

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 5 AUGUST 2013 commencing at 9.20 a.m.

COUNCILLORS:

David Alexander
Baillie William Buchanan
Colin Chalmers
Adrian Mahoney
Cecil Meiklejohn
John McLuckie
Malcolm Nicol

OFFICERS:

Douglas Blyth, Team Leader, Legal Services
Ian Dryden, Development Manager
Stuart Henderson, Environmental Health Officer (for applications P/12/0543/PPP and P/12/0208/FUL)
Natasha Meikle, Student/Work Experience
John Milne, Senior Planning Officer (for applications P/12/0543/PPP and P/13/0265/FUL)
Stephen McClure, Planning Officer (for application P/13/0164/FUL)
Antonia Sobieraj, Committee Officer
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer (for application P/13/0303/FUL)

P48. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillors Carleschi, Nimmo and Turner.

P49. DECLARATIONS OF INTEREST

Baillie Buchanan declared a non financial interest in Item 19 (minute P51) by virtue of his relationship to the applicant through marriage in consequence of which he recused himself from consideration of the item, having regard to the objective test in the Code of Conduct.

P50. DEMOLITION OF EXISTING BUILDINGS AND DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT CASTINGS COMMUNITY SPORTS AND SOCIAL CLUB, ETNA ROAD, FALKIRK FK2 9 EG FOR MR MARK AGNEW - P/12/0543/PPP

With reference to Minute of Meeting of the Planning Committee held on 25 June 2013 (Paragraph P46 refers), Committee gave further consideration to Report (circulated) dated 17 June 2013 by the Director of Development Services on an application for planning permission in principle for the demolition of existing buildings and the development of land for residential purposes at Castings Community Sports and Social Club, Etna Road, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application.

Mr Bennie, the applicant's agent, was heard in relation to the application.

Mr McKerral, an objector, was heard in relation to the application.

Mr Mein, an objector, was heard in relation to the application.

Mr Kidd, an objector, was heard in relation to the application.

Mrs Anderson, an objector, was heard in relation to the application.

Mrs Douglas, an objector, was heard in relation to the application.

Mrs Moran, an objector, was heard in relation to the application.

Ms Fullerton, an objector, was heard in relation to the application.

The objections included the following issues:-

- The adverse amenity impact on existing neighbours and the local community;
- That the previous facilities seemed to be paying their way;
- The possibility of the land sitting vacant and resultant anti social behaviour;
- The loss of an established local sports and recreation facility and community hub;
- The number of other derelict land areas suitable for development;
- That the proposal was contrary to Scottish Planning Policy 11 'Open Space and Physical Activity';
- That residents of Etna Road and Middlefield had an under provision of sports/ play areas and green space;
- The Falkirk Open Space Strategy survey placed the area in a 'Priority Regeneration Area' and therefore developers should support the community and the facility at it's heart;

- That the land was zoned for leisure and not housing; and
- The breaching of the Council's Local Development Plan, Leisure Strategy and Corporate Plan and the Scottish Government policies and legislation on the protection of sports grounds.

Mr McAlinden, SportsScotland, a consultee, was heard in clarification of various points raised by objectors.

Mr McMillan, the landowner, was heard in clarification of various points raised by objectors.

Questions were then asked by Members of the Committee.

Provost Reid, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2013.

In accordance with his declaration of interest, Baillie Buchanan left the Chair and took no part in consideration of the following application for planning permission and Councillor McLuckie assumed the role of Convener.

P51. DEMOLITION OF DWELLINGHOUSE AND GARAGE AND ERECTION OF 2 DWELLINGHOUSES, DOMESTIC GARAGE AND GUEST HOUSE (CLASS 7) AT INCHES HOUSE, BELLSDYKE ROAD, LARBERT FK5 4EL FOR MR IAIN POLLOCK - P/13/0164/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 June 2013 (Paragraph P47 refers), Committee gave further consideration to Report (circulated) dated 18 June 2013 by the Director of Development Services on an application for full planning permission for the demolition of a single storey dwellinghouse and a detached garage and the erection of two dwellinghouses, a domestic garage and a guest house (Class 7) at Inches House, Bellsdyke Road, Larbert.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Crawford, the applicant's agent, was heard in relation to the application.

Mr Ferguson, an objector, was heard in relation to the application.

Mr Peattie, an objector within a petition, was heard in relation to the application.

The objections included the following issues:-

- The reduction in privacy and light and the overshadowing of adjacent neighbouring properties and garden grounds;
- The increased noise and affecting adjacent properties;
- The significant increase in traffic on the access track currently used by school children;
- The inappropriateness of a guest house within a housing estate;
- The transient people using the guest house and its location on a school route;
- That the guest house may be some form of hostel thereby requiring permission not requested within the application;
- The damage to mature trees;
- The poisoning of neighbouring garden grounds from the cutting of trees;
- The water drainage from the properties causing problems for adjacent dwellings;
- That street lights for the access track would illuminate the rear of existing properties;
- The unacceptable noise, dirt, dust and the structural damage to existing properties during construction;
- The various issues associated with earlier applications;
- That permission would be required from residents of Clarinda Place for a connection to the water and sewerage network;
- The backland development nature and being contrary to Planning Policy;
- That no other dwellings in the adjacent residential estate had access roads to the front and rear;
- That properties would be higher than surrounding properties;
- That commercial activities would significantly impair on current residential amenity;
- The large number of cars (and the associated exhaust fumes) using the driveway to the rear of current adjacent properties;
- The significant increase in traffic, noise levels and disturbance from the guest house; and
- The devaluing of existing adjacent properties and the effect on the ability to sell.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2013.

