

P40. Alterations and Change of Use from Retail/Offices to Hotel and Alterations, Extension and Change of Use from Office and Hairdressers to Hotel (Partially Retrospective) at 22 and 26 Princes Street, Falkirk FK1 1NE and 2, 4, & 6 Kerse Lane, Falkirk FK1 1RG for Mr Stuart Crawford – P/16/0162/FUL

With reference to Minute of Meeting of the Planning Committee held on 17 August 2016 (Paragraph P33 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the change of use of two units operating as retail/offices and associated alterations (partially in retrospect) adjoining a hotel comprising several buildings, the main building being category B listed, on a site surrounded by a mixture of both commercial and residential properties and fronting onto Kerse Lane and Princes Street, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Murray, the applicant's agent, was heard in relation to the application.

Mr Lumsden, an objector, was heard in relation to the application.

The objections included the following issues:-

- The excessive noise nuisance as the two rear windows and a fire door could be left open;
- The ongoing noise issue relating to the hotel;
- The larger number of people gathering and loitering around the access areas to the rear of the hotel;
- The ongoing issues with parking in Orchard Street due to hotel overspill and the exacerbation due to the proposal;
- That the hotel had expanded enough within the current site;
- The retrospective application;
- The concern on the reasoning for the creation of a further bar area rather than additional hotel accommodation;
- The outstanding issues with the unit being absorbed into the hotel on Princes Street;
- The current noise from hotel visitors and residents in the rear parking area and the expected exacerbation;
- The existing plans did not accurately reflect the work on site particularly the completed work;
- The storing of an access ramp for the Princes Street entrance;
- The replacement of several windows facing the car park with UPVC without planning permission;
- That works had already taken place on the units on Kerse Lane;
- The overlooking to neighbouring dwellings on Orchard Street, especially in relation to the proposed roof windows;
- The creation of a visually intrusive design into the area and that it did not match the neighbouring sandstone villas;

- The rear access not being for emergency use only but rather for staff and hotel guests including smokers; and
- The roof windows in the rear extension overlooked properties in Orchard Street.

Prior to Members commencing their questions on the application, the Committee meeting adjourned and members and Council officers entered the two premises previously the former retail/officers and offices and hairdressers.

The meeting thereafter reconvened in the car park of the Orchard Hotel.

Questions were then asked by Members of the Committee.

Provost Reid, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 14 September 2016.