

The background of the slide features a large, light blue watermark of the University of the South Pacific (USP) coat of arms. The coat of arms consists of a shield divided into four quadrants. The top-left quadrant shows a stylized building with a flag. The top-right quadrant shows a deer's head with antlers. The bottom-left quadrant shows a sailing ship on the water. The bottom-right quadrant shows a bird with spread wings. Above the shield is a crown with four floral motifs. Below the shield is a banner with the text "ANE FOR A'".

# **AGENDA ITEM**

## **3(b)**

### **Minute**

**DRAFT**

**FALKIRK COUNCIL**

**Minute of meeting of the Planning Committee held On Site on Monday 7 November 2016 commencing at 9.30 a.m.**

**Councillors:**

Baillie William Buchanan (Convener) (except for application P/16/0476/FUL)  
Colin Chalmers (for applications P/16/0498/FUL, P/16/0499/LBC and P/16/0423/FUL)  
Steven Carleschi  
Paul Garner (for applications P/16/0498/FUL, P/16/0499/LBC and P/16/0423/FUL)  
John McLuckie  
Martin Oliver (for applications P/16/0112/FUL and P/16/0114/PPP)  
Sandy Turner (for applications P/16/0112/FUL, P/16/0114/PPP and P/16/0476/FUL)

**Officers:**

Douglas Blyth, Team Leader, Legal Services  
Kevin Brown, Planning Officer (for applications P/16/0498/FUL and P/16/0499/LBC)  
Kevin Collins, Transport Planning Co-ordinator (for applications P/16/0112/FUL and P/16/0114/PPP)  
Ian Dryden, Development Manager  
John Milne, Senior Planning Officer (for applications P/16/0112/FUL and P/16/0114/PPP)  
Stephen McClure, Planning Officer (for application P/16/0476/FUL)  
Craig Russell, Roads Development Officer (for applications P/16/0112/FUL, P/16/0114/PPP and P/16/0423/FUL)  
Antonia Sobieraj, Committee Services Officer  
Russell Steedman, Network Co-ordinator (except for applications P/16/0498/FUL and P/16/0499/LBC)  
Kevin Swanson, Transport Planning Officer (for applications P/16/0112/FUL and P/16/0114/PPP)  
Brent Vivian, Senior Planning Officer (for application P/16/0423/FUL)

**P76. Apologies**

Apologies were intimated on behalf of Councillors C Martin, Mahoney, Nicol and Nimmo.

**P77. Declarations of Interest**

No declarations were made.

**P78. Demolition of Existing Buildings/Structures Erection of Shop (Class 1) (2040 sq.m) with Associated Landscaping, Car Parking, Servicing and Formation of Access (King Street) at 44 Tryst Road, Stenhousemuir, Larbert FK5 4QH for Ramoyle Group – P/16/0112/FUL**

With reference to Minute of Meeting of the Planning Committee held on 26 October 2016 (Paragraph P69 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the demolition of existing buildings/structures and the erection of a shop (class 1) (2040 sq.m) with associated landscaping, car parking, servicing and the formation of access (King Street) at 44 Tryst Road, Stenhousemuir, Larbert.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application.

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

Ms Carr, the applicant's representative, was heard in relation to the application.

Mr Fargie, a supporter, was heard in relation to the application and referred to the good use of the derelict site which would enhance the local community.

Mrs Grant, an objector, was heard in relation to the application.

Mrs Blair, an objector, was heard in relation to the application.

Mrs Butler, an objector, was heard in relation to the application.

Mrs Sannachan, an objector, was heard in relation to the application.

Mrs Kennedy, an objector, was heard in relation to the application.

Mrs Young, an objector, was heard in relation to the application.

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

Mr McMenemy, on behalf of Stenhousemuir Football Club, an objector, was heard in relation to the application.

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

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

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

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

The objections included the following issues:-

- The increased volume of traffic/noise on Tryst Road to access the restaurant/pub adding to current volume of traffic /parking on Tryst Road when football matches were held nearby;
- The vehicles servicing proposal causing noise during the day;
- That the development looked 'boxy';
- The noise and disturbance to residents;
- That neither residents nor commercial users were consulted on the proposal;
- The already high number of lorries and HGV's using Tryst Road;
- That HGV's should use new junction on King Street;
- That lorries would mount the pavement when accessing Gladstone Road;
- The devaluing of property;
- That Gladstone Road was too narrow for service vehicles;
- The existing on street parking problem;
- That the proposal was against Development Plan policy;
- That the transport statement was flawed;
- The adverse effect on the character of the area;
- That there were already three sets of traffic lights in the area;
- That the football club already had parking problems; and
- That Gladstone Road was not owned by the developer.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 23 November 2016.

**P79. Erection of Restaurant/Public House, Associated Infrastructure Including Roads, Car Parking and Amenity Spaces, Pedestrian Access and Landscaping at 44 Tryst Road, Stenhousemuir, Larbert FK5 4QH for Ramoyle Group – P/16/0114/PPP**

With reference to Minute of Meeting of the Planning Committee held on 26 October 2016 (Paragraph P70 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission in principle for the erection of a restaurant/public house, associated infrastructure including roads, car parking and amenity spaces, pedestrian access and landscaping at 44 Tryst Road, Stenhousemuir, Larbert.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application.

