

FALKIRK COUNCIL

Subject: LANDSCAPE RESTORATION OF QUARRY VOID,
COMPRISING PLANTING AND EARTHWORKS
RESTORATION AND UPGRADING OF SOUTHERN SECTION
OF SITE ACCESS ROAD LEADING TO THE A803 AT
COWDENHILL QUARRY, CONEYPARK CRESCENT,
BANKNOCK, BONNYBRIDGE FK4 1TX FOR AGGREGATE
INDUSTRIES UK LTD - P/12/0380/FUL

Meeting: PLANNING COMMITTEE

Date: 29 May 2013

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Denny and Banknock

Councillor Jim Blackwood
Councillor Brian McCabe
Councillor John McNally
Councillor Martin David Oliver

Community Council: Banknock, Haggs and Longcroft

Case Officer: Kevin Brown (Planning Officer), Ext. 4701

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This full planning application proposes the restoration of an existing quarry void at Cowdenhill, Banknock and the upgrading of the southern section of access road heading out onto the A803. The upgrading of the access road in this location includes widening, tarmac surfacing and the installation of a wheelwash facility. The restoration proposals include the re-grading of the Doups Burn to aid natural drainage of the site and planting and earthworks, designed to improve visual amenity, safety and biodiversity.
- 1.2 This application forms the second part of a cross-boundary proposal submitted by Aggregate Industries to both Falkirk Council and North Lanarkshire Council. This cross-boundary proposal consists of the application outlined in paragraph 1.1 above, to be assessed by Falkirk Council, and a separate application for a new hardrock quarry at Tomfyne Farm, to be assessed by North Lanarkshire Council. Falkirk Council has been consulted on this separate application and a report to Committee, recommending our response, is contained elsewhere in the current meeting agenda.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.1 In terms of the Council's Scheme of Delegation, the Director of Development Services has decided to refer this application to the Planning Committee due to the significant public interest and previous history of operations at Cowdenhill.

3. SITE HISTORY

- 3.1 There has been an operational quarry at Cowdenhill since as early as 1926, and this was operated by Stirlingshire County Council in the 1940's. The site has since been used intermittently for quarrying, with the Skene Group operating the quarry under modern working conditions approval F/99/0026 from 2000 until July 2011. Application F/99/0026 remains a live permission, allowing for the extraction of material from the site until 2024.
- 3.2 The current applicant, Aggregate Industries UK Ltd, has provided survey information which suggests that the previous operators of the Quarry, Skene Group, overworked the site boundaries. Notwithstanding this, application F/99/0026 remains a valid permission and the quarry still contains workable material below the existing quarry floor and within the approved boundaries.
- 3.3 The site has been the subject of a number of applications during the time of its operation. The most recent and relevant planning history is summarised below:-
- F/92/0628 - registration of interim development order (minerals) - refused on 12 November 1992.
 - F/99/0027 - installation of office and construction of weighbridge - granted on 07 May 1999.
 - F/97/0919 - upgrading, widening and realignment of existing road - granted on 18 August 1999.
 - F/99/0691 - amendment to condition 8 of planning permission F/97/0919 – granted on 17 November 1999.
 - 05/0698/MRL - operations on land adjoining existing quarry to provide concrete plant, concrete block plant, tar (asphalt) plant and materials recycling plant and area for storage of soil and overburden and alterations to quarry access road - refused on 06 September 2006 - Appeal to SIERU on 22 January 2007 - Appeal dismissed on 18 January 2008.

4. CONSULTATIONS

- 4.1 The Council's Roads Development Unit is satisfied that the proposed development poses no risk to road safety. Issues relating to road drainage and flooding have also been assessed in detail and the proposals are considered to be adequate in this regard.
- 4.2 Historic Scotland do not object to the application.
- 4.3 Transport Scotland do not object to the application.

- 4.4 Falkirk Community Trust (Museums) does not object to the application.
- 4.5 The Council's Environmental Protection Unit do not object to the application.
- 4.6 The Council's Transport Planning Unit do not object to this application.
- 4.7 Scottish Water do not object to this application.
- 4.8 Scottish Environmental Protection Agency (SEPA) do not object to this application.
- 4.9 Scottish Natural Heritage do not object to the proposal.

5. COMMUNITY COUNCIL

- 5.1 The Banknock, Haggs and Longcroft Community Council has objected to this application. The main points of objection raised relate to the historical working of Cowdenhill Quarry by the Skene Group and associated problems regarding road safety, fouling of the road, noise and vibration, pollution of watercourses and dust problems. The Community Council state that they do not wish for a return to such circumstances.

6. PUBLIC REPRESENTATION

- 6.1 In the course of this application, 172 letters of representation were submitted to the Council, including 4 petitions. In total there were 417 petition signatures in support of the application and 750 petition signatories objecting to the proposal. Of the remaining letters, 163 were objections and 5 were in support of the application. 1 letter of objection was from the Community Council. The main issues raised in the objections are summarised below:-

- Previous poor working habits of Skene Group.
- Dust/vibration and noise issues related to transport movement.
- Congestion of road network.
- Damage to road caused by vehicle movement.
- Visual impact
- Ecological impact.
- Water and drainage quality.

- 6.2 The main issues raised in support are summarised below:-

- Employment benefits.
- Aggregate Industries are a reputable company.

- Restoration of Cowdenhill is reliant on planning permission being granted at Tomfyne.
- Restoration will improve safety of the site.

