

DRAFT

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on FRIDAY 9 OCTOBER 2015 at 1.00 P.M.

COUNCILLORS: Baillie William Buchanan (for application P/14/0046/FUL (minute PRC15))
Craig Martin
John McLuckie (for applications P/13/0513/FUL, P/13/0514/FUL and P/13/0509/FUL (minute PRC12, PRC 13 and PRC14))
Sandy Turner

OFFICERS: Donald Campbell, Development Management Co-ordinator (for application P/14/0046/PPP (minute PRC15))
Kevin Collins, Transport Planning Co-ordinator
Iain Henderson, Legal Services Manager
Brian Pirie, Democratic Services Manager
Brent Vivian, Senior Planning Officer (for applications P/13/0513/FUL, P/13/0514/FUL and P/13/0509/FUL (minute PRC12, PRC13 and PRC 14))

PRC9. APOLOGIES

Apologies were intimated on behalf of Councillor Chalmers.

PRC10. DECLARATIONS OF INTEREST

No declarations were made.

PRC11. OPENING REMARKS

The Convener, Baillie Buchanan, welcomed everyone in attendance to this meeting of the Planning Review Committee and indicated that he would not be in attendance during consideration of the first three agenda items (minute PRC12, PRC13 and PRC14) as he had not originally considered the matters at previous Committees. He thereafter left the meeting and Councillor McLuckie assumed the role of Convener for consideration of those items of business.

Councillor McLuckie, as Convener, following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

The Committee **AGREED** to hear the following three agenda items together as the applications had been considered at the meeting on 29 September 2014 (Paragraphs PRC12, PRC13 and PRC14 refer) and were of a similar nature and referred to immediately adjoining sites.

- PRC12. **PLANNING APPLICATION P/13/0513/FUL ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 1) ON LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD (CONTINUATION)**
- PRC13. **PLANNING APPLICATION P/13/0514/FUL ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 2) ON LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD (CONTINUATION)**
- PRC14. **PLANNING APPLICATION P/13/0509/FUL ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 3) ON LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD (CONTINUATION)**

With reference to the Minutes of Meetings of the Planning Review Committee held on 9 April 2014 (Paragraphs PRC8, PRC9 and PRC10 refer), 9 June 2014 (Paragraphs PRC15, PRC16 and PRC17 refer) and 29 September 2014 (Paragraphs PRC35, PRC36 and PRC37 refer), the Committee considered a report by the Director of Corporate and Housing Services and submitted documents (circulated) in relation to the Applications for Review for three planning applications P/13/0513/FUL, P/13/0514/FUL and P/13/0509/FUL each being for the erection of a detached dwellinghouse and a detached domestic double garage (Plots 1, 2 and 3) on land to the south east of Byways, Glen Road, Torwood.

The Committee heard a presentation from Mr Henderson who provided a summary of the report updating the Committee on developments following its minded to grant decision on 29 September 2014.

After discussion, and having sought and heard advice from Mr Henderson and Mr Vivian, the Committee considered the report and the Appendices 1 to 6 attached thereto in detail.

Accordingly, the Committee **AGREED** to make a request to Scottish Ministers pursuant to Regulation 5(10)(b) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (“the 2011 Regulations”) for the issue of a screening direction, to determine whether Environmental Impact Assessment (EIA) is required in connection with the above planning applications.

Baillie Buchanan re-entered the meeting following consideration of the foregoing matter and resumed the Convenership of the meeting

PRC15. PLANNING APPLICATION - P/14/0046/PPP - DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS, MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE

With reference to the Minute of Meeting of the Planning Review Committee held on 17 November 2014 (Paragraphs PRC53 and PRC55 refer), the Committee considered documents which related to the Application for Review for planning application P/14/0046/PPP for a distributor road and associated earthworks at Milnquarter Farm, Roman Road, Bonnybridge. The Committee at the previous meeting was minded to grant planning permission in principle subject to referral to Scottish Ministers under the terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and thereafter, on satisfactory conclusion of said notification, to grant planning permission in principle subject to such conditions as the Director of Development Services deemed appropriate.

The Committee heard a presentation on the matter from Mr Campbell, who provided a summary of the report by the Director of Development Services and explained the request by the Reporter appointed by the Scottish Ministers to make a decision on the application following a calling in as such request is set out in the procedure notice.

After discussion, and having sought and heard advice from Mr Henderson and Mr Campbell, the Committee **AGREED:-**

- (1) that (a) the relevant policies of the Falkirk Local Development Plan were: D02 - Sustainable Design Principles, D07 - Antonine Wall, D08 - Sites of Archaeological Interest and INF10 - Transport Assessments, (b) the proposed development was considered to be in accordance with these policies; (c) having balanced the material considerations as required by Section 25 of the Town and Country Planning (Scotland) Act 1997, the proposed development was acceptable in terms of its design and layout impacts on the surrounding area, including those relating to traffic impacts and cultural heritage and was therefore in accordance with the development Plan, and (d) there were no material considerations which would justify refusal of the proposed development;
- (2) to instruct officers to provide copies of the relevant policies of the Local Development Plan, including the proposals map for Bonnybridge to the Reporter by 30 October 2015; and
- (3) that (a) there was no need for a Transport Assessment and the proposed distributor road required to be assessed on its own merits; (b) other planning proposals, including the residential development proposed by P/11/0142/PPP, (DPEA ref CIN-FLK-001), and issues relating to them should not be taken into account in relation to the determination of the application which is for a distributor road, and (c) the consultation replies received from Historic Scotland and the Keeper of Archaeology and Local History referring to the proposed housing were not sufficiently specific on the matter of the road subject to the application under consideration and there was sufficient information available to allow a determination to be made.