

The background of the slide features a large, light blue watermark of the City of Vancouver's coat of arms. The crest is a shield divided into four quadrants. The top-left quadrant shows a city skyline with a bridge. The top-right quadrant shows a stag's head with antlers. The bottom-left quadrant shows a sailing ship on the water. The bottom-right quadrant shows a grizzly bear standing on its hind legs. Above the shield is a crown with four maple leaves. Below the shield is a banner with the motto "A NE FOR A".

AGENDA ITEM

3

Minutes

FALKIRK COUNCIL

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,
Falkirk on Wednesday 24 January 2018 at 9.30 a.m.**

COUNCILLORS:

David Alexander (Convener)
Robert Bissett
Jim Blackwood
Gary Bouse
Provost William Buchanan
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie
Lynn Munro
Laura Murtagh

OFFICERS:

Kevin Collins, Transport Planning Co-ordinator
Katherine Chorley, Planning Officer
Chris Cox, Sustainable Transport Co-ordinator
Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Alexandra Lewis, Planning Officer
Martin MacNiven, Environmental Health Co-ordinator
Julie Seidel, Planning Officer
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Richard Teed, Senior Forward Planning Officer

P70. Apologies

An apology was intimated on behalf of Councillor Coombes.

P71. Declarations of Interest

Councillor Kerr declared a non financial interest in item 10 (minute P79) by virtue of him being an applicant for planning permission on the part of the site under consideration eight years ago and having been a former member of Sheildhill and California Community Council, in consequence of which he recused himself from consideration of the item, having regard to the objective test in the Code of Conduct.

P72. Minutes

Decision

- (a) The minute of meeting of the Planning Committee held on 22 November 2017 was approved; and**
- (b) The minute of meeting of the Planning Committee On-Site held on 4 December 2017 was approved.**

P73. Extension to Dwellinghouse (Raising of Roof Height) at 123 Bantaskine Street, Falkirk FK1 5EX for Mr and Mrs Gregory - P/17/0594/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 22 November 2017 (Paragraph P65 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the extension to a dwellinghouse (Raising of Roof Height) at 123 Bantaskine Street, Falkirk.

Decision

The Committee agreed to grant planning permission as the proposal is considered to be sympathetic to the surrounding neighbourhood, such grant to be subject to conditions determined by the Director of Development Services including a condition to the effect that the materials and external finishes shall be consistent with the existing property in terms of colour, materials and finishes.

Prior to consideration of the following item of business, Provost Buchanan informed the Committee that as he had not attended the site visit and was not a member of the Committee at that time, he would not take part in consideration of planning application P/17/0533/PPP (minute P74). He also intimated at that time that as he had not attended the site visit for the previous application P/17/0594/FUL (minute P73), he had not taken part in consideration of that application.

P74. Erection of Dwellinghouse at East Bonhard, Linlithgow, EH49 7NT for Mrs Annabell Taylor - P/17/0533/PPP (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 22 November 2017 (Paragraph P64 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the erection of a dwellinghouse at East Bonhard, Linlithgow.

Councillor Munro, seconded by Councillor Hughes, moved that Committee grant planning permission in principle as the proposal is, in the planning judgement of the Committee, considered an appropriate infill development, is sympathetic to the surrounding area and respects the character of the area. Appropriate conditions to be determined by the Director of Development Services.

By way of an amendment, Councillor Bouse, seconded by Councillor Alexander, moved that Committee refuse planning permission in accordance with the recommendations within the report.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (5) - Councillors Bissett, Hughes, Kerr, Munro and Murtagh.

For the amendment (4) - Councillors Alexander, Blackwood, Bouse and McCue.

Councillor McLuckie abstained.

Decision

The Committee agreed to grant planning permission in principle as the proposal is, in the planning judgement of the Committee, considered an appropriate infill development, is sympathetic to the surrounding area and respects the character of the area and such grant to be subject to conditions as determined by the Director of Development Services.

P75. Demolition of Kiln and Erection of 2 Dwellinghouses on Land to the South East of Whitstonedg, Falkirk for Mr Douglas MacMillan - P/17/0490/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the demolition of a former kiln and the erection of two dwellinghouses and associated infrastructure on land to the south east of Whitstonedg, Falkirk.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

- (2) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-
- (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and
 - (ii) a Statement of Conformity which confirms that 10%, of the required CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

- (3) No development shall commence on site until a full specification for all exterior materials and boundary enclosures has been submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved details.
- (4) No development shall commence on site until a specification for the reuse of all retained brick (where suitable for re-use) is submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed in accordance with the approved details.
- (5) Should any evidence of bats or their roosts be witnessed prior to or during the course of demolition of the kiln, all work shall cease and immediate contact be made with Scottish Natural Heritage.

Reasons:-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure the development achieves the required CO₂ emission reduction as a result of development.
- (3) To safeguard the visual amenity of the countryside.
- (4) To ensure that brick from the former kiln is retained and used in the development.
- (5) To ensure potential biodiversity interests are safeguarded.

Informatives:-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plans to which the decision refers bear the online reference numbers 01B, 02A, 03, 04 and Supporting Documents.**
- (3) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**

Monday to Friday	08:00 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Unit.

