

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 10 NOVEMBER 2014 commencing at 9.30 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi (for application P/14/0214/FUL)
Colin Chalmers
John McLuckie
John McNally (for applications P/14/0140/PPP
P/14/0349/FUL and P/14/0336/FUL)
Sandy Turner

OFFICERS:

Kevin Brown, Planning Officer (for application
P/14/0214/FUL)
Ian Dryden, Development Manager
Allan Finlayson, Senior Planning Officer (for applications
P/14/0336/FUL)
Stuart Henderson, Environmental Health Officer (for
applications P/14/0140/PPP and P/14/0214/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor
Brent Vivian, Senior Planning Officer (for applications
P/14/0140/PPP and P/14/0349/FUL)

P84. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillors Mahoney, Meiklejohn and Nicol.

P85. DEMOLITION OF EXISTING STABLES AND DEVELOPMENT OF LAND FOR RESIDENTIAL USE AT HOME FARM, DROVE LOAN, HEAD OF MUIR, DENNY FK6 5LH FOR MR STEVEN RUSSELL - P/14/0140/PPP

With reference to Minute of Meeting of the Planning Committee held on 29 October 2014 (Paragraph P81 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission for the demolition of an existing stables, indoor riding school ménage and a car park the development of land at a site lying at the eastern edge of a complex of buildings including a retail shop, a coffee shop and cottages, all with access via a private road for residential use at Home Farm, Drove Loan, Head of Muir, Denny.

The Convener introduced the parties present.

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

Mrs Russell, the applicant, was heard in relation to the application.

Questions were then asked by Members of the Committee.

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

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

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 27 November 2014.

P86. CONSTRUCTION OF UNDERGROUND ATTENUATION TANK ON LAND TO THE EAST OF 53 HAZEL ROAD, AUCHINCLOCH DRIVE, BANKNOCK FOR LINK GROUP - P/14/0349/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 October 2014 (Paragraph P78 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the construction of an underground attenuation tank to receive surface water from a housing development currently under construction on land to the east of 53 Hazel Road, Auchincloch Drive, Banknock.

The Convener introduced the parties present.

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

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

Mr Robertson, a contractor for the development, was heard in relation to the application.

Mr Henderson, on behalf of Banknock, Haggs and Longcroft Community Council, an objector, was heard in relation to the application.

The objections included the following issues:-

- The lack of information on the proposals;
- The attenuation tank would be too close to the existing houses;
- The capacity of the tank proposal was excessive and unnecessary;
- The SUDS system should be either retained within the site or consideration be given to using the fields to the south and east;
- That planning permission would have already have been given for the attenuation tank if the site had initially been assessed properly;
- The need for clarification on why the work was not carried out prior to the building works for the site;
- That the work could affect the integrity of an adjoining house;
- The noise and other inconvenience associated with the tank's construction; and

- The need for clarification on the safeguards in place should the tank fail.
- Questions were then asked by Members of the Committee.

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

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

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 27 November 2014.

P87. DEMOLITION OF FORMER SCOUT HALL AND ERECTION OF 3 DWELLINGHOUSES AT SCOUT HALL, GARTCOWS ROAD, FALKIRK FOR GRS HOMES LTD - P/14/0336/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 October 2014 (Paragraph P79 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the demolition of a former scout hall and the erection of three detached dwellinghouses on a site extending 0.33 hectares at the Scout Hall, Gartcows Road, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

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

Ms Taylor, the applicant's legal representative, was heard in clarification of some matters, relative to the application.

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

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

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

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

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

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

The objections included the following issues:-

- That the site access was not owned by the applicant and that no right of access existed;
- That the only right of access to the site available to the applicant was a pedestrian one over the historic Well Road of a width incapable of accommodating vehicular traffic;

- The unsuitability of Well Road which was narrow vehicles accessing and egressing and associated traffic impacts;
- The inadequate parking facilities at present which would be exacerbated;
- The inability for cars to pass on the site access road (Well Road);
- The traffic speeds on Gartcows Road adjacent to the proposed site access and the previous road traffic accidents;
- The safety issues associated with traffic speeds at the blind summit at Maggiemoor Loan;
- The uncertainty over refuse and recycling bin storage and the associated collection arrangements; and
- The construction access difficulties when demolishing the existing Scout Hall and erecting new dwellinghouses.

Questions were then asked by Members of the Committee.

Depute Provost Patrick, a local Member for the area, was heard in relation to the application.

Members thereafter viewed the access to the site from Gartcows Road.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 27 November 2014.

P88. DEMOLITION OF EXISTING VALET BAY AND ERECTION OF 4 NO. SINGLE STOREY COMMERCIAL UNITS (UNIT 1-3 CLASS 1 AND UNIT 4 CLASS 3) AT RUMFORD SERVICE STATION, MADDISTON ROAD, RUMFORD, FALKIRK FK2 0SB FOR N & N JAMAL PROPERTIES - P/14/0214/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 October 2014 (Paragraph P79 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the demolition of an existing car wash facility within an existing petrol station forecourt and the erection of four new single storey commercial units (unit 1-3 class 1 and unit 4 class 3) with associated parking at Rumford Service Station, Maddiston Road, Rumford, Falkirk.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the application.

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

Mr Jamal, the applicant, was heard in clarification of some matters relation to the application.

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

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

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

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

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

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

The objections included the following issues:-

- The increase in traffic and associated road safety, access and parking concerns;
- The increase in general noise, disturbance and litter;
- The impacts on sewer network from cooking fat being put down drains;
- The over-proliferation of fast food outlets and the impacts on public health;
- The ground instability due to coal workings;
- The overshadowing of garden ground;
- The decrease in property values; and
- That the development would restrict capacity for land to the rear to be developed by adjoining landowner.

Questions were then asked by Members of the Committee.

The Convener read out an email from Councillor Murray, a local Member for the area, in relation to the application.

Members thereafter viewed the open space located behind six houses within the proximity of the site.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 27 November 2014.