

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 25 MARCH 2015 at 9.30 a.m.**

**COUNCILLORS:** Baillie William Buchanan (Convener)  
Steven Carleschi  
Colin Chalmers  
Craig Martin  
John McLuckie  
Cecil Meiklejohn  
Alan Nimmo  
Baillie Joan Paterson  
Sandy Turner

**OFFICERS:** John Angell, Head of Planning and Transportation  
Kevin Collins, Transport Planning Co-ordinator  
Ian Dryden, Development Manager  
Rose Mary Glackin, Chief Governance Officer  
Iain Henderson, Legal Services Manager  
Stuart Henderson, Environmental Health Officer  
Antonia Sobieraj, Committee Services Officer  
Russell Steedman, Network Co-ordinator

**P125. APOLOGIES**

Apologies were intimated on behalf of Councillors McNally and Nicol.

**P126. DECLARATIONS OF INTEREST**

No declarations were made.

**P127. REQUESTS FOR SITE VISITS**

Having heard requests by members for site visits, the Committee agreed to the continuation of planning applications P/14/0587/FUL, P/14/0094/FUL and P/14/0475/FUL.

**P128. MINUTES**

**Decision**

- (a) The minute of meeting of the Planning Committee held on 25 February 2015 was approved; and
- (b) The minute of meeting of the Planning On-Site Committee held on 9 March 2015 was approved.

**P129. DEMOLITION OF RUINED FARMHOUSE, ERECTION OF DWELLINGHOUSE AND DOMESTIC GARAGE, FORMATION OF ACCESS, CHANGE OF USE OF AGRICULTURAL LAND TO GARDEN GROUND AT DOUBLEDYKES FARM, FALKIRK FOR MRS ALISON ARNOTT - P/14/0682/FUL (CONTINUATION)**

With reference to Minute of Meeting of the Planning Committee held on 25 February 2015 (Paragraph P119 refers), Committee (a) gave further consideration to a report by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the demolition of ruined farmhouse and erection of dwellinghouse and domestic garage and formation of access and change of use of agricultural land to garden ground at Doubledykes Farm, Falkirk.

Members considered that, while this application is strictly contrary to the current Development Plan, looking at the particular facts and circumstances of the proposal it would improve the visual amenity of the area and road safety concerns would be mitigated by the creation of a bellmouth. It was proposed that there be an advisory in relation to potential provision by the developer of an additional passing place on Drove Road. Members considered that officers' recommendation at paragraph 7c.5 of the report, in the event of a decision to support the application, be followed and that the Committee indicate that it is minded to grant the application subject to design changes to the proposed dwellinghouse being agreed with the Director of Development Services.

**Decision**

The Committee agreed that it is MINDED to GRANT planning permission subject to design changes to the proposed dwellinghouse being agreed with the Director of Development Services and, thereafter on the conclusion of and agreement being reached on the said design changes, to remit to the Director of Development Services to grant planning permission subject to appropriate conditions as determined by the said Director and an informative with regard to creation by the applicant of an additional passing place on Drove Road.

**P130. DEMOLITION OF EXISTING FARM BUILDINGS AND FARMHOUSE, AND ERECTION OF 6 NO. DWELLINGHOUSES WITH ASSOCIATED WORKS AT NETHERTON, FALKIRK FK2 0BU FOR SPRINGFIELD PROPERTIES PLC - P/14/0716/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the demolition of existing farm buildings and farmhouse and the erection of six detached dwellinghouses with associated works on a site extending to 1.4 hectares at Netherton Farm, Candie, Falkirk.

**Decision**

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.
- (2) Before development commences, site investigations shall be undertaken as identified in the approved Coal Mining Risk Assessment Report. In the event that site investigations confirm the need for remedial works to ensure the safety and stability of the development all necessary works shall be undertaken prior to the occupation of any approved dwellinghouse. The developer shall inform Falkirk Council as Planning Authority in writing in advance of any necessary site remediation works.
- (3) Before development commences on site samples of all construction materials for all masonry, slate, aluminium rainwater goods, wet dash render, timber fenestration and timber cladding shall be submitted for the written approval of Falkirk Council as Planning Authority including amendment as required.
- (4) Before development commences on site construction techniques for the re-use of all retained natural stone in the approved dwellinghouses shall be submitted for the written approval of Falkirk Council as Planning Authority including amendment as required.
- (5) Prior to the occupation of any approved dwellinghouse, the site access arrangements approved in the "Site Access Arrangements" plan (drawing number 16) shall be implemented.
- (6) Prior to the occupation of the last dwellinghouse all approved core path connection works (drawing number 30) and Candie Road passing places (drawing number 17) shall be implemented.

**Reason(s):-**

- (1) As these drawings and details constitute the approved development.

- (2) In the interest of public safety.
- (3-4) In the interests of visual amenity.
- (5) In the interest of road safety.
- (6) In the interests of recreation use.

**Informative(s):-**

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online number(s) 01 - 16, 17A, 18A and 19.
- (3) The developer should contact Scottish Water and SEPA to seek water connection and approval of the proposed private drainage arrangements.

In accordance with the decision taken at the start of the meeting, **NOTED** that the following items had been continued to a future meeting to allow an inspection of the sites by Committee:-

- P131. ERECTION OF 8 DWELLINGHOUSES AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE NORTH OF 35 FOUNTAINPARK CRESCENT, BO'NESS FOR DA DEVELOPMENTS - P/14/0587/FUL**
- P132. USE OF LAND FOR END OF LIFE VEHICLE DECONTAMINATION AND DELIQUIDISING FACILITY AND STORAGE OF SCRAP MATERIAL (RETROSPECTIVE) AT ALL PARTS AUTO SALVAGE HILLVIEW ROAD, HIGH BONNYBRIDGE, BONNYBRIDGE FK4 2BD FOR ALL PARTS AUTO SALVAGE - P/14/0094/FUL**
- P133. ERECTION OF SHOP, HOT FOOD TAKE-AWAY AND 6 FLATTED DWELLINGS WITH ASSOCIATED CAR PARKING AT SPAR AND FLAMES SALMON INN ROAD, POLMONT, FALKIRK FK2 0XF FOR MR ABDUL SATTAR - P/14/0475/FUL**