

DRAFT**FALKIRK COUNCIL**

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on FRIDAY 3 OCTOBER 2014 at 9.30 A.M.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi
John McLuckie

OFFICERS:

Iain Henderson, Legal Services Manager
Alastair Shaw, Development Plan Co-ordinator
(for agenda item 5, minute PRC42 and PRC44)
Antonia Sobieraj, Committee Services Officer
Bernard Whittle, Development Management Co-ordinator
(for agenda item 4, minute PRC41 and PRC43)

PRC38. APOLOGIES

No apologies were intimated.

PRC39. DECLARATIONS OF INTEREST

No declarations were made.

PRC40. OPENING REMARKS

The Convener welcomed everyone in attendance to the 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.

PRC41. PLANNING APPLICATION - P/14/0315/FUL - EXTENSION TO DWELLINGHOUSE, 36 CAMBUS AVENUE, LARBERT

The Committee considered documents which related to the Application for Review for planning application P/14/0315/FUL for a two storey extension to the rear and side of a detached dwellinghouse at 36 Cambus Avenue, Larbert.

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

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 unaccompanied inspection of the site.

PRC42. PLANNING APPLICATION - P/13/0147/PPP - DEVELOPMENT OF LAND FOR HOUSING PURPOSES (RENEWAL OF PLANNING PERMISSION P/09/0789/PPP) 31-33 LINKS ROAD, BO'NESS

The Committee considered documents which related to the Application for Review for planning application P/13/0147/PPP for the development of land for housing purposes (renewal of planning permission P/09/0789/PPP) at 31-33 Links Road, Bo'ness.

The Committee heard a short presentation from Mr Shaw, who provided a summary of the application and 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 unaccompanied inspection of the site.

The meeting adjourned at 10.10 a.m. for the purpose of conducting the site inspections and reconvened at 12.05 p.m. with all those present as per the sederunt.

PRC43. PLANNING APPLICATION - P/14/0315/FUL - EXTENSION TO DWELLINGHOUSE, 36 CAMBUS AVENUE, LARBERT

The Committee reconvened to give further consideration to the Application for Review for planning application P/14/0315/FUL for a two storey extension to the rear and side of a detached dwellinghouse at 36 Cambus Avenue, Larbert.

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 SC09 of the Falkirk Council Local Plan;
- (2) Policies HSGO7 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Supplementary Planning Guidance Note - House Extensions and Alterations;
- (4) The benefit of the site inspection; and

- (5) The design of the extension in relation to the existing dwellinghouse and the overlooking of rear gardens of the neighbouring dwellinghouses to the west.

After discussion the Committee **AGREED**:-

- (1) That the decision of the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** for the reasons set out in the original notice of decision, being:-
 - The proposed development does not accord with the terms of Policy SC9 of the Falkirk Council Local Plan, Policy HSG07 of the Falkirk Local Development Plan (Proposed Plan April 2013) or with the Falkirk Council House Extensions and Alterations Supplementary Planning Guidance Note. The proposed extension would not respect the original dwelling or established residential character of the surrounding area, in terms of scale and design. In addition, the proposed extension would significantly affect the amenity and privacy of the neighbouring dwellings rear garden ground.
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

PRC44. PLANNING APPLICATION - P/13/0147/PPP - DEVELOPMENT OF LAND FOR HOUSING PURPOSES (RENEWAL OF PLANNING PERMISSION P/09/0789/PPP) 31-33 LINKS ROAD, BO'NESS

The Committee reconvened to give further consideration to the Application for Review for planning application P/13/0147/PPP for the development of land for housing purposes (renewal of planning permission P/09/0789/PPP) at 31-33 Links Road, Bo'ness.

After discussion, and having heard advice from Mr Henderson and Mr Shaw, 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 EQ03, SC02, SC08, SC11 and SC13 of the Falkirk Council Local Development Plan;
- (2) Scottish Planning Policy;
- (3) Public Open Space, Falkirk Greenspace and New Development SPG;
- (4) Extract from Falkirk Open Space Strategy;
- (5) Planning Obligation and Good Neighbour Agreements Circular 3/2012;
- (6) Policies HSG03, HSG05, INF02 and INF04 of the Falkirk Council Local Development Plan - Emerging Plan;

- (7) Policy COM.5 of the Falkirk Council Structure Plan;
- (8) Falkirk Council Supplementary Guidance SG13;
- (9) The benefit of the site inspection; and
- (10) The degree of open space in the vicinity of the proposed development

The Committee **AGREED**, Councillor Carleschi dissenting:-

- (1) To **GRANT** planning permission in principle subject to such conditions as the Director of Development Services shall deem appropriate; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.