

FALKIRK COUNCIL

Minute of meeting of the Planning Committee held On Site on Monday 5 December 2016 commencing at 9.30 a.m.

Councillors:

Baillie William Buchanan (Convener) (except for application P/16/0476/FUL)
Steven Carleschi
John McLuckie
Adrian Mahoney
Malcolm Nicol
Sandy Turner

Officers:

Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Stephen McClure, Planning Officer (for application P/16/0476/FUL)
Julie Seidel, Planning Officer (for application P/16/0547/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Bernard Whittle, Development Management Co-ordinator

P76. Apologies

Apologies were intimated on behalf of Baillie Paterson; and Councillors Chalmers and Oliver.

P77. Declarations of Interest

No declarations were made.

P78. Change of Use from Day Hospital (Class10) to Form 3 Flatted Dwellings, Partial Demolition of, and Extension to, Existing Building to Form Dwellinghouse and Erection of Dwellinghouse at Dunrowan, 37 Maggie Wood's Loan, Falkirk FK1 5EH for Dunrowan Heights Ltd - P/16/0510/FUL

With reference to Minute of Meeting of the Planning Committee held on 23 November 2016 (Paragraph P96 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 day hospital (class10) to form three flatted dwellings, the partial

demolition of, and extension to, an existing building to form a dwellinghouse and the erection of dwellinghouse at Dunrowan, 37 Maggie Wood's Loan, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (B Whittle) outlined the nature of the application.

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

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

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Mrs Watson - Fargie, an objector, was heard in relation to the application.

Mr Watson - Fargie, an objector, was heard in relation to the application.

The objections included the following issues:-

- The impact on privacy;
- The overshadowing of neighbouring properties;
- The impact on the townscape character and 'Victorian era' appearance of Maggie Wood's Loan;
- The backland nature of the development;
- The removal of a mature Silver Birch tree;
- The drainage impacts; and
- The devaluing of property in the surrounding area.

Questions were then asked by Members of the Committee.

The Convener read out an email from Councillor Chalmers, a local Member for the area, in relation to concerns he had received from local residents in relation to the application.

Depute Provost Patrick, 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 at a special meeting of the Planning Committee on the afternoon of 5 December 2016.

The members thereafter visited the gardens of neighbouring properties at 39 Maggie Woods Loan and 13 Windsor Drive.

In accordance with his non financial declarations of interest at the meetings of the Planning Committee on 26 October and 23 November 2016 (minutes P61 and P84), Baillie Buchanan was not present at this site visit. Councillor McLuckie assumed the role of Convener in his absence.

P79. Erection of 2 Dwellinghouses at Inches House, Bellsdyke Road, Larbert FK5 4EL for Mr John Pollock – P/16/0476/FUL

With reference to Minutes of Meetings of the Planning Committee held on 26 October and 23 November 2016 (Paragraphs P64 and P91 refer), Committee gave further consideration to a reports by the Director of Development Services on an application for full planning permission for the erection of two dwellinghouses at Inches House, Bellsdyke Road, Larbert. The consideration of the application had been continued at the meeting on 26 October 2016 to allow an inspection of the site by Committee. At the convened meeting on site on 7 November 2016, the meeting had stood adjourned due to there being no quorum.

The Convener introduced the parties present.

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

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

No objectors were present. The objections included the following issues:-

- The reduction in privacy to adjacent neighbouring properties;
- The reduction in light and overshadowing of neighbouring properties and garden grounds;
- The increased noise levels for adjacent properties;
- The significant increase in traffic on the access track used by school children;
- That there were no other dwellings in the adjacent residential estate with access roads to the front and rear;
- The concerns in relation to construction traffic to the site;
- The loss of trees in the site that provide a habitat for wildlife;
- The visual impact any multi-storey building may have on the existing area;
- The proposal for 14 parking spaces would appear excessive on the site;
- That plot 3 was too close to existing dwellings;
- That the public footpath would be dug up to allow for new services to be installed to the site; and
- The impact on existing education and healthcare.

Questions were then asked by Members of the Committee.

Councillor Carleschi, on behalf of Councillor Coleman, 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 at a special meeting of the Planning Committee on the afternoon of 5 December 2016.

Baillie Buchanan resumed the Convenership of the meeting following consideration of the foregoing item of business.

P80. Alterations and Extension to Garage and Car Showroom at Beancross Road, Grangemouth FK3 8YF for Arnold Clark Automobiles Ltd - P/16/0547/FUL

With reference to Minute of Meeting of the Planning Committee held on 23 November 2016 (Paragraph P97 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the alteration and extension an established garage and car showroom on a site at Beancross Road, Grangemouth.

The Convener introduced the parties present.

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

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

The Convener read out a letter handed to him by an objector Mrs Hardie, from Mr Wyper, an objector, in relation to the application.

The Convener read out a letter handed to him by Mr McMurray, the applicant's representative, from Mr Wilson, owner of a neighbouring property at 2 Primrose Avenue, in relation to the application.

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

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

The objections included the following issues:-

- The concerns in relation to nuisance and disruption during construction;
- The vehicles for sale and those of staff, customers and contractors should not be parked on residential streets;
- The noise and working hours should be restricted to protect residential properties;
- The disruption to utilities; and

- The need for clarification in relation to the duration of the project, working hours, working practice, risk assessment, removal of rubble and waste from the site and staff numbers.

Questions were then asked by Members of the Committee.

The Convener read out an email from Councillor Black, a local Member for the area, in relation to the application.

Councillor Balfour, a local Member for the area, was heard in relation to the application.

Councillor Spears, 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 at a special meeting of the Planning Committee on the afternoon of 5 December 2016.