- (4) For advice in relation to biodiversity interests during construction, contact be made with Scottish Natural Heritage on 01786 450362 or email enquiries@snh.gov.uk.**

P76. Demolition of Public House (Sui Generis) and Erection of Building for Retail Use (Class 1) with Associated Infrastructure, Including ATM Machine at 175 Dean Road, Bo'ness EH51 0HG for Pittsburgh Fife Ltd - P/17/0590/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the demolition of a public house and the erection of a class 1 shop and associated infrastructure at 175 Dean Road, Bo'ness.

Decision

The Committee agreed to continue consideration of the application to allow an inspection of the site by Committee.

P77. Alterations and Change of Use of Retail Storage/Office to Form 7 Flatted Dwellinghouses at 88 North Street, Bo'ness EH51 9NF for All In One Property Solutions - P/17/0637/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the alteration and change of

use of the former 'Woolworths' building to form 7 flats (comprising a bedsit and one and two bedroom accommodation) within the town centre outstanding conservation area at 88 North Street, Bo'ness.

Decision

The Committee agreed to continue consideration of the application to allow an inspection of the site by Committee.

P78. Erection of Dwellinghouse Outbuilding and Temporary Siting of Residential Caravan (Renewal of Planning Permission P/14/0499/FUL) on Land to the North West of Atlanta, Slamannan, Falkirk for Mr Duncan Bennie - P/17/0640/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of one dwellinghouse with associated outbuilding and ancillary accommodation and the temporary siting (partially retrospective) of a residential caravan currently on site on land to the north west of Atlanta, Slamannan.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2) (i) No development shall commence on site until a contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined.**
 - (ii) Where contamination (as defined by Part (iiA) of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination should be submitted to and approved in writing by the Planning Authority.**

- (iii) Prior to the commencement of development on site, the remediation works must be carried out in accordance with the strategy approved at (ii). No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority.
- (3) No development shall commence on site until a full specification for all exterior materials and finishes, including details of the proposed rooflights, exterior windows and doors shall be submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed in accordance with the approved details.
- (4) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-
- (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and
 - (ii) a Statement of Conformity which confirms that 10%, of the required CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

- (5) No development shall commence on site until a specification for the reuse of all retained natural stone in the approved development is submitted to and approved in writing by the Local Authority. Thereafter development shall proceed in accordance with the approved details.
- (6) A residential caravan shall be sited in accordance with the approved plan (the online reference No. 01) for a period not exceeding three years from the date of the permission unless otherwise agreed in writing with the Planning Authority. Thereafter all temporary residential accommodation shall be permanently removed from the site.
- (7) For the avoidance of doubt, the domestic outbuilding hereby approved shall be for domestic purposes only, ancillary to the main use of the dwellinghouse.

Reasons:-

- (1) As these drawings and details constitute the approved development.**
- (2) To ensure the ground is suitable for the proposed development.**
- (3) To safeguard the visual amenity of the countryside.**
- (4) To ensure the development achieves the required CO2 emission reduction as a result of development.**
- (5) To ensure that stone from the former farm steading is retained and used in the development.**
- (6) As the Caravan is not a suitable permanent form of development.**
- (7) To ensure that the property is used for domestic purposes only.**

Informatives:-

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference numbers 01, 02, 03 and Supporting Documents.**
- (3) The application site is in the vicinity of a High Pressure Gas Transition Pipeline. The Scotland Gas Network Code of Practice document SSW22 must be circulated and signed a minimum of 7 days prior to the commencement of any works. You are advised to contact Angus Robertson, Scotland Gas Networks on Tel: 0141 418 4158 for advice.**

Councillor Kerr left the meeting prior to consideration of the following item of business.

P79. Erection of 91 Dwellinghouses and Associated Infrastructure on Land to the South West of Tappernail Farm, Reddingmuirhead for Persimmon Homes (East Scotland) - P/17/0504/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of 91 dwellinghouses and associated infrastructure on land to the south west of Tappernail Farm, Reddingmuirhead.

Decision

The Committee agreed to continue consideration of the application to allow an inspection of the site by Committee.

Councillor Kerr re-entered the meeting following consideration of the foregoing item of business.

Councillor Murtagh left the meeting prior to consideration of the following item of business.

P80. Extension to Dwellinghouse (Dormer) at 7 Corona Crescent, Bonnybridge FK4 1GG for Mr Derick Ramsay - P/17/0626/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission to install a dormer extension on the rear roof plane of a semi-detached two storey dwellinghouse at 7 Corona Crescent, Bonnybridge.

Decision

The Committee agreed to continue consideration of the application to allow an inspection of the site by Committee.

Councillor Murtagh re-entered the meeting following consideration of the foregoing item of business.

P81. Erection of 43 Social Houses including all Associated Roads, Footpaths and Services on Land to the West of Falkirk High School, Blinkbonny Road, Falkirk for Falkirk Council - P/17/0715/CPL

The Committee considered a report by the Director of Development Services on an application seeking confirmation that an application for planning permission is not required for the proposed development of 43 dwellings (including 19 x 2 bed houses, 10 x 3 bed houses, 2 x 4 bed houses, 8 x 2 bed flats and 4 x 1 bed flats) on land to the west of Falkirk High School, Blinkbonny Road, Falkirk.

Decision

The Committee agreed that a Certificate of Lawfulness be issued for the following reason:-

- (1) The proposed development complies with Part 12, Class 33(a) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as Amended, in that the works for the erection of dwellings conform to the Falkirk Local Development Plan 2015.**

Informatives:-

- (1) For the avoidance of doubt, the