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 Policy ENV.8 'General Principles for Mineral Working' states:

1. *Proposals which pose an unacceptable risk to the amenity of communities or the local environment, which cannot be mitigated or eliminated by the use of planning conditions or agreements will not be supported. The Local Plan will include detailed guidance on constraints, and the benefits expected from mineral extraction.*
2. *Where information is available, mineral resources of economic significance will be protected from sterilisation arising from permanent development.*
3. *The Council will work with mineral operators through the Local Plan Process to establish future programmes of working and to identify preferred areas for mineral working. Preferred sites may also be defined within these areas. To assist this process, applications for mineral working should be accompanied by detailed information on mineral reserves in the area, local market areas and local mineral needs.*

7a.2 This application relates to restoration of the existing quarry void including upgrade works to the existing access road. These works are not considered to pose an unacceptable risk to amenities of communities or the local environment. The proposed work is considered to be beneficial in this regard. The restoration of Cowdenhill Quarry would not sterilise the existing mineral resource at Cowdenhill Quarry.

7a.3 The proposal accords with the terms of the Falkirk Council Structure Plan.

Falkirk Council Local Plan

7a.4 Policy EQ17 - 'Antonine Wall' states:

The Council will seek to retain, protect, preserve and enhance the Antonine Wall, its associated archaeology, character and setting. Accordingly:

- (1) *There will be a presumption against development which would have an adverse impact on the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' as defined on the Proposals Map;*

- (2) *There will be a presumption against development within the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site' buffer zones, as defined on the Proposals Map, which would have an adverse impact on the Site and its setting, unless mitigating action to the satisfaction of the Council in consultation with Historic Scotland can be taken to redress the adverse impact, and there is no conflict with other Local Plan policies; and*
- (3) *The Council, in association with partner Councils and Historic Scotland, will prepare Supplementary Planning Guidance on the criteria which will be applied in determining planning applications for development along the line, or within the setting, of the Antonine Wall as defined on the Proposals Map.*

7a.5 The proposed restoration scheme and access road upgrades are not considered to impact upon the setting of the Antonine Wall which lies approximately 1.8km to the south of the existing quarry void. The proposal accords with Policy EQ17.

7a.6 Policy EQ19 - 'Countryside' states:

- (1) *The Urban and Village Limits represent the desirable limit to the expansion of settlements for the period of the Local Plan. Land outwith these boundaries is designated as countryside and will be subject to the detailed policies for specific uses indicated in Table 3.3. Development proposals in the countryside for uses not covered by these policies will only be permitted where: it can be demonstrated that they require a countryside location; they constitute appropriate infill development; or they utilise suitable existing buildings.*
- (2) *In circumstances where development meets the relevant countryside policy criteria, the scale, siting and design of development will be strictly controlled to ensure that there is no adverse impact on the character of the countryside. In particular: the siting should be unobtrusive, making use of natural features to integrate development into the landform and avoiding skylines; building design should be sympathetic to vernacular building styles and comply with the design principles contained within the Councils Design Guide for Buildings in the Rural Areas; and boundary and curtilage treatments should be sympathetic to the rural area, with a preference for stone walling and hedging using native species.*

7a.7 The proposed restoration scheme and access road improvements are considered to have beneficial impacts on the character of the countryside by helping to reduce the visual impact of the existing quarry void and by reducing airborne dust levels and improving drainage along the access road. The proposal accords with Policy EQ19.

7a.8 Policy EQ24 - 'Ecological Sites and Features' states:

- (1) *Development likely to have a significant effect on Natura 2000 sites (including Special Protection Areas, Special Areas of Conservation, and Ramsar Sites) will be subject to an appropriate assessment. Where an assessment is unable to conclude that a development will not adversely affect the integrity of the site, development will only be permitted where there are no alternative solutions; and there are imperative reasons of overriding public interest, including those of a social or economic nature. These can be of a social or economic nature except where the site has been designated for a European priority habitat or species. Consent can only be issued in such cases where the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment or other reasons subject to the opinion of the European Commission (via Scottish Ministers)..*

- (2) *Development affecting Sites of Special Scientific interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of national importance.*
- (3) *Development affecting Wildlife Sites, Sites of Importance for Nature Conservation, Local Nature Reserves, wildlife corridors and other nature conservation sites of regional or local importance will not be permitted unless it can be demonstrated that the overall integrity of the site will not be compromised, or any adverse effects are clearly outweighed by social or economic benefits of substantial local importance.*
- (4) *Development likely to have an adverse effect on species which are protected under the Wildlife and Countryside Act 1981, as amended, the Habitats and Birds Directives, or the Protection of Badgers Act 1992, will not be permitted.*
- (5) *Where development is to be approved which could adversely affect any site of significant nature conservation value, the Council will require mitigating measures to conserve and secure future management of the site's natural heritage interest. Where habitat loss is unavoidable, the creation of replacement habitat to compensate for any losses will be required along with provision for its future management.*
- (6) *The Council, in partnership with landowners and other relevant interests, will seek the preparation and implementation of management plans for sites of nature conservation interest.*

7a.9 The existing Cowdenhill Quarry void is located within the Cowden Wildlife site. It is considered that the restoration scheme would have a beneficial impact upon the wildlife site in general due to the anticipated increase in biodiversity on completion of restoration. The proposal accords with Policy EQ24

7a.10 EQ25 - 'Biodiversity' states:

The Council will promote the biodiversity of the Council area and ensure that the aims and objectives of the Falkirk Area Biodiversity Action Plan are promoted through the planning process. Accordingly:

- (1) *Developments which would have an adverse effect on the national and local priority habitats and species identified in the Falkirk Area Biodiversity Action Plan will not be permitted unless it can be demonstrated that there are overriding national or local circumstances;*
- (2) *The safeguarding, enhancement and extension of the broad and key habitats and the species of conservation concern identified in 'The Biodiversity of Falkirk' will be given particular attention in the consideration of development proposals;*
- (3) *Development proposals should incorporate measures to promote, enhance and add to biodiversity, through overall site planning, and infrastructure, landscape and building design. The Council will prepare Supplementary Planning Guidance on the incorporation of biodiversity into development; and*
- (4) *Priority will be given to securing appropriate access to and interpretation of areas of local nature conservation interest. The designation of Local Nature Reserves, in consultation with communities, local wildlife groups and statutory bodies will be pursued.*

7a.11 The applicants have provided extensive information in relation to biodiversity and protected species. This information has been reviewed by Falkirk Council's Biodiversity Officer as well as having been considered by Scottish Natural Heritage (SNH). It is considered that the proposals safeguard existing biodiversity and habitat provision whilst promoting biodiversity through new planting and seeding to create grassland and wildflower areas. The proposal accords with Policy EQ25.

