

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 9 JUNE 2016 at 9.30 A.M.

COUNCILLORS: Baillie William Buchanan (Convener) (PRC8)
John McLuckie
Craig Martin (PRC 3 – 7)
Sandy Turner

OFFICERS: Jack Frawley, Committee Services Officer
Iain Henderson, Legal Services Manager
Brent Vivian, Senior Planning Officer

ALSO ATTENDING: Ged Hailey, Associate, Ryden LLP

In the absence of the Convener, the Depute Convener Councillor McLuckie assumed the Chair.

PRC1. APOLOGIES

An apology was intimated on behalf of Baillie Buchanan.

PRC2. DECLARATIONS OF INTEREST

No declarations were made.

PRC3. MINUTES

Decision

The minutes of meetings of the Planning Review Committee held on 9 October 2015, 14 March 2016 and 22 March 2016 were approved.

PRC4. PLANNING REVIEW COMMITTEE PROCEDURES

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 Hearing.

The Committee **AGREED** to hear the following three agenda items together as the applications had been continued from the meeting on 9 October 2015 (Paragraphs

PRC12, PRC13 and PRC14 refer) and were of a similar nature and referred to immediately adjoining sites.

PRC5. PLANNING APPLICATION P/13/0513/FUL - ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 1) AT LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD (CONTINUATION)

PRC6. PLANNING APPLICATION P/13/0514/FUL - ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 2) AT LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD (CONTINUATION)

PRC7. PLANNING APPLICATION P/13/0509/FUL - ERECTION OF DETACHED DWELLINGHOUSE AND DETACHED DOMESTIC DOUBLE GARAGE (PLOT 3) AT 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), 29 September 2014 (Paragraphs PRC35, PRC36 and PRC37 refer), and 9 October 2015 (PRC12, PRC13 and PRC14 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 previous consideration of the applications on 9 October 2015.

After discussion, and having sought and heard advice from Mr Henderson and Mr Vivian, the Committee considered all the papers including the report, the documents relating to the applications attached thereto and the Scottish Ministers' Screening Direction that no further screening or Environmental Impact Assessment is required in detail.

Decision

The Planning Review Committee agreed, notwithstanding the Scottish Ministers' appeal decision and having taken into account the representations from Forestry Commission Scotland, the applicants and the Scottish Ministers' screening direction, that there are no material changes in circumstances which justify a refusal of the planning permissions, to proceed to conclude the planning agreement including replacement planting and, if satisfactorily concluded, then issue permission. The Planning Review Committee agreed that the

replacement planting would require to be completed in advance of commencement of the dwellinghouses.

The committee agreed to a short adjournment at 10.50am and reconvened at 11.10am with all members present as per the sederunt.

Having entered the meeting following the adjournment, Baillie Buchanan assumed the Chair for the remainder of the meeting.

Councillor Martin left the meeting prior to consideration of the following item.

PRC8. PLANNING APPLICATION P/15/0022/FUL - DEVELOPMENT OF LAND TO FORM HOLIDAY PARK WITH RAISED DECK MOUNTED CHALETs, CAMPING PODs, DECK MOUNTED RECEPTION BUILDING AND ANCILLARY ROADS AND DRAINAGE AT LAND TO THE SOUTH WEST OF DENOVAN HOUSE (CONTINUATION)

The Committee considered documents which related to the Application for Review for planning application P/15/0022/FUL for the development of land to form holiday park with raised deck mounted chalets, camping pods, deck mounted reception building and ancillary roads and drainage at land to the south east of Denovan House.

Mr Henderson, Legal Services Manager, provided a summary of the procedures to be followed at the Hearing.

Mr Hailey provided an overview of the application and consideration to date. He summarised the applicant's supporting statement, the applicant's response to the previous procedure notice, comments by interested parties and consultees, the applicant's response and letters of support.

After discussion, and having sought and heard advice from Mr Henderson and Mr Hailey, the Committee considered the report and the documents relating to the applications attached thereto in detail. It was considered that the response to the procedure notice while covering the range of points raised was not of sufficient detail and depth on almost all points to allow a decision to be taken. In particular discussion took place over the need for additional information on matters including drainage, septic tanks, visual impact, management of the site, road traffic, parking and access issues, ecology, bats, trees and environmental impact. It was requested that officers prepare a further procedure notice with clear scoping of the additional information required on all points.

Decision

The Planning Review Committee agreed that:-

- (1) it did not have enough information to determine the application, and requested, in accordance with Regulation 15 of the Town and**

Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (“the 2013 Regulations”), that further information by way of written submissions be provided by the applicant in line with a clear scope of requirements prepared by officers having regard to areas identified during discussion including drainage, septic tanks, visual impact, management of the site, road traffic, parking and access issues, ecology, bats, trees and environmental impact (the second procedure notice);

- (2) the response from the applicant to the second procedure notice should be made within a timescale of 3 months from receipt by the applicant of the second procedure notice mindful of timescales necessary for the carrying out of a Bat Survey where this information should be submitted within the three month period or such longer period as may be agreed by the Chief Governance Officer, and**
- (3) interested parties be allowed a period of 14 days to provide comments following receipt of the information and that these interested parties should include Scottish Natural Heritage, the Scottish Environmental Protection Agency and Roads specialists. The applicant would thereafter be allowed a period of 14 days to respond to any such comments.**