

FALKIRK COUNCIL

Minute of meeting of the Planning Committee held On Site on Monday 6 March 2017 commencing at 9.30 a.m.

Councillors:

Jim Blackwood
Adrian Mahoney
Malcolm Nicol
John McLuckie (Convener)
Sandy Turner

Officers:

Kevin Brown, Planning Officer (for application P/16/0706/FUL)
Kevin Collins, Transport Planning Co-ordinator
Julie Seidel, Planning Officer (for application P/16/0706/FUL)
Crawford Sibbald, Environmental Health Officer
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor
Bernard Whittle, Development Management Co-ordinator

P137. Apologies

Apologies were intimated on behalf of Baillies Coombes and Buchanan; and Councillors Chalmers, Garner and Oliver.

P138. Declarations of Interest

No declarations were made.

P139. Alterations to Existing Car Wash Frontage, Installation of Glazed Splash Screen and Washing Booms. Change of Use from Car Sales to Vehicle Repair Workshop (Including Tyre Sales and MOT Test Centre) at 7a and 7c High Station Road, Falkirk FK1 5LP for Mr Abdul Rehman - P/16/0768/FUL

With reference to Minute of Meeting of the Planning Committee held on 23 February 2017 (Paragraph P134 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for alterations to an existing car wash frontage, the installation of a glazed splash screen and washing booms, the

change of use from a car sales to vehicle repair workshop (Including Tyre Sales and MOT Test Centre) at 7a and 7c High Station Road, Falkirk.

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

Mr Rehman, the applicant, was heard in relation to the application.

Mr Quarban, in support, was heard in relation to the application.

Mr Lindsay, an objector, was heard in relation to the application including raising concern that neighbours residing in close proximity to the building had raised concerns in relation to noise.

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

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

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

The objections included the following issues:-

- The timing of the neighbour notification procedure;
- The parking, congestion and pedestrian safety concerns;
- The unrealistic parking proposed within the site;
- The traffic speeds and history of accidents at this location;
- The drainage concerns;
- The wash booms may use more water and may create more noise nuisance;
- The noise concerns;
- The poor management of existing business causing overly noisy working conditions;
- The impact on property value;
- The poor appearance of the existing property;
- The privacy concerns; and
- That the fire escape was opened onto private property at times not for the purpose of evacuation.

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 22 March 2017.

P140. Erection of 96 Dwellinghouses, 16 Flatted Dwellinghouses, Formation of Access, Open Space, Suds Landscaping and Related Infrastructure on Land to the South West of Tappernail Farm, Reddingmuirhead for Persimmon Homes (East Scotland) - P/16/0706/FUL

With reference to Minute of Meeting of the Planning Committee held on 23 February 2017 (Paragraph P116 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the erection of 96 dwellinghouses, 16 flatted dwellinghouses, the formation of access, open space, SUDS landscaping and related infrastructure on land to the south west of Tappernail Farm, Reddingmuirhead, Falkirk.

The Convener introduced the parties present.

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

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

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

Mrs Donaldson, a supporter, was heard in relation to the application.

Mr Donaldson, a supporter, was heard in relation to the application.

Mr Mahood, a supporter, was heard in relation to the application.

Mr McClurg, a supporter, was heard in relation to the application.

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

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

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

Mr White, on behalf of Reddingmuirhead and Wallacestone Community Council, an objector, was heard in relation to the application.

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

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

Ms Montinaro, on behalf of Shieldhill and California Community Council, Tierney, an objector, was heard in relation to the application.

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

The objections included the following issues:-

- That the current proposal is inappropriate and does not accord with the Falkirk Local Development Plan although having no objection to the principle of residential development of the site,
- The proposals included houses exceeding two storeys and flats which was contrary to the public consultation.
- That town houses and flats were not appropriate for the site;
- The proposed materials (brick) do not respect the surrounding area including Hillcrest Square;
- The road safety issues, including access to the site and the speed of vehicles on the B810;
- The need for a reduced speed limit on the B810 as a result of development;
- The risk to children walking to school;
- That the development would unacceptably increase traffic generation in the area;
- The bus services being poor and the difficulty parking at Polmont and Falkirk High stations;
- The curtailment of outdoor space;
- That the Council would split school catchment through the site;
- The development of 112 units exceeded the housing allocation by 2/3;
- The overdevelopment of the site;
- The site did not include substantial green space and that shown is minimal;
- The site will be visually prominent, regardless of the level of planting;
- The proposed development will overlook existing properties;
- The existing drainage was unfit to serve the development;
- The loss of wildlife;
- The increased pressure on schools, medical and dental practices;
- The impact on noise and residents during construction and there being no information to the length of the construction phase; and
- That no thought was given to single storey housing to suit the needs of the elderly or those downsizing.

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 22 March 2017.

Members thereafter walked through the area of the proposed site.