7a.12 Policy EQ27 - 'Watercourses' states:

The Council recognises the importance of watercourses within the Council area in terms of their landscape, ecological, recreational and land drainage functions. Accordingly:

- (1) There will be a general presumption against development which would have a detrimental effect on the landscape integrity, water quality, aquatic and riparian ecosystems, or recreational amenity of watercourses. Development proposals adjacent to a watercourse should provide for a substantial undeveloped and suitably landscaped riparian corridor to avoid such impacts;*
- (2) Watercourses will be promoted as recreational corridors, with existing riparian access safeguarded and additional opportunities for ecological enhancement, access and recreation encouraged where compatible with nature conservation objectives; and*
- (3) There will be a general presumption against the culverting of watercourses.*

7a.13 The restoration proposals include re-grading of the existing Doups Burn to aid natural drainage of the existing quarry void. This re-grading work has been considered in detail by SEPA and Falkirk Council Flooding Officers. It is considered that there would be no detrimental impact on landscape integrity, water quality, aquatic or riparian ecosystems or recreational amenity levels as a result of this work and that the overall drainage work would actually improve the natural drainage of the area, helping to prevent flooding in the surrounding area. The proposal accords with Policy EQ27.

7a.14 EQ33 - 'Cumulative Impact of Mineral Workings' states:

Proposals for new or extended mineral workings will be assessed in terms of their cumulative impact on all settlements within 5km where there are existing workings or unimplemented consents in the area.

7a.15 Whilst this application proposes only the restoration of an existing quarry void and the upgrading of the existing access road, the access road improvements are required by the developer to facilitate the development of a new hardrock quarry at Tomfyne Farm. The development at Tomfyne Farm is being assessed by North Lanarkshire Council, however its development does raise concerns regarding the cumulative impact of multiple quarries in close proximity. It is therefore considered appropriate to ensure the closure of Cowdenhill Quarry by way of a suitably worded legal agreement. The applicants have confirmed their willingness to enter into such an agreement and therefore the proposal accords with Policy EQ33.

7a.16 EQ36 - 'Restoration and Aftercare of Surface Mineral Workings' states:

- (1) Where the Council intends to grant permission for mineral extraction, conditions and/or Section 75 agreements will be imposed to ensure satisfactory restoration and aftercare of the land.*

- (2) *Restoration and aftercare schemes should secure opportunities for landscape improvement, habitat creation and the promotion of biodiversity (see Policy EQ25), and countryside access and recreation (see Policy EQ29).*
- (3) *Restoration should be appropriately phased to minimise the impact of the workings during the extraction period.*
- (4) *Appropriate financial guarantees will be required which are sufficient to secure the full implementation of the required restoration and aftercare scheme, allowing for inflation over the lifetime of the permission.*

7a.17 The proposed restoration scheme secures opportunity for landscape improvement habitat creation, biodiversity promotion and countryside access provision. The proposal generally accords with the terms of Policy EQ36.

7a.18 The proposed development accords with the terms of the Falkirk Council Local Plan.

7a.19 Accordingly, the proposal accords with the Development Plan.

7b Material Considerations

7b.1 The material considerations to be assessed are the Falkirk Local Development Plan - Proposed Plan (April 2013) and the letters of representation received during the course of the application.

Assessment of Representations

7b.2 The vast majority of representations submitted relate to the proposals for a new quarry at Tomfyne Farm and not to the proposed restoration at Cowdenhill Quarry. Issues raised by objectors in relation to the previous poor management and operation of the site by Skene Group and the subsequent issues relating to dust, vibration and noise are not material planning considerations. Comments made in relation to the proposed Tomfyne development are summarised in paragraph 6.1 of this report, such as roads congestion, drainage visual and ecological impacts are noted but cannot be taken into account during the assessment of this application.

7b.3 No outright objections were submitted to the proposed restoration scheme, however, a number of representations did question the links between the Cowdenhill restoration scheme and the separate Tomfyne application. For the avoidance of doubt, Falkirk Council Development Services consider that, whilst there is a physical link between the two applications in the form of surface overburden material from Tomfyne being proposed to be utilised to aid restoration of Cowdenhill, restoration of Cowdenhill Quarry is not solely reliant on planning permission being granted at Tomfyne. It is considered that restoration in some form at Cowdenhill can still be achieved through enforcement of conditions attached to planning permission F/99/0026.

Falkirk Local Development Plan - Proposed Plan

- 7b.4 The Falkirk Local Development Plan – Proposed Plan was approved by the Council for consultation on 6 March 2013, with the period for representations running from April to June 2013. It is expected to be adopted in early 2015, at which point it will replace the current Structure Plan and Local Plan. It provides the most up to date indication of Falkirk Council's views in relation to Development Plan Policy and constitutes a material consideration in the determination of planning applications. In relation to the proposed development, the Proposed Plan generally reflects the policies contained within the existing adopted Falkirk Council Local Plan. The proposed development accords with the terms of the proposed plan.

7c Conclusion

- 7c.1 The proposal is an acceptable form of development and accords with the terms of the Development Plan. There are no material planning considerations that warrant a refusal of planning permission in this instance.

