

DRAFT**FALKIRK COUNCIL**

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on FRIDAY 17 FEBRUARY at 9.30 A.M.

Councillors: Baillie William Buchanan (Convener)
John McLuckie
Sandy Turner

Officers: Iain Henderson, Legal Services Manager
Douglas Blyth, Team Leader, Legal Services

Also Attending: Ged Hainey, Associate, Ryden LLP

PRC40. Apologies

No apologies were intimated.

PRC41. Declarations of Interest

No declarations were made.

PRC42. Minute

The minutes of meeting of the Planning Review Committee held on 27 October 2016 were approved.

PRC43. 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 Committee.

PRC44. Planning Application P/15/0022/FUL – Development of Land to Form Holiday Park with Raised Deck Mounted Chalets, Camping Pods, Deck Mounted Reception Building and Ancillary Roads and Drainage at Land to the South West of Denovan House (Continuation)

The Committee considered documents which related to the Application for Review for planning application P/15/0022/FUL for the development of land to form holiday park with raised deck mounted chalets, camping

Pods, deck mounted reception building and ancillary roads and drainage at land to the south east of Denovan House.

Mr Henderson, Legal Services Manager advised the Committee that the applicant had provided correspondence to the effect that the SEPA objection had been withdrawn but that as no formal notification had been directed to the Planning Authority, that the Committee may want to be mindful of this in their deliberations.

Mr Hainey provided an overview of the application and consideration to date. He summarised the report on handling and the reasons for refusal of the application, the applicant's supporting statement, the responses from the applicant, consultees and other interested parties to previous procedure notices, and further responses thereto from all parties.

After discussion, and with particular reference to further responses submitted by the applicant including a Transport Statement prepared by McIlhagger Associates on their behalf, and a corresponding report by Mouchel commissioned by Falkirk Council, and having sought and heard advice from Mr Henderson and Mr Hainey, the Committee considered that there were still some items within the applicant's submission which contained insufficient detail to allow a decision to be taken. In particular discussion took place over the need for additional information on matters including road traffic, parking, details of road accidents highlighted in the reports, landscape capacity assessment, the internal road network of the site and impacts on existing trees within the site and the circumstances and details behind the withdrawal by SEPA of their objection. It was requested that officers prepare a further procedure notices with clear scoping of the additional information required on all points.

Decision

The Planning Review Committee agreed that:-

- (1) it did not have enough information to determine the application, and requested, in accordance with Regulation 15 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, that further information by way of written submissions be provided by the applicant, SEPA, Police Scotland and the Director of Development Services, (with specific delegation to officers to seek further information relating to road traffic accidents statistics from any other source should they be identified by the Director of Development Services), in line with a clear scope of requirements prepared by officers having regard to areas identified during discussion including accident details, road traffic and traffic flows, bus services, visibility splay, core path network, landscape capacity assessment, the internal road network of the site and impacts on existing trees within the site**

and the circumstances and details behind the withdrawal by SEPA of their objection;

- (2) the response from the applicant, SEPA, Police Scotland and the Director of Development Services should be made within a timescale of 8 working days from receipt thereof; and**
- (3) interested parties and, as appropriate, the applicant be allowed a period of 14 days to provide comments following receipt of the information.**