

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on MONDAY 13 JUNE 2016 at 9.30 A.M.

COUNCILLORS: Baillie William Buchanan (Convener)
Steven Carleschi
Colin Chalmers
John McLuckie
Malcolm Nicol

OFFICERS: Iain Henderson, Legal Services Manager
John Milne, Senior Planning Officer (for agenda item 4, minute PRC12 and PRC14)
Antonia Sobieraj, Committee Services Officer
Bernard Whittle (for agenda item 5, minute PRC13 and PRC15)

PRC9. APOLOGIES

No apologies were intimated.

PRC10. DECLARATIONS OF INTEREST

No declarations were made.

PRC11. 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 Hearing.

PRC12. PLANNING APPLICATIONS – P/14/0398/PPP - DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT DENOVAN HOUSE, DENNY, FK6 6BJ

Mr Henderson provided a brief summary of the background to the application, which related to the Application for Review for planning application P/14/0398/PPP for the development of land for residential purposes at Denovan House, Denny referring to the meeting held on 25 September 2015 (minute PRC7) and the decision taken by members to hold a Hearing to discuss the specified matters, namely:-

- (a) Whether there is justification for the proposed development in terms of meeting the prescribed circumstances to permit new housing development in the countryside under the Development Plan or the existence of any material considerations that would justify going against the plan.

After discussion, and having sought and heard advice from Mr Henderson, the Committee **AGREED** that as three Members present were not part of the Committee which initially considered the application at the meeting on 25 September 2015, that the meeting would be adjourned to allow Members to conduct an unaccompanied inspection of the site.

PRC13. PLANNING APPLICATION – P/14/0686/FUL - ERECTION OF DWELLINGHOUSE WITH INTERNAL GARAGE ON LAND TO THE SOUTH OF AONACH-MOR, GLEN ROAD, FALKIRK

Mr Henderson provided a brief summary of the background to the application, which related to the Application for Review for planning application P/14/0686/FUL for the erection of a dwellinghouse with internal garage on land to the south of Aonach-Mor, Glen Road, Torwood, Falkirk referring to the meeting held on 25 September 2015 (minute PRC8) and the decision taken by members to hold a Hearing to discuss the specified matters, namely:-

- (a) Whether the site of the proposed dwellinghouse correctly falls outwith the Torwood Village Limit in the Local Development Plan and whether decisions taken by the Planning Authority to grant permissions in the vicinity of the application site should have resulted in adjustment of the Village Limit in the Local Development Plan;
- (b) In the event that the proposed development is considered to correctly fall outwith the Torwood Village Limit, whether there is justification for the proposed development in terms of meeting the prescribed circumstances to permit new housing development in the countryside under the Development Plan or the existence of any material considerations that would justify going against the plan; and
- (c) Whether existing developments in Torwood at the bottom of Newington Lane (opposite Aonach-Mor) and at the northern end of Glen Road should be considered to be precedents for development of the nature proposed by the current application; and

After discussion, and having sought and heard advice from Mr Henderson, the Committee **AGREED** that as three Members present were not part of the Committee which initially considered the application at the meeting on 25 September 2015, that the meeting would be

adjourned to allow Members to conduct an unaccompanied inspection of the site.

The meeting adjourned at 9.45 a.m. for the purpose of conducting the site inspections and reconvened at 11.20 a.m., with all those present as per the sederunt.

PRC14. PLANNING APPLICATION - P/14/0398/PPP - DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT DENOVAN HOUSE, DENNY FK6 6BJ

The Committee reconvened to give further consideration to the Application for Review for planning application P/14/0398/PPP for the development of land for residential purposes at Denovan House, Denny.

The Committee noted that the applicant was attendance, namely Dr Wesley Edmund.

The Committee then discussed the procedure to be followed at the Hearing and agreed in terms of the Regulations that they would firstly seek a summary of the review and the papers from Mr Milne to ensure that all members were fully familiar with matters and thereafter allow the applicant to present his statement in terms of the specified matters. Thereafter, the Committee would then lead discussion and questions before moving on to deliberation of the application.

The Committee duly heard a presentation from Mr Milne, who provided a summary of the application, the papers before the Committee, including those papers previously issued to the meeting on 25 September 2015 (minute PRC7).

The Committee then heard the submission from Dr Edmund, the applicant, who was heard in support of the application referring to the Hearing statement submitted.

Members of the Committee then asked questions of the applicant.

The Committee then proceeded to deliberate on the merits of the application, and having sought and heard advice from Mr Henderson and Mr Milne, took into account the following factors:-

- (1) Policies EQ14, EQ18, EQ19 and SC03 of the Falkirk Council Local Plan;
- (2) Policies CG01, CG03, D09 and D012 of the Falkirk Council Local Development Plan - Proposed Plan;
- (3) the consultation responses received;

- (4) the representations submitted;
- (5) the site history;
- (6) the supporting documents provided by the applicant;
- (7) the benefit of the site inspections; and
- (8) the applicant's Hearing statement.

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

- (1) To **GRANT** planning permission in principle but subject to the condition that this is limited to one dwellinghouse only and such other 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.

PRC15. PLANNING APPLICATION - P/14/0686/FUL - ERECTION OF DWELLINGHOUSE WITH INTERNAL GARAGE ON LAND TO THE SOUTH OF AONACH-MOR, GLEN ROAD TORWOOD, FALKIRK

The Committee reconvened to give further consideration to the Application for Review for planning application P/14/0686/FUL for the erection of a dwellinghouse with internal garage on land to the south of Aonach-Mor, Glen Road, Torwood, Falkirk.

The Committee noted that the applicant's representative was in attendance, namely Mr Andrew Bennie.

The Committee then discussed the procedure to be followed at the Hearing and agreed in terms of the Regulations that they would firstly seek a summary of the review and the papers from Mr Whittle to ensure that all members were fully familiar with matters and thereafter allow the applicant's representative to present the applicant's statement in terms of the specified matters. Thereafter, the Committee would then lead discussion and questions before moving on to deliberation of the application.

The Committee duly heard a presentation from Mr Whittle, who provided a summary of the application, the papers before the Committee, including those papers previously issued to the meeting on 25 September 2015 (minute PRC8).

The Committee then heard the submission from Mr Bennie, the applicant's representative, who was heard in support of the application referring to the Hearing statement submitted.

Members of the Committee then asked questions of the applicant's representative.

The Committee then proceeded to deliberate on the merits of the application, and having sought and heard advice from Mr Henderson and Mr Whittle, took into account the following factors:-

- (1) Supplementary Guidance SG01;
- (2) Policy Env.1 of the Falkirk Council Structure Plan;
- (3) Policies EQ19, SC03 and SC08 of the Falkirk Council Local Plan;
- (4) Policies CG03 and HSG05 of the Falkirk Council Local Development Plan;
- (5) the consultation responses received;
- (6) the representations submitted;
- (7) the site history;
- (8) the supporting documents provided by the applicant;
- (9) the benefit of the site inspections; and
- (10) the applicant's Hearing statement.

After discussion, and having sought and heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED**, Councillor Chalmers dissenting:-

- (1) To **GRANT** planning permission, 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.