8. RECOMMENDATION

- 8.1 It is recommended the Committee indicate it is minded to grant planning permission subject to:-

- (a) The satisfactory completion of an obligation within the terms of Section 75 of the Town & Country Planning (Scotland) Act 1997 to prevent future extraction from Cowdenhill Quarry whilst any quarry exists at Tomfyne Farm. And thereafter, on conclusion of the foregoing matter, remit to the Director of Development Services to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.
- (2) Prior to the extraction operations commencing at Tomfyne Farm the following details shall be submitted to and approved in writing by this Planning Authority:

- (i) A timescale for the restorations of Cowdenhill and the proposed period of vegetation establishment;
- (ii) Details of the final re-graded landform for the Doups Burn corridor;
- (iii) A method statement for the regrading/levelling of the remainder of the quarry area and the regrading of the Doups Burn corridor;
- (iv) A method statement for the hydro-seeding of the quarry face together with a specification of the seed mix proposed;
- (v) Final confirmation of proposed management and treatment of water into the Doups Burn;
- (vi) A detailed specification for all areas to be tree and shrub planted;
- (vii) A fully detailed maintenance schedule for the initial maintenance to aid establishment of all planted and seeded areas for a 5 year period following completion of planting / seeding; and

- (viii) A method statement on the management and eradication of the Japanese Knotweed at the southern end of the site.

Thereafter, the restoration works shall be carried out in accordance with the details unless otherwise agreed in writing with the Planning Authority.

- (3) Prior to extraction operations commencing at Tomfyne Farm full details of road markings and proposed signage shall be submitted to and approved in writing by the Planning Authority, thereafter the development shall be carried out in accordance with these details unless otherwise agreed in writing by the Planning Authority.
- (4) The hours of operation for restoration works shall be restricted to 0700 hours to 1830 hours Monday to Friday inclusive and 0700 hours to 1300 hours on Saturday.
- (5) The access road from the A803 shall be maintained in a tidy condition, free from mud or slurry throughout the period of restoration and quarry operations at Tomfyne Farm and prior to the commencement of development at Tomfyne Farm, details of operations and measures to be taken to minimise dust generation including vehicle sheeting and the use of water bowsers to dampen road surfaces shall be submitted to and approved in writing by the Planning Authority. Thereafter the site shall be operated in accordance with these details unless otherwise agreed in writing by the Planning Authority.
- (6) Prior to the commencement of development at Tomfyne Farm, a wheel wash facility in accordance with details and specifications to be submitted to and approved in writing by this Planning Authority shall be installed on the site access road leading from the A803 in a position to be agreed with this Planning Authority. Thereafter the wheel wash facility shall be maintained in an efficient working order for the use of all heavy goods vehicles leaving the Tomfyne or Cowdenhill Quarry sites. Such facilities shall be retained, maintained and in operation for the duration of the restoration and quarrying operations.
- (7) All access road upgrade and bunding works shall be completed prior to extraction operations commencing at Tomfyne Farm as proposed under North Lanarkshire application reference 12/0729/FUL or other permissions granted for quarrying operations at Tomfyne Farm, whichever is the sooner.
- (8) Any mud, slurry or spillages deposited on the public highway (A803) as a result of quarry or restoration operations shall be removed by the operator to the satisfaction of the Planning Authority.
- (9) Unless otherwise agreed in writing by the Planning Authority, the following blasting limitations shall be adhered to in full:
 - (i) Any blasting operations shall take place five minutes either side of 1000 hours Monday - Saturday inclusive and no blasting shall occur on Sundays or public holidays. In the event of a blast failure, one blast shall be permitted five minutes either side of 1100 hours or 1200 hours and at no other time;

- (ii) There shall be no more than one blast per day;
- (iii) Blasting shall be carried out such that no component of peak particular velocity measured at any vibration sensitive building shall exceed 12mm/sec;
- (iv) All blasting shall be carried out in accordance with current regulations for the use of explosives at quarries;
- (v) All blasting shall be by down the hole initiation;
- (vi) There shall be no storage of explosive material on site at any time;
- (vii) In the event of emergency, where, in the interests of safety, blasting outwith the permitted times is considered necessary, the operator shall ensure that the Planning Authority is advised as soon as practicable of the nature and circumstances of such events;
- (viii) All blasting shall be carried out in accordance with the requirements of the Director of Development Services, Falkirk Council, which would include prior notification of the intention to blast of at least 3 days, to the Environmental Health team.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure suitable restoration of the site is achieved.
- (3) To safeguard the interests of the users of the highway.
- (4) To ensure that occupants of nearby properties are safeguarded against excessive noise intrusion.
- (5-6,8) To safeguard road safety and air quality.
- (7) To ensure that the access road is upgraded to an acceptable standard.
- (9) To ensure that safe working practices are adhered to and environmental amenity levels are safeguarded.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 12, 13A - 23A, 24B, 25A, 26 - 31 and supporting documents.
- (2) 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.

