

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 22 JANUARY 2014 at 9.30 A.M.

COUNCILLORS:

Baillie Billy Buchanan
Colin Chalmers
John McLuckie
John McNally

OFFICERS:

Shona Barton, Committee Services Officer
Iain Henderson, Legal Services Manager
Brent Vivian, Senior Planning Officer (Item PRC52 only)
Beranard Whittle, Development Management Co-ordinator
(Item PRC51 only)

PRC46. APOLOGIES

None.

PRC47. DECLARATIONS OF INTEREST

There were no declarations made.

PRC48. OPENING REMARKS

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

PRC49. APPLICATION FOR REVIEW – PLANNING APPLICATION P/13/0540/FUL ERECTION OF THREE DWELLINGHOUSES AT GREYRIGG RESERVOIRS, CALIFORNIA, FALKIRK

The Committee considered documents which related to the Application for Review for planning application P/13/0540/FUL for the erection of three dwellinghouses at Greyrigg Reservoirs, California, Falkirk.

The Committee heard a short presentation from Mr Whittle, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling and the reasons for refusal of the application now being reviewed. It was noted that there was an anomaly within two of the drawings submitted with the Planning application, and that this would require to be amended by the Applicant.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that the meeting would be adjourned to allow Members to conduct an inspection of the site.

PRC50. APPLICATION FOR REVIEW – PLANNING APPLICATION P/13/0546/FUL EXTENSION TO DWELLINGHOUSE (FRONT AND REAR DORMER) AT 2 PHILIP STREET, FALKIRK

The Committee considered documents which related to the Application for Review for planning application P/13/0546/FUL for the extension to a dwellinghouse (front and rear dormer) at 2 Philip Street, Falkirk.

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

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that the meeting would be adjourned to allow Members to conduct an inspection of the site.

The meeting adjourned at 10.15 a.m. for the purpose of conducting the site inspections and reconvened at 11.30 a.m. with all those present as per the sederunt.

PRC51. APPLICATION FOR REVIEW – PLANNING APPLICATION P/13/0540/FUL ERECTION OF THREE DWELLINGHOUSES AT GREYRIGG RESERVOIRS, CALIFORNIA, FALKIRK

The Committee reconvened to give further consideration to the Application for Review for planning application P/13/0540/FUL for the erection of three dwellinghouses at Greyrigg Reservoirs, California, Falkirk.

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

- (1) Policies EQ19 and SC03 of the Falkirk Council Local Plan;
- (2) Policies CG01 and CG03 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Supplementary Planning Guidance Note – Design Guide for Buildings in Rural Areas;
- (4) the Planning History for the site;

- (5) the consultation responses received;
- (6) the comments received from the Roads Development Unit in relation to the site access and the surface water drainage proposals;
- (7) the benefit of the site inspection;
- (8) the nature and size of the site, and the number of houses proposed;
- (9) the Section 75 agreement which relates to a previous Planning Permission in Principle granted for the site which provides for the transfer of land to the Council to allow for road junction improvements;
- (10) the design of the proposed dwellings and the materials proposed for construction;
- (11) the representations submitted and the concerns over the road infrastructure and possible privacy issues, and
- (12) the proposed boundary treatments.

After discussion, the Committee **AGREED** to **GRANT** planning permission subject to:-

- (1) such conditions as the Director of Development Services shall deem appropriate, but to include the following:-
 - (i) a condition that screening around the site would be by means of appropriate planting and not fencing as was proposed;
 - (ii) a condition that the visibility splay at the site entrance will meet the recommendations made by the Roads Development Unit;
 - (iii) a condition specifying that the surface water drainage proposals meet the requirements of the Planning Authority, and
 - (iv) a condition requiring the submission of amended plans ref 2013PL(-)04 and 2013PL(-)06 to the satisfaction of the Director of Development Services.
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.

PRC52. APPLICATION FOR REVIEW – PLANNING APPLICATION P/13/0546/FUL EXTENSION TO DWELLINGHOUSE (FRONT AND REAR DORMER) AT 2 PHILIP STREET, FALKIRK

The Committee reconvened to give further consideration to the Application for Review for planning application P/13/0546/FUL for the extension to a dwellinghouse (front and rear dormer) at 2 Philip Street, Falkirk.

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

- (1) Policies EQ01 and SC19 of the Falkirk Council Local Plan;
- (2) Policy HSG07 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Supplementary Planning Guidance Note – House Extensions and Alterations;
- (4) the Planning History for the site;
- (5) the benefit of the site inspection;
- (6) the design of the proposed rear dormer, and
- (7) the visual impact of the proposed extension.

After discussion the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** and that the preparation of the decision notice be delegated to the Chief Governance Officer.