

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 23 MARCH 2016 at 9.30 a.m.

COUNCILLORS: Baillie William Buchanan (Convener)
Steven Carleschi
Colin Chalmers
Paul Garner
Adrian Mahoney
Craig Martin
John McLuckie
Malcolm Nicol
Martin Oliver
Sandy Turner

OFFICERS: John Angell, Head of Planning and Transportation
Donald Campbell, Development Management Co-ordinator
Elspeth Forsyth, Senior Planning Officer (Landscape)
Rose Mary Glackin, Chief Governance Officer
Iain Henderson, Legal Services Manager
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer

P145. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillor Nimmo.

P146. DECLARATIONS OF INTEREST

No declarations were made.

P147. REQUEST FOR SITE VISIT

Having heard a request by members for a site visit, the Committee agreed to the continuation of planning application P/15/0583/FUL.

P148. MINUTES

Decision

- (a) The minute of meeting of the Planning Committee held on 24 February 2016 was approved subject to (a) deletion of the words in brackets ('to be

submitted to the meeting of the Executive in April 2016') in the decision on item P136, and (b) adjustment to item P140 at paragraph 3 to record that the amendment was moved by Baillie Buchanan and seconded by Councillor McLuckie, and

- (b) The minute of meeting of the Planning On-Site Committee held on 7 March 2016 was approved.

P149. ERECTION OF OUTBUILDING (RETROSPECTIVE) AT 28 DROVER ROUND, LARBERT FK5 4TT FOR MR MARTIN WILLIAM BRENNAN - P/15/0713/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 February 2016 (Paragraph P141 refers), Committee (a) gave further consideration to a report to that meeting 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 erection of a single storey outbuilding (in retrospect), measuring 4 metres in length, 3 metres in width and 3.1 metres in height on a site located within the rear garden of a dwellinghouse at 28 Drover Round, Larbert.

Councillor Carleschi, seconded by Councillor Chalmers, moved that the application be refused on the grounds that it is contrary to Policy HSG07 'House Extensions and Alterations' and Supplementary Guidance SG03 'Residential Extensions and Alterations' of the Falkirk Local Development Plan and that the development has an adverse impact on the amenity of the surrounding area.

By way of an amendment, Councillor McLuckie, seconded by Baillie Buchanan, moved that Committee grant the planning permission in accordance with the recommendations within the report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 10 members present with voting as undernoted:-

For the motion (2) - Councillors Carleschi and Chalmers.

For the amendment (7) - Baillie Buchanan; Councillors C Martin, Nicol, McLuckie, Mahoney, Oliver and Turner.

Abstention - Councillor Garner.

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) Within three months of the date of the permission, details of the colour stain and external materials to be used on the surfaces of any walls, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

Reasons(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To enable the Planning Authority to consider these aspect(s) in more detail and to safeguard the visual amenity of the area.

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 reference number(s) 01 and 02B.
- (3) The roof run-off from the out-building should be connected to the existing drain within the applicant's garden.

Councillor Carleschi left and re-entered the meeting during consideration of the following item of business.

P150. 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

With reference to Minutes of Meetings of the Planning Committee held on 25 March, 29 April, 25 June and 28 October 2015 and 1 February and 24 February 2016 (Paragraphs P132, P10, P34, P77, P115 and P135 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director in relation to conditions imposed in a planning permission granted for the use of land for an end of life vehicle decontamination and de-liquidising facility and storage of scrap material (retrospective) at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge.

Decision

The Committee:-

- (1) noted the contents of the report; and
- (2) agreed to consider further update reports at future meetings until the matters detailed in the report are resolved noting that the report to the meeting on 27 April 2016 shall contain options on enforcement action for consideration should the matters referred to in the report not be resolved by that time.

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

P151. ERECTION OF DWELLINGHOUSE AND DOMESTIC GARAGE ON LAND TO THE WEST OF 10 AGRICULTURAL HOLDINGS, KILSYTH ROAD, LONGCROFT FOR MRS FIONA CARLIN – P/15/0583/FUL

P152. DEMOLITION OF DERELICT BUILDING AT CRAIGIEBURN, FALKIRK FK1 2AQ FOR CALLENDAR ESTATE TRUST – P/15/0759/LBC

The Committee considered a report by the Director of Development Services on an application for listed building consent for the demolition of a derelict category B listed farmhouse within a rural location at Craigieburn Farm, Falkirk.

Decision

The Committee agreed to refuse listed building consent for the following reason:-

The proposal would result in the unjustified demolition of a category B listed building to the detriment of the conservation and enhancement of the historic environment. The proposal fails to accord with the terms of Policy D09 Listed Buildings of the Falkirk Local Development Plan, Scottish Planning Policy (SPP) and Scottish Historic Environment Policy (SHEP).