.....
Director of Development Services

Date: 21 May 2013

LIST OF BACKGROUND PAPERS

1. Falkirk Council Local Plan.
2. Falkirk Council Structure Plan.
3. Falkirk Local Development Plan, Proposed Plan (April 2013).
4. Letter of Objection received from Mr & Mrs R Main, Orchard Grove, Bonnybridge, FK4 1UA on 10 August 2012.
5. Letter of Objection received from Mrs M Jenkins, 19 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
6. Letter of Objection received from Mrs Isobel Brady, 11 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
7. Letter of Objection received from Mr Allan Jenkins, 19 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
8. Letter of Objection received from Mr Alexander Reid, 20 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
9. Letter of Objection received from Janet McGuire, 17 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
10. Letter of Objection received from Mrs Hannah Boyle, 11 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
11. Letter of Objection received from M Wales, 4 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
12. Letter of Objection received from Mr George McGuire, 17 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
13. Letter of Objection received from Elizabeth Wilkie, 21 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
14. Letter of Objection received from Mr and Mrs A Small, Fairview Cottage, Wellpark Road, Banknock, Bonnybridge, FK4 1TP on 15 August 2012.
15. Letter of Objection received from Mr and Mrs Tweedie, 5 Braeface Road, Banknock, Bonnybridge, FK4 1UB on 15 August 2012.
16. Letter of Objection received from H Swierczek, 1 Braeface Road, Banknock, Bonnybridge FK4 1UB on 15 August 2012.
17. Letter of Objection received from Mr Graeme Mathews, 7 Braeface Road, Banknock, Bonnybridge FK4 1UB on 15 August 2012.
18. Letter of Objection received from Jean McLeod, 17 Mill Road, Banton, Kilsyth, G65 0RD on 12 September 2012.
19. Letter of Objection received from Mr Robert Barrons, 18 Mailings Road, Banton, Kilsyth, Glasgow G65 0QP on 14 September 2012.
20. Letter of Objection received from J McCormick, 16 Mailings Road, Banton, Kilsyth, Glasgow G65 0QP on 14 September 2012.
21. Letter of Objection received from L Allison, 17 Lammerknowes Road, Banton, Kilsyth, G65 0QT on 14 September 2012.
22. Letter of Objection received from Mrs Glynis Walker, 33 Lammerknowes Road, Banton, Kilsyth, G65 0QT on 14 September 2012.
23. Letter of Objection received from Jean Fitzpatrick, 3 Lammerknowes Road, Banton, Kilsyth, G65 0QT on 14 September 2012.
24. Letter of Objection received from Owner/Occupier, 3 Auchemrinoch Farm Road, Banton, Kilsyth, Glasgow on 14 September 2012.
25. Letter of Objection received from Mr George Neilson, 28 Mailings Road, Banton, Kilsyth, Glasgow G65 0QP on 14 September 2012.
26. Letter of Objection received from Mr John Millan, 1 Valleybank, Banton, Kilsyth, Glasgow G65 0RH on 14 September 2012.

27. Letter of Objection received from McIntyre, 10 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 14 September 2012.
28. Letter of Objection received from Owner/Occupier, Kepperline, Main Street, Banton, Kilsyth, Glasgow G65 0QY on 14 September 2012.
29. Letter of Objection received from Owner/Occupier, 14 Mill Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
30. Letter of Objection received from Ashleigh McCann, Brookleigh, 4 Hillview, Banton, Kilsyth, G65 0QY on 14 September 2012.
31. Letter of Objection received from Mr Gavin McClure, 1 Hillview, Banton, Kilsyth, G65 0QY on 14 September 2012.
32. Letter of Objection received from Sheona Brown, No. 3 Auchenrivoch Farm Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
33. Letter of Objection received from Mr Charlie Mooney, 37 Livingstone Park, Kilsyth, Glasgow G65 on 14 September 2012.
34. Letter of Objection received from Heather Walker, 7 Valleybank, Banton, Kilsyth, Glasgow G65 0RH on 14 September 2012.
35. Letter of Objection received from Mrs Debbie Robertson, 12 Mill Road, Banton, Kilsyth, G65 0RD on 14 September 2012.
36. Letter of Objection received from Mr William Bell, 1 Mailings Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
37. Letter of Objection received from W Watson, 21 Mailings Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
38. Letter of Objection received from Mr John Allison, 17 Lammerknowes Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
39. Letter of Objection received from Mr Colin Ramsay, 14 Mill Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
40. Letter of Objection received from Alison Lang, 27 Valleybank, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
41. Letter of Objection received from Mr John Lang, 27 Valleybank, Banton, Kilsyth, Glasgow G65 0RM on 14 September 2012.
42. Letter of Objection received from Owner/Occupier, 2 Orchard Road, Shalford, Guildford, Surrey GN4 8ER on 14 September 2012.
43. Letter of Objection received from Mr Patrick Tierney, Ard-Na-Bhreac, 35 Coneypark Crescent, Banknock, Bonnybridge FK4 1TU on 26 July 2012.
44. Letter of Support received from Mr Raymond McClurg, Bluebell House, Bonnybridge FK4 2HN on 28 August 2012.
45. Letter of Objection received from George and Janette Bateman, Woodglade, 5 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 31 July 2012.
46. Letter of Objection received from Owner/Occupier, 28 Ludlow Road, Guildford, Surrey, GL2 7NR on 14 September 2012.
47. Letter of Objection received from G A Man, 30 Panmure Terrace, Barnmill, Dundee DD5 2QR on 14 September 2012.
48. Letter of Objection received from Karen Leadbetter, 4 Valleybank, Banton, Kilsyth, Glasgow G65 0RH on 14 September 2012.
49. Letter of Objection received from Mr Richard MacDonald, 42 Auchincloch Drive, Banknock, Bonnybridge FK4 1LB on 14 September 2012.
50. Letter of Objection received from Janet Barrows, 18 Mailings Road, Banton, Kilsyth, Glasgow G65 on 14 September 2012.
51. Letter of Objection received from Mrs S Bryce, 12 Mailings Road, Banton, Kilsyth, Glasgow G65 0QP on 14 September 2012.

