

OBJECTION TO PLANNING APPLICATION 16/00784/FUL. LAND BETWEEN GARTNESS ROAD AND BLAIRESSAN HOUSE, STATION ROAD KILLEARN.

Killearn Community Council objects to this proposal for the following reasons:-

1 STRUCTURE PLAN.

Per paragraph 3.22 of the Local Transport Planning Policy 'Making our Villages Safer' and paragraph 3.24 'Encourage Safe Walking Routes' the development fails to achieve this.

We know that the proposal provides a new pavement to a crossing point at the North of the site to allow a continuous footpath to the rest of the village including the primary school. This however is via the busiest section of Station Road (due to parked vehicles and often forcing pedestrians onto the road) and Balfroon Road.

In terms of the Government white paper 'The Future of Transport' a network for 2030 (exec summary page 6) the objective is to make walking and cycling a real alternative for local trips improving safety and reducing accidents and embracing safety for pedestrians. Using the busy main roads does not achieve this. It is too dangerous to allow children to cycle to school.

Having lived in the village and having talked to a number of residents we know that many families and dog walkers are likely to walk down Station Road to Endrick Road to access Killearn Park, the Children's Playpark, the Football Field, the Primary School and the Glen. Under the present proposal to have a continuous pavement this would mean crossing Station Road 3 times. The alternative would be to walk on the grass verge or the road which is unsafe.

For this reason and because walking to Balfroon Road is unlikely to be the only route selected by pedestrians, we are of the view that footpaths should be provided in both directions from the site from the access on Station Road as far as Endrick Road.

Older children might be able to cycle most of the way to school via Station Road if parents accompany them as far as Endrick Road.

We would also remind you that few pavements are of a width to meet a 2m requirement. (The existing pavement to Station Road is not wide enough for two walking abreast at a number of places). That is simply the nature of a village.

Regarding the raised table access, the Community Council acknowledges the co operation of the roads department in omitting a roundabout to reduce the impact of the development, but would question the safety aspect of this as an additional pedestrian crossing point.

A privately commissioned report (copy enclosed) supports the safety issues raised and we wish to see a reappraisal of this aspect of the development.

2 DESIGN AND RELATIONSHIP TO SURROUNDINGS (Including Conservation Areas)

In their design objectives, the developer stated that the character and details of surrounding buildings and villages would be incorporated to ensure the character of the neighbouring Conservation Area would be maintained. They are not.

The proposed houses are simply the developers standard units used on other sites such as Doonfoot in Ayr and are absolutely not in any way shape or form unique to Killlearn. As a result they do not enhance the environment in this important location.

There is a statutory duty to protect our spaces and that is missing in this proposal. In the past Stirling Council has insisted on local features being incorporated in applications and we insist that this is done for this development to preserve the character of the village

Additionally, and although the developer has introduced some smaller units the requirement in the village is for smaller houses, (2 and 3 bedroom) and not for the larger units included. If residents are intent on downsizing, there will be plenty of larger family houses available. This would also permit long standing residents to remain in the village where no doubt their families are also resident.

Overall the mix of housing does not meet village requirements and must be reconsidered.

3 ENVIRONMENTAL IMPACT.

The Community Council is concerned about the impact of the pumping station required both from a noise perspective and it's location.

Why cannot the plant be contained within the site boundaries thereby having less effect on the environment? (additional disruption)

Despite promises we have not as yet seen any drawings (other than sections through the site) of what the development will look like from various locations in the village. Autocad perspectives are easily obtained and an idea of how this will impact from Station Road or Drumtian Road would be required to fully assess the environmental impact. We are therefore not in any position to determine the overall implications of the development and the further reduction of green space in the village.

Within the site itself our view is that substantial landscaping should be continued around the SUDS pond and along the Eastern and North Eastern boundaries of the site extending to and possibly beyond Blairessan House. (subject to discussion with owner)

Despite assurances we are anxious to ensure there is no further impact by further developing the site. For this reason we would wish the dead leg road ends within the site to be blocked off either by extending the gardens or alternatives.

4 ACCESS.

We have referred to the access above but as yet cannot be satisfied of the absolute safety of this and are dependent on Stirling Council ensuring this will meet all design criteria.