Baillie Buchanan resumed the Convenership of the meeting following consideration of the foregoing matter.

P52. ERECTION OF DWELLINGHOUSE WITH INTEGRAL GARAGE AT AONACH-MOR, GLEN ROAD, TORWOOD, LARBERT FK5 4SN FOR MR AND MRS COMRIE - P/13/0265/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 June 2013 (Paragraph P45 refers), Committee gave further consideration to Report (circulated) dated 17 June 2013 by the Director of Development Services on an application for full planning permission for the erection of a detached one and a half storey dwellinghouse with an integral garage within the garden ground of a new dwellinghouse currently under construction at Aonach-Mor, Glen Road, Torwood, Larbert.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application.

Mr Block, the applicant's representative, was heard in relation to the application.

Mr Guthrie, a supporter, was heard in relation to the application gave his view that no trees would be removed and that the property would not affect the amenity of any other property.

The Convener read out an email from Mr and Mrs Bell, objectors, having submitted apologies for the meeting, in relation to the application.

Ms Stevenson and Ms Pettigrew, on behalf of Torwood Woodland Group, an objector, were heard in relation to the application.

Mr Gardner, an objector, was heard in relation to the application.

Mr Robertson and Mr Appelbe, on behalf of Larbert, Stenhousemuir and Torwood Community Council, an objector, were heard in relation to the application.

The objections included the following issues:-

- The number of ongoing developments in the area outwith the Local Plan and designated housing allocation for the area;
- That the application did not relate to an in-fill site and appeared to be continuing the expansion of the settlement by back-fill;
- That the boundary of Torwood required to be protected;
- The impact on the local infrastructure and other developments in the area;
- The potential access issues relating to the site;
- The over encroachment on the woodland area considered to protected;
- The dumping of earth from the currently constructed dwelling within the woodland area and the stripping back of trees; and
- The large number of properties currently for sale in the Torwood area thereby bringing into question the demand for additional housing in the area.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2013.

P53. FORMATION OF A MULTI USE GAMES AREA COURT (MUGA COURT) ON LAND TO EAST OF ARCHIBALD RUSSELL CENTRE, HAYPARK ROAD, HEAD OF MUIR FOR FALKIRK COUNCIL - P/13/0303/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 June 2013 (Paragraph P41 refers), Committee gave further consideration to Report (circulated) dated 18 June 2013 by the Director of Development Services on an application for full planning permission for the formation of a multi use games area court (MUGA Court) on land to the east of the Archibald Russell Centre, Haypark Road, Head of Muir..

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

Mr Shepherd, the applicant's representative, was heard in relation to the application.

Mr P Steedman, Roads Services, the applicant's agent, was heard in relation to the application.

Ms Montgomery, a supporter, was heard in relation to the application.

Ms Ferguson, a supporter, was heard in relation to the application.

Ms McFarlane, a supporter, was heard in relation to the application.

Mr Ferguson, a supporter, was heard in relation to the application.

Mrs Goodwin, a supporter, was heard in relation to the application.

Ms McNally, a supporter, was heard in relation to the application.

Mr McCafferty, a supporter, was heard in relation to the application.

Mrs Bishop, a supporter, was heard in relation to the application.

Thereafter a number of young people were heard in support of the application.

The comments of support included the following issues:-

- The enhancement of the public park and the current lack of play equipment compared with neighbouring areas;
- The encouragement of increased outdoor participation, increased exercise and the improvement of health of children and young adults;

- The outdoor activities in a controlled environment for Dennyloanhead Youth Club;
- The MUGA lying within a dip and not immediately within the view of properties on either side;
- The daily use of the park for football and the improvement from currently being waterlogged and used by dogs;
- The need in the Dennyloanhead/Head of Muir area for unrestricted outdoor play provision;
- The safety for younger children due to fencing;
- The lighting from the road and the use on darker evenings;
- The unlikelihood of use by those gathering to drink due to close proximity to roads and housing and the continual observation by police on patrol;
- That the out of school care group would also use the facility; and
- The support from the Archibald Russell Centre Committee.

Mr Nolan, an objector, was heard in relation to the application.

Mr Munro, an objector, was heard in relation to the application.

Mrs Munro, an objector, was heard in relation to the application.

Mr Martin, an objector, was heard in relation to the application.

The objections included the following issues:-

- The MUGA being previously proposed for another site, the concerns relating to the detail of the application and the need for all residents to have their say;
- The significant impact on road safety due to being situated alongside the main Denny/Glasgow Road;
- The statistics relating to previous major injury road accidents within 50 yards of the location and the unsuitability of the site;
- The access issues relating to properties at Park Avenue and the proximity to the shop and the Archibald Russell Centre;
- The obstruction by parked vehicles with potentially fatal consequences should emergency vehicles require access;
- The detrimental impact of noise on the quality of life and privacy;
- That the adjacent properties would look directly onto the pitch thereby impacting on the outlook of neighbouring properties;
- That the area was a hotspot for youth disorder and vandalism;
- The overbearing design, scale and proposed use rendering the facility out of character with neighbouring surroundings;
- The unsuitability of the site due to regular flooding; and
- The range of facilities available to local children at present.

Questions were then asked by Members of the Committee.

Councillor Blackwood, as local Member for the area, was heard in relation to the application.

Councillor Oliver, as local Member for the area, was heard in relation to the application.

Councillor McCabe, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2013.