52. Letter of Objection received from S Hawthorne, 6 Valleybank, Banton, Kilsyth, Glasgow G65 0RH on 14 September 2012.
53. Letter of Objection received from Dianne Dixon, Parkview, Mailings Road, Banton, Kilsyth, Glasgow G65 0QP on 14 September 2012.
54. Letter of Objection received from J Wilson, 23 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
55. Letter of Objection received from June Maden, 30 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
56. Letter of Objection received from Mrs C McGhee, 24 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 1 August 2012.
57. Letter of Objection received from Mr Robert Benians, 17 Hazel Road, Banknock, Bonnybridge FK4 1LQ on 13 August 2012.
58. Letter of Objection received from Mr Craig Pritchard, 17 Hazel Road, Banknock, Bonnybridge FK4 1LQ on 13 August 2012.
59. Letter of Objection received from Alanna Campbell, 17 Hazel Road, Banknock, Bonnybridge FK4 1LQ on 13 August 2012.
60. Letter of Objection received from Lorna Pritchard, 17 Hazel Road, Banknock, Bonnybridge FK4 1LQ on 13 August 2012.
61. Letter of Objection received from E Love, 16 Hollandbush Crescent, Banknock, Bonnybridge FK4 1LD on 3 September 2012.
62. Letter of Support received from Mr & Mrs Neil Jack, 32 Ardgay Drive, Bonnybridge FK4 2FH on 21 August 2012.
63. Letter of Objection received from T Rennie, 11 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
64. Letter of Objection received from Mrs Margaret Rennie, 11 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
65. Letter of Objection received from E Watson, 15 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
66. Letter of Objection received from Mrs H Provan, 17 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
67. Letter of Objection received from Mr B Cully, 16 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
68. Letter of Support received from Drumglass Builders Ltd, F.T.A.O. John Rafferty, Drumglass Steadings, Drumglass, Croy on 30 August 2012.
69. Letter of Support received from Mr John Rafferty, 9 Drumglass View, Croy, Near Kilsyth, G65 9TL on 30 August 2012.
70. Letter of Support received from The Cloybank Estate, F.T.A.O. John Penman, Cloybank Estate, Braeface Road, Banknock, FK4 1UE on 30 August 2012.
71. Petition of Support with 118 signatories received from Mr Raymond McClurg, Bluebell House, Bonnybridge FK4 2HN on 30 August 2012.
72. Petition of Support with 299 signatories received from Mr Raymond McClurg, Bluebell House, Bonnybridge FK4 2HN on 30 August 2012.
73. Petition of Objection with 89 signatories received from J Dickinson, c/o BRACE, Mrs Agnes O'Donnell, 3 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
74. Letter of Objection received from Lisa Aitchison, 33 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 13 September 2012.
75. Letter of Objection received from T R Edwards, 104 Main Street, Banton G65 0QW on 13 September 2012.
76. Letter of Objection received from Lorna Wilson, 11 Valleybank, Banton G65 0RH on 13 September 2012.

77. Letter of Objection received from Margo McGhee, Lochbrook, Banton, Kilsyth G65 0QY on 13 September 2012.
78. Letter of Objection received from Alyson Shearer, 2B Station Road, Kilsyth G65 0AB on 13 September 2012.
79. Letter of Objection received from James McGhee, Lochbrook, Banton, Kilsyth G65 0QY on 13 September 2012.
80. Letter of Objection received from Samuel McIntyre, 10 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 13 September 2012.
81. Letter of Objection received from Graham Bowe, 24 Valleybank, Banton, Kilsyth G65 0RH on 13 September 2012.
82. Letter of Objection received from William Tierney, 5 Valleybank, Banton, Kilsyth Near Glasgow G65 0RH on 13 September 2012.
83. Letter of Objection received from Lilian Maxwell, Kinsale, Main Street, Banton, By Kilsyth, Glasgow G65 0QN on 13 September 2012.
84. Letter of Objection received from Gordon Patton, 26 Valleybank, Banton, Kilsyth G65 0RH on 13 September 2012.
85. Letter of Objection received from Barry Thomson, Braeriach, Main Street, Banton G65 0QN on 13 September 2012.
86. Letter of Objection received from Owner/Occupier, Mansard, 98 Main Street, Banton G65 0QN on 13 September 2012.
87. Letter of Objection received from Phyllis Hutchison, Shelley Cottage, Main Street, Banton G65 0GN on 13 September 2012.
88. Letter of Objection received from Don Maxwell, Kinsale, Main Street, Banton G65 0QN on 13 September 2012.
89. Letter of Objection received from Lynne Gracie, 28 Mill Road, Banton, Kilsyth G65 0RD on 13 September 2012.
90. Letter of Objection received from Catherine Keir, 3 Annbank, Banton, Kilsyth G65 0QN on 13 September 2012.
91. Letter of Objection received from W Dunsmore, Roselea Cottage, Main Street, Banton G65 0GN on 13 September 2012.
92. Letter of Objection received from Kenneth Hutchison, Shelley Cottage, Main Street, Banton G65 0QN on 13 September 2012.
93. Letter of Objection received from Jean Jack, Leaview Cottage, Main Street, Banton G65 0GN on 13 September 2012.
94. Letter of Objection received from Mr P Bryce, 12 Mailings Road, Banton G65 0GP on 13 September 2012.
95. Letter of Objection received from J Gracie, 20 Mailings Road, Banton, Kilsyth G65 0RH on 13 September 2012.
96. Letter of Objection received from Gillian Rennie, 11 Lammerknowes Road, Banton G65 0QT on 13 September 2012.
97. Letter of Objection received from Elizabeth Allison, 17 Lammerknowes Road, Banton G65 0QT on 13 September 2012.
98. Letter of Objection received from Christine McCulloch, 30 Mailings Road, Banton, By Kilsyth, Glasgow G65 0QP on 13 September 2012.
99. Letter of Objection received from Karen Jarvie, 28 Mailings Road, Banton G65 0GP on 13 September 2012.
100. Letter of Objection received from Elizabeth Block, Helenslea, Main Street, Banton, By Kilsyth G65 0QY on 13 September 2012.
101. Letter of Objection received from Rhiannon Williams, 25 Valleybank, Banton G65 0RH on 13 September 2012.