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

Ms Carr, the applicant's representative, was heard in relation to the application.

Mrs Grant, an objector, was heard in relation to the application.

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

Mrs Reddy, an objector, was heard in relation to the application.

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

Ms Hamilton, an objector, was heard in relation to the application.

Mrs Kennedy, an objector, was heard in relation to the application.

The objections included the following issues:-

- The increased volume of traffic/noise on Tryst Road to access the restaurant/pub adding to current volume of traffic /parking on Tryst Road when football matches were held nearby;
- The vehicles servicing proposal causing noise during the day;
- That another pub/restaurant was not needed as there were enough pubs in the area;
- The litter, noise and disturbance to residents including when people were leaving the area;
- That neither residents nor commercial users were consulted on the proposal;
- The already high number of lorries and HGV's using Tryst Road;
- That HGV's should use new junction on King Street;
- That lorries would mount the pavement when accessing Gladstone Road;
- The devaluing of property;
- That Gladstone Road was too narrow for service vehicles;
- The existing on street parking problem;
- That the proposal was against Development Plan policy;
- That the transport statement was flawed;
- The adverse effect on the character of the area;
- That there were already three sets of traffic lights in the area;
- That the football club already had parking problems; and
- That Gladstone Road was not owned by the developer.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 23 November 2016.

**P80. Erection of 2 Dwellinghouses at Inches House, Bellsdyke Road, Larbert FK5 4EL for Mr John Pollock – P/16/0476/FUL**

Councillor McLuckie (Convener in the absence of Baillie Buchanan) stated that the quorum for the meeting was 4 members. Only three members had been able to attend the site visit due to other commitments. The Convener had declared a non financial interest in this matter at the meeting of the Planning Committee on 26 October 2016 (minute 61). The meeting as related to this item stood adjourned and would be reconvened as appropriate.

The Committee heard from all parties for agenda items 6 and 7 (minute P81) together as a consequence of the applications relating to the same site, applicant and objector.

**P81. Extension to Dwellinghouse at 2 Princess Gate, Slamannan Road, Falkirk FK1 5BP for Mr Gordon Murray – P/16/0498/FUL and Extension to Dwellinghouse at 2 Princess Gate, Slamannan Road, Falkirk FK1 5BP for Mr Gordon Murray – P/16/0499/LBC**

With reference to Minute of Meeting of the Planning Committee held on 26 October 2016 (Paragraphs P74 and P75 refer), Committee gave further consideration to reports by the Director of Development Services on applications for (a) full planning permission for a single storey rear extension to a semi detached category B listed building at 2 Princess Gate, Slamannan Road, Falkirk and measuring approximately 4 metres by 4 metres; and (b) listed building consent for a single storey rear extension to a semi detached category B listed building at 2 Princess Gate, Slamannan Road, Falkirk and measuring approximately 4 metres by 4 metres.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the applications.

Mr Toleman, the applicant's agent, was heard in relation to the applications.

Dr Mills, an objector, was heard in relation to the applications.

The objections included the following issues:-

- The adverse effect on the character and appearance of the B listed building;
- The impact on privacy, the loss of natural light to the rear garden of the neighbouring property; and
- The overdevelopment of the site.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matters would be determined at the Planning Committee on 23 November 2016.

Members thereafter viewed the site from the garden of the neighbouring property at 1 Princess Gate.

**P82. Change of Use from a Vacant Retail Unit (Class 1) to a Hot Food Takeaway (Sui Generis); Installation of Extraction/Ventilation Equipment and External Alteration at 24 High Street, Bonnybridge FK4 1DA for DPSK Ltd – P/16/0423/FUL**

With reference to Minute of Meeting of the Planning Committee held on 26 October 2016 (Paragraph P71 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 from a vacant retail unit (class 1) to a hot food takeaway (sui generis), the installation of extraction/ventilation equipment and external alteration at 24 High Street, Bonnybridge.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

Mr Whitehead, the applicant's representative, was heard in relation to the application.

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

Mrs Howieson, an objector, was heard in relation to the application.

Mrs Wilson, an objector, was heard in relation to the application.

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

Mrs Parker, an objector, was heard in relation to the application.

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

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

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

The objections included the following issues:-

- The existing noise problems;
- The late night opening;
- The noise and odour from extractors and ventilators;
- The exacerbation of existing litter problems;

- The concerns relating to the storage of food waste and associated containers;
- The existing constant traffic on the private road (Lade Road);
- The existing traffic congestion on Lade Road from deliveries and waste uplift vehicles;
- The increase in traffic congestion from the proposal;
- The exacerbation of existing parking problems for local residents;
- The increased adversity to those trying to pass/drive through Bonnybridge;
- That there were already too many hot food takeaways in the area;
- That a variety of shops was needed in the village to get people shopping locally again;
- The adverse impacts on existing long standing businesses;
- The proposal making the High Street weaker than it already was;
- That the outline of the property appeared to encroach over neighbouring residential property;
- The loss of property values; and
- That another fast food outlet would encourage people to eat unhealthily.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined at the Planning Committee on 23 November 2016.