation.
7. The development will have an adverse effect on the open aspect that the end of the cul de sac enjoys. This will affect the views I enjoy from my home (which were a significant factor in my choosing this area to live in).
8. I'm concerned about the style of the buildings proposed as I do not think they are in keeping with the area. Especially the proposed flats. I think that the development is out of character with the surroundings for a number of reasons, including that they are significantly larger than the current surroundings.
9. I worry that the development will have a negative impact on the character of the neighborhood as I feel that the quiet community feeling that we currently have will likely be broken.

10. The development will take away land which is currently home to a lot of wildlife. This can only be seen as negative in this day and age.

I hope that my views as a member of this community will be appropriately taken into account when the Council consider this planning application. Should it be approved I feel that it will force me to consider whether I can continue to live in this area such is my strength of feeling. That would be a great disappointment to me.

Kind regards, Michael Lavender.

## Comments for Planning Application P/12/0718/FUL

### Application Summary

Application Number: P/12/0718/FUL

Address: Land To The East Of 44 Rodel Drive Rodel Drive Polmont

Proposal: Erection of 6 Dwellinghouses, Associated Roads and Landscaping

Case Officer: Kevin Brown

### Customer Details

Name: Mr Colin Oulton

Address: 42 Rodel Drive Polmont

### Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to comment on the proposed development and clearly state that I am not in favour of it for the following reasons:

Appearance: I feel that the size of the dwellings are not in keeping with the local area: the houses would appear to be 2-3 times larger and in a style unlike that of the surrounding residences. The exclusive nature of the development will not provide affordable housing for local families.

Drainage: the houses would add to the already under-capacity main sewer for Polmont. The Falkirk Herald recently reported that the Polmont Church Hall had been flooded several times due to the sewer not being able to cope with volume of waste water from the surrounding area as it is.

Traffic, parking & access issues: the development would lead to increased traffic on Rodel Drive during and post-construction. The residences have treble or quadruple garages, which given the size and probable cost of the houses would be highly unlikely to contain a single vehicle. This road is already busy with traffic and parked cars often lead to a severe narrowing of useable road surface. Additionally as Rodel Drive will be utilized as the access road during the construction phase (possibly lasting up to a year) this will undoubtedly cause issues for residents as heavy plant machinery enters and exits the site. There are a substantial number of young children in the area and increased road traffic is not desirable. There will also be a detrimental effect to the value of houses at the end of Rodel Drive as it will no longer be a cul-de-sac due to the through road to the new development.

Residential Amenity: I am not convinced by the architects drawings that the houses in Culduie Circle will not be overlooked and that only roofs will be seen. This clearly does not take account of the views from any upstairs windows which will now have proposed housing overlooking them.



The houses will be clearly visible from the residences at the east end of Rodel Drive.

Impact on Natural Environment: the Ecological Habitat Survey reported only 4 bird species being present on the site. The survey was carried out in September so I feel is unrepresentative of the diversity of bird species that utilize the area. I have a strong interest in birds both professionally and as a hobby and have observed the following 33 species on the site (Key: Red or Amber refers to the UK List, CP= Conservation Priority or CC = Conservation Concern refers to the LBAP for Falkirk.

Blackbird  
 Blue tit (CC)  
 Bullfinch (Amber, CP)  
 Buzzard  
 Carrion crow  
 Chaffinch  
 Chiffchaff  
 Coal tit (CC)  
 Collared dove  
 Dunnock: Amber  
 Fieldfare: Red  
 Goldfinch: CC  
 Great tit: CC  
 Greenfinch: CC  
 House Martin: Amber  
 House sparrow: Red  
 Jackdaw  
 Kestrel: Amber, CP  
 Long-tailed tit  
 Magpie  
 Redwing: Red  
 Robin  
 Rook  
 Skylark: Red, CP  
 Song thrush: Red, CP  
 Sparrowhawk  
 Starling: Red  
 Swallow: Amber, CP  
 Swift: Amber, CP  
 Waxwing  
 Willow warbler: Amber, CC  
 Woodpigeon  
 Wren

Whilst not all species will breed in this habitat, some are not present all year and others appear irregularly (waxwings, redwing and fieldfare) I believe that the area is utilized for feeding (or hunting in the case of kestrel, sparrowhawk and buzzard), resting, roosting, and shelter. The Falkirk Area BAP notes that suitable habitats should be maintained for kestrel to hunt in and this should be given consideration during any development.

The proposals contained in the Ecological Habitat Survey to improve the diversity of the habitat is welcome, though I believe they are not adequate to compensate for the proposed development of the site and would encourage the developer to improve the site for the benefit of local residents and wildlife whether planning permission is granted or not.

Other considerations: loss of amenity.