102. Letter of Objection received from W Dunsmore, Roselea Cottage, Main Street, Banton G65 0GN on 13 September 2012.
103. Letter of Objection received from Susan Price, 25 Lammerknowes Road, Banton, G65 0QT on 13 September 2012.
104. Letter of Objection received from Lynn Pearson, Glenburn, High Banton, Kilsyth G65 0RA on 13 September 2012.
105. Letter of Objection received from Mr & Mrs A Crichton, 29 Lammerknowes Road, Banton, Kilsyth, Glasgow G65 0QT on 13 September 2012.
106. Letter of Objection received from Mary Lawrence, 21 Mill Road, Banton G65 0RD on 13 September 2012.
107. Letter of Objection received from James Jack, Leaview Cottage, Main Street, Banton G65 0QN on 13 September 2012.
108. Letter of Objection received from Ian Walker, 33 Lammerknowes Road, Banton G65 0QT on 13 September 2012.
109. Letter of Objection received from Mr Conor McGrandles, 16 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
110. Letter of Objection received from Mr Dominic McGrandles, 16 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
111. Letter of Objection received from Margaret McGrandles, 16 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
112. Letter of Objection received from Mr Alex McGrandles, 16 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
113. Letter of Objection received from Mr George Bateman, Woodglade, 5 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
114. Letter of Objection received from Diane Ferguson, 21 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
115. Letter of Objection received from Mr David Ferguson, 21 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
116. Letter of Objection received from C Bell, 273 Ashdale Drive, Mossbank, Glasgow G52 1PN on 4 September 2012.
117. Letter of Objection received from Mr David A Ferguson, 21 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
118. Letter of Objection received from Owner/Occupier, 273 Ashdale Drive, Mossbank, Glasgow G52 1PN on 4 September 2012.
119. Letter of Objection received from Owner/Occupier, 30 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
120. Letter of Objection received from Mr Brian Tonner, 20 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
121. Letter of Objection received from Mr John Dempsey, 29 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 4 September 2012.
122. Letter of Objection received from Mr William Wilkie, 21 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 4 September 2012.
123. Letter of Objection received from Miss Gael Breakenridge, 9 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 6 August 2012.
124. Petition of Objection with 661 signatories received from Mr R Main, c/o BRACE, Mrs Agnes O'Donnell, 3 Coneypark Place, Banknock, Bonnybridge, FK4 1TZ on 3 September 2012.
125. Letter of Objection received from BRACE, c/o Mrs Agnes O'Donnell, Secretary, 3 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
126. Letter of Objection received from Claud & Betty Wilson, Auchincloch House, Bonnybridge FK4 1UA on 16 August 2012.

127. Letter of Objection received from Claud & Betty Wilson, Cedarhill, Bonnybridge FK4 1UA on 16 August 2012.
128. Letter of Objection received from Mrs Cully, 16 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
129. Letter of Objection received from Betty Duffy, 1 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
130. Letter of Objection received from P Henderson, 24 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
131. Letter of Objection received from Mrs A O'Donnell, 3 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
132. Letter of Objection received from Mrs Jean Duff, 19 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT.
133. Letter of Objection received from Mr James Duff, 19 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
134. Letter of Objection received from Mr Peter Ryan, 19 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
135. Letter of Objection received from Miss Karen Duff, 19 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
136. Letter of Objection received from Janet McCluskey, 18 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
137. Letter of Objection received from Mr Matthew McCluskey, 18 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
138. Letter of Objection received from Michelle McCluskey, 18 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
139. Letter of Objection received from Mr Patrick McCluskey, 18 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 3 September 2012.
140. Letter of Objection received from M Macaulay, Windy Hollow, 2 Coneypark Place, Banknock, Bonnybridge FK4 1TZ on 3 September 2012.
141. Letter of Objection received from Banknock, Haggs & Longcroft Community Council on 18 July 2012.
142. Letter of Objection received from Elaine Gracie, 6 Mailings Road, Banton G65 0QP on 13 September 2012.
143. Letter of Objection received from Robert Gracie, 6 Mailings Road, Banton G65 0QP on 13 September 2012.
144. Letter of Objection received from Mary MacDonald, 220 Kilsyth Road, Banknock, Bonnybridge FK4 1UF on 13 September 2012.
145. Letter of Objection received from Robert Black, 31 Lammerknowes Road, Banton, Kilsyth G65 0QT on 13 September 2012.
146. Letter of Objection received from Mrs C Walker, 27 Lammerknowes Road, Banton, Kilsyth G65 0QT on 13 September 2012.
147. Letter of Objection received from Elizabeth Pearson, 21 Lammerknowes Road, Banton, Kilsyth G65 0QT on 13 September 2012.
148. Letter of Objection received from Stuart Black, 4 Valleybank, Banton G65 0RH on 13 September 2012.
149. Letter of Objection received from Mark Aitchison, 33 Coneypark Crescent, Banknock, Bonnybridge FK4 1TT on 13 September 2012.
150. Letter of Objection received from Myra McCann, Brookleigh, 4 Hillview, Banton G65 0QY on 13 September 2012.
151. Letter of Objection received from Mrs A Edwards, 104 Main Street, Banton G65 0QW on 13 September 2012.

