

**PRC22. APPLICATION FOR REVIEW – HEARING ON PLANNING APPLICATION P/12/0421/PPP ERECTION OF DWELLINGHOUSE AT LAND TO THE WEST OF THE GABLES, EASTER GREENRIGG FARM, SLAMANNAN**

Mr Henderson provided a brief summary of the background to the application, referring to the meetings held on 21 November 2013 and 25 March 2014 , the subsequent site inspection, the request for written submissions and the decision taken by members at the meeting on 25 March 2014 to hold a hearing to discuss the specified matters, namely:-

- (a) additional information in relation to the proposed business use on the site and the sufficiency of the proposals in meeting the terms of policies SC3 and ENV1.

The Committee noted that the applicants Mr and Mrs Kane, were in attendance. Officers of the Council were also in attendance, namely, John Milne, Senior Planning Officer and Joyce Hartley, Planning Officer attending as representatives of the Director of Development Services. Two objectors to the application were also in attendance, Dr Joanne Graham and Mrs Alison Kirkpatrick.

The Committee then discussed the procedure to be followed at the hearing and agreed in terms of the regulations that they would allow the applicants and then officers of the Council and the two objectors to present their statements in terms of the specified matters. Thereafter, the Committee would allow the applicant an opportunity to respond, the Committee would then lead discussion and questions before moving on to deliberation of the application.

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

The Committee then heard submission from Mr Kane, the applicant, who was heard in support of the application referring to the hearing statement which had been submitted.

The Committee then heard submission from Mr Milne and Ms Hartley on behalf of the Director of Development Services, who provided background in relation to the specified matters and in accordance with the submitted hearing statement.

The Committee then heard submission from Dr Graham and Mrs Kirkpatrick who provided information in relation to the specified matters and in accordance with the submitted hearing statements.

Mr Kane was then afforded an opportunity to provide a response to these submissions.

Members of the Committee then asked questions of all parties.

The Committee then proceeded to deliberate on the merits of the application, and took into account the following factors:-

- (a) Policy ENV.1– Countryside and Protected Areas of the Falkirk Council – Structure Plan;
- (b) Policy SC03 – Housing Development in the Countryside of the Falkirk Council Local Plan;
- (c) the Notice of Review and the statement in support of the application, the written submissions and the Hearing Statement all submitted by the applicant;
- (d) the information provided by the representatives of the Director of Development Services and by Dr Graham and Mrs Kirkpatrick both in their oral and written Hearing Statements;
- (e) the representations submitted to the application;
- (f) the comments made by the Roads Development Unit in relation to the application, and
- (g) the benefit of the site visit previously undertaken.

After extensive discussion, the Committee **AGREED:-**

- (1) to Grant Planning Permission in Principle subject to such conditions as the Director of Development Services shall deem appropriate, but to include a condition relating to the size and location of any dwellinghouse, and
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.

Councillor Chalmers on failing to gain a seconder for a proposed motion requested that his dissent be recorded in the minute.

The Committee adjourned at 11.50 a.m for the purpose of undertaking the site visit as agreed earlier in the meeting. The meeting reconvened at 12.45 p.m. with all those present as per the sederunt.