The area is well used by dog walkers and others and has been used by local residents for many years as an area of relative wilderness in the middle of the Gilston estate. The species present here and the relative open feel to the grassland area is quite different to other areas locally. Whilst the site has not been classified as ecologically important in terms of habitat it does provide the local residents with an area with breathing space, an important consideration for physical and mental health.

Discrepancies in Application and information supplied: The application states that the development is for the Erection of 6 Dwellinghouses, Ancillary flat, 1 Flatted Dwelling and Associated Roads and Landscaping yet the plans show no flatted dwelling has this been build been abandoned or is its location still to be decided?

Future developments: due to the size of the plots and the potential to convert the large 2 storey garages and the ancillary flat into dwellings, are there any assurances that there are no plans to develop the site further in the future. Such a development would presumably require a lesser degree of consultation and planning permission as the current proposed development would have set precedent for the use of the site.

In conclusion I would like to oppose the development on the grounds mentioned above.

Ncu - 13/12/12 - C4A



44 Erskine Hill,  
POLMONT,  
Stirlingshire,  
FK2 0UQ.

8 December 2012.

Mrs. Rhona Geisler,  
Director of Development Services,  
Falkirk Council,  
Abbotsford House, David's Loan,  
Bainsford, FALKIRK,  
FK2 7YZ.

Your ref: P/12/0718/FUL

Dear Mrs. Geisler,

### LAND TO THE EAST OF 44 RODEL DRIVE, POLMONT

I have read the various documents lodged in respect of the most recent bid to develop land to the east of 44 Rodel Drive, Polmont ... the one-time projected Whyteside Primary School site as it is known to the diminishing number of local residents with long memories.

For decades, this site was protected by a Skyline Protection Policy, which was alive and well when the Overton Farm development was approved in 2004. I refer you to the Development Brief for Residential Development Site: Overton Farm, Redding, where we learn in Section 4, under the heading DESIGN AIMS, that (4.3) "There are a number of constraints and environmental opportunities within the site and these will ultimately determine the site capacity. The land forming the ridgeline of the hill will be undevelopable as it would breach the skyline." Further, in Section 6, LANDSCAPING AND OPEN SPACE, we read that (6.2) "In order to fulfil the objectives listed, the landscaping and open space within the development will be required to meet the following criteria:

- Respect the natural landform and keep earthworks to the minimum required to develop the site.
- Ensure development does not encroach onto the skyline at the ridge of the hill."

Sadly, by 2007, Falkirk Council proposed to delete the Skyline Protection Policy from the Local Plan, my objection to the deletion of this protection being rebuffed in these words from your Department:

<b>Representation No.</b>	0056
<b>Subject:</b>	Additional Policy - Skyline Protection
<b>Type:</b>	Objection      Preferred Procedure:
<b>Summary:</b>	Objection is made to the loss of Policy POL8.6 "Skyline Protection" of the adopted Polmont Local Plan on the grounds that it may lead to the infilling of areas of open space with housing development and irrevocably alter the character of Polmont.
<b>Council Response:</b>	Objection not Accepted      Modifications Ref
<b>Response Reason:</b>	The areas currently designated as Areas of Skyline Protection in the Polmont Local Plan are designated as Open Space in the new Local Plan and, accordingly, are afforded full protection in terms of their amenity and landscape value by Policy SC12. Given this protection, it considered that replicating the skyline protection policy in the new Local Plan would represent unnecessary duplication.

I draw to your particular attention the words: "The areas currently designated as Areas of Skyline Protection in the Polmont Local Plan are designated as Open Space in the new Local Plan and, accordingly, are afforded full protection in terms of their amenity and landscape value by Policy SC12. Given this protection, it considered (sic) that replicating the skyline protection policy in the new Local Plan would represent unnecessary duplication."

That was in 2008. In 2010, Falkirk Council published a map, a copy of which is attached, on which the proposed development site is still identified as "Open Space" under the provision of Policy SC12, with the further qualification that, in terms of Policy EQ24, it is "A Site of Importance for Nature Conservation." A mere two years later, this dual protection has, apparently, been surrendered. If a notice announcing Falkirk Council's intention to allow a change of use ... and deviation from its own plans ... was published, I shall be pleased to learn when and in what journal, for I do try to read the Council notices and certainly did not see one about this matter.

Reference to the applicant's proposals ... a copy of which I also attach ... shows that the northern, eastern and southern boundaries of the site are to be defended by a 1.8m high wooden fence (six feet in old money), with a continuous belt of tree and shrub planting ... sorry, decorative landscaping ... to deny lesser mortals even a glimpse of this rich man's elevated ghetto ... "a quarter inhabited by any racial or other identifiable group regarded as non-mainstream" (*The Chambers Dictionary*). I must beg leave to doubt that the ultimate purchaser of Plot 1 will be content to have his property entirely unprotected on its western side as is shown on the diagram; and that fence will complete the defences. All that is missing is a gatehouse to protect the one narrow entrance ... and perhaps this omission will be rectified in time. The reference in the accompanying documentation to the proposed houses aiding the security of their lowly neighbours is surely a rather poor joke.

The proposed development seems to me to be in defiance of the adopted Local Plan. And this defended community is alien to contemporary Scotland in general and to Polmont in particular. There is a recent, ghastly example of a defended community midway between Polmont and Shieldhill; and there are proposals to build an even more horrible fenced and gated community around the ruins of Lathallan House, although mercifully this project has not yet been started.

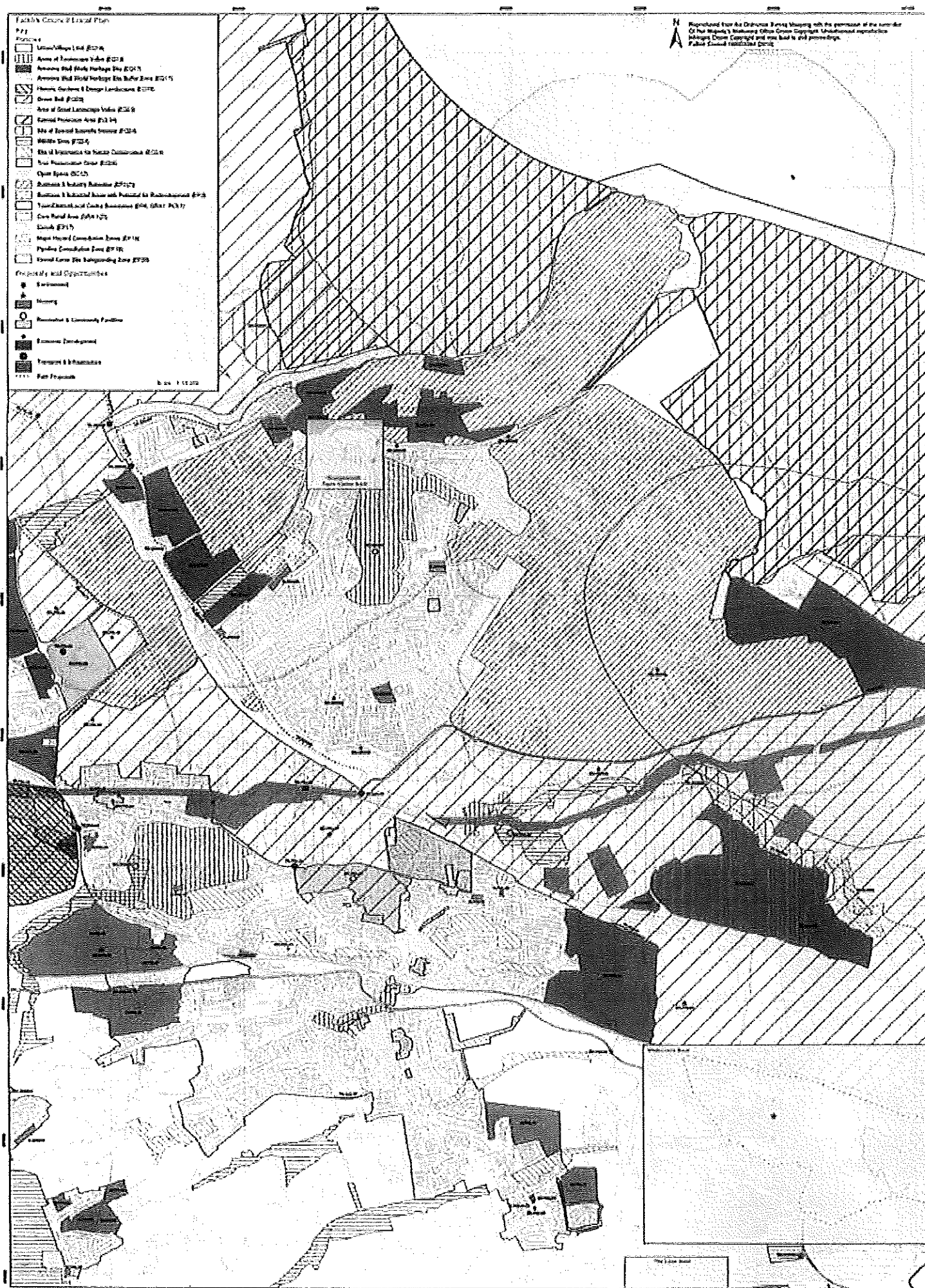
I wish you to record my objection to this project.

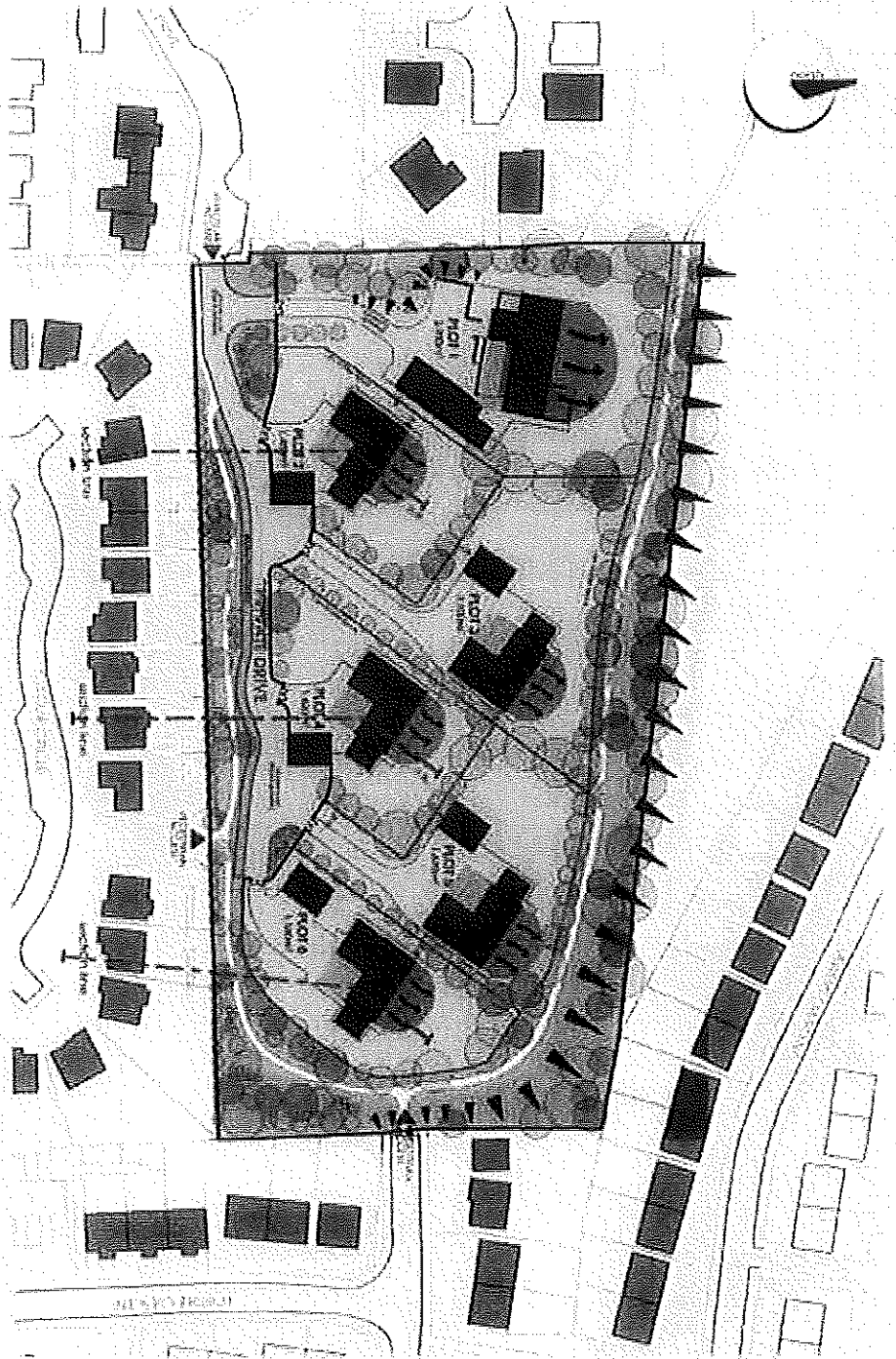
Yours sincerely,



Sandy Simpson

Copies to: Councillor Malcolm Nicol, Falkirk Council, Municipal Buildings, West Bridge Street, FALKIRK, FK1 5RS.  
Councillor Steven Jackson, Falkirk Council, Municipal Buildings, West Bridge Street, FALKIRK, FK1 5RS.  
Councillor Alan Nimmo, Falkirk Council, Municipal Buildings, West Bridge Street, FALKIRK, FK1 5RS.  
Rosemary Taylor, Convener, Polmont Community Council, Greenpark Centre, Greenpark Drive, POLMONT, FK2 0PZ.





**SITE LAYOUT** The site is proposed to form a plan with parking, a series of small parking lots and a few garages.

The proposed development is located at the northern end of the site, from the existing parking lot. The proposed development is located to the north of the existing parking lot and from the existing parking lot.

The proposed development is located to the north of the site, from the existing parking lot. The proposed development is located to the north of the existing parking lot and from the existing parking lot.

Site Layout	Jewitt and Wilkie architects	2999/S/102
Proposed Development of 6 New Build Houses at Redell Drive, Folmott for Mr. S. Anderson		