152. Letter of Objection received from W Lawrence, 21 Mill Road, Banton, Kilsyth G65 9RD on 12 September 2012.
153. Letter of Objection received from Robert Dawson, 11 Mill Road, Banton, Kilsyth G65 0RD on 12 September 2012.
154. Letter of Objection received from Barbara Anderson, 5 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
155. Letter of Objection received from Owner/Occupier, 9 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
156. Letter of Objection received from Mark Hawthorne, 6 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
157. Letter of Objection received from G S Wilson, 9 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
158. Letter of Objection received from James A Graham, 14 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
159. Letter of Objection received from Annie Harvie, 11 Mailings Court, Banton, Kilsyth G65 0PP on 12 September 2012.
160. Letter of Objection received from Jean S Weir, 1 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
161. Letter of Objection received from Alastair MacRae, 20 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
162. Letter of Objection received from Iain D Cassidy, 1 Mailings Court, Banton, Kilsyth G65 0PP on 12 September 2012.
163. Letter of Objection received from Alison Kelly, 18 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
164. Letter of Objection received from Lesley Graham, 14 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
165. Letter of Objection received from Mrs Patricia Nelson, 15 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
166. Letter of Objection received from Elizabeth Bowe, 24 Valleybank, Banton, Kilsyth G65 0RH on 12 September 2012.
167. Letter of Objection received from Marie Russell, Ivy Cottage, Main Street, Banton, Kilsyth G65 0QY on 12 September 2012.
168. Letter of Objection received from Angela Ferrie, Homelea, Main Street, Banton , Kilsyth G65 0QY on 12 September 2012.
169. Letter of Objection received Mr John Weir 1 Valleybank, Banton, Kilsyth, Glasgow, G65 0RH on 12 September 2013.
170. Letter of Objection received Mr James Graham 14 Valleybank, Banton, Kilsyth G65 0RH on 1 September 2013
171. Letter of Objection received T Wales, 4 Coneypark Place, Banknock, Bonnybridge, FK4 1TZ on 27 August 2012.
172. Letter of Objection received from Anna Dempsey 29 Coneypark Crescent, Banknock, Bonnybridge, Fk4 1TT on 31 August 2012.
173. Letter of Objection received from Anne Dempsey 29 Coneypark Crescent, Banknock, Bonnybridge, Fk4 1TT on 31 August 2012.
174. Letter of Objection received from Patrick Tierney on 7 August 2012.

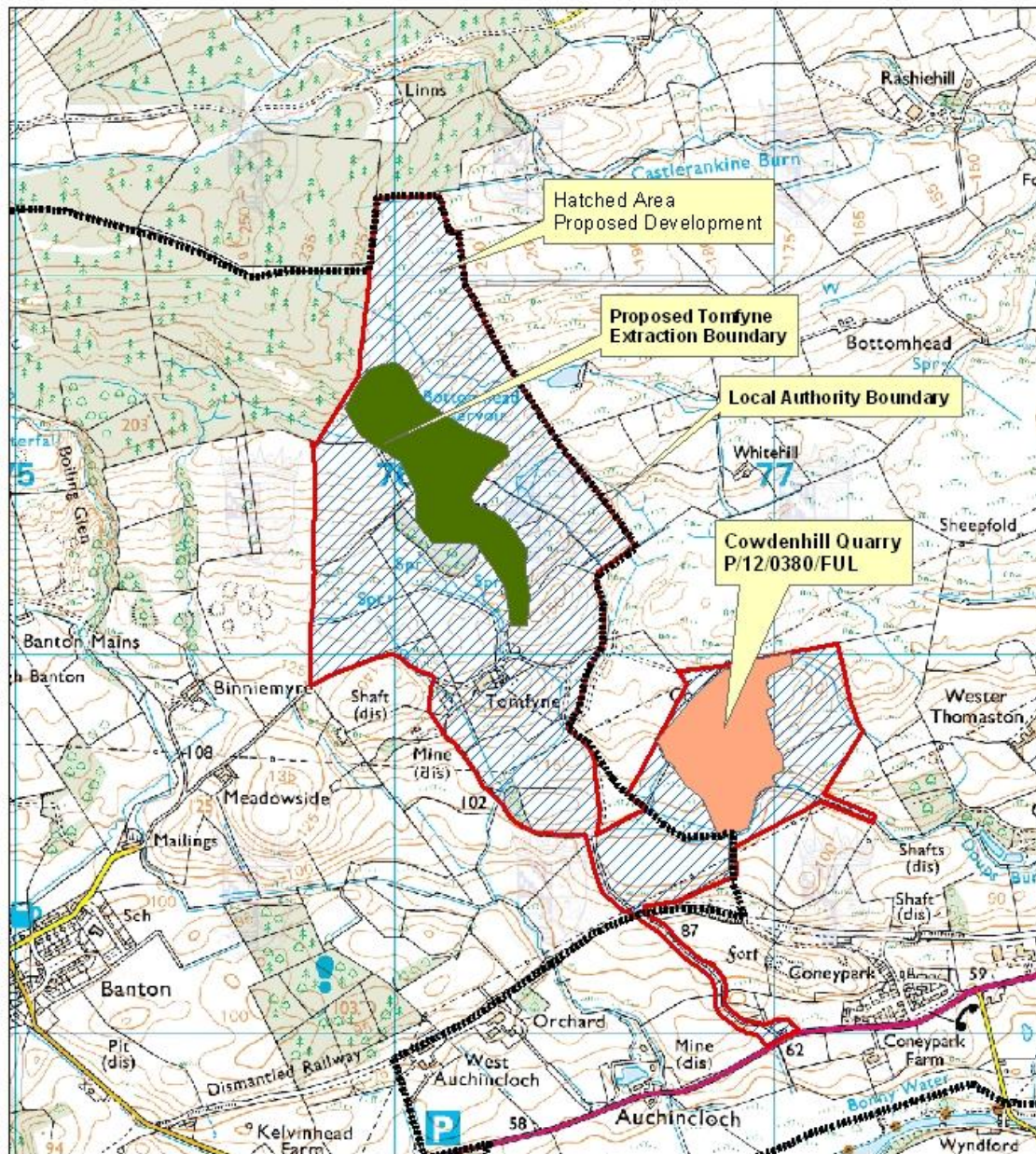
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504701 and ask for Kevin Brown, Planning Officer.

Planning Committee

Planning Application Location Plan

P/12/0380/FUL

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



Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023384