

**DRAFT****FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 23 MAY 2013 at 3.30 P.M.**

**PRESENT:** Councillors Buchanan, Chalmers, C Martin and McLuckie.

**CONVENER:** Councillor Buchanan.

**ATTENDING:** Legal Services Manager (I Henderson); Development Management Co-ordinator (D Campbell), and Committee Services Officers (S Barton and A Fraser).

**PRC11. APOLOGIES**

There were no apologies submitted.

**PRC12. DECLARATIONS OF INTEREST**

There were no declarations made.

**PRC13. OPENING REMARKS**

The Convener welcomed everyone in attendance to this meeting of the Planning Review Committee and following a short introduction asked Mr Henderson to provide a summary of the procedure to be followed at the Committee.

**PRC14. APPLICATION FOR REVIEW – PLANNING APPLICATION P/12/0718/FUL ERECTION OF 6 DWELLINGHOUSES, ASSOCIATED ROADS AND LANDSCAPING AT LAND TO THE EAST OF 44 RODEL DRIVE, POLMONT (CONTINUATION)**

There were submitted documents (circulated) in relation to the Application for Review submitted by Andrew Bennie Planning for the erection of 6 dwellinghouses, associated roads and landscaping at land to the east of 44 Rodel Drive, Polmont.

The Committee heard a short presentation from Mr Campbell, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling and the reasons for refusal relating to the application now being reviewed.

After discussion, and having heard advice from Mr Henderson and Mr Campbell, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the accompanied inspection of the site in question on 23 May 2013, and considered:-

- (1) Policies SC14, EQ26, SC06, ST01, EQ22, EQ03, EQ24, SC02, SC11, SC12, SC13 and ST11 of the Falkirk Council Local Plan;
- (2) Com.6 and Env.3 of the Falkirk Council Structure Plan;
- (3) Supplementary Planning Guidance Note on Public Open Space, Falkirk Greenspace and New Developments;
- (4) Supplementary Planning Guidance Note on Education and New Housing;
- (5) Supplementary Planning Guidance Note on Housing Layout and Design;
- (6) the Planning History for the site;
- (7) the consultation responses from the Council's Biodiversity Officer, the Roads Development Unit and Education Services;
- (8) the benefit of the site inspection;
- (9) the nature and size of the site, and the number of houses proposed;
- (10) the relationship of the proposed housing to neighbouring properties;
- (11) the area being part of the South Polmont Site of Importance for Nature Conservation (SINC);
- (12) the visual impact of development;
- (13) the ecological impact of development;
- (14) the path network and recreational uses;
- (15) the requirement for an open space contribution, and
- (16) the representations submitted and the concerns of local residents in the surrounding area particularly in relation to privacy issues and loss of open space.

After discussion the Committee **AGREED:-**

- (1) that they were **MINDED** to **GRANT** planning permission, subject to satisfactory conclusion of a Planning Obligation within the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 in terms satisfactory to the Director of Development Services in respect of:-
  - (a) the payment of a financial contribution towards addressing capacity issues at St Margaret's Primary School in the sum of £2,600 per dwellinghouse, and
  - (b) the payment of a financial contribution in the sum of £10,920 towards off site open space enhancement/provision;

- (2) and that thereafter, on satisfactory conclusion of the said Planning Obligation, to remit to the Director of Development Services to grant planning permission subject to such conditions as the Director of Development Services shall deem appropriate including:-
  - (i) a condition to ensure that the surface water drainage from the site will be adequately dealt with;
  - (ii) a condition to ensure that an appropriate planting and landscaping scheme is put in place at the development;
  - (iii) a condition in relation to development and provision of pathways at the development,
- (3) that appropriate consultation should take place with the local community via the Planning Policy Team on how the financial contribution for open space provision is spent, and
- (4) to remit to the Chief Governance Officer the preparation of the decision notice.

Having failed to gain a seconder for a proposed motion, Councillor Chalmers requested that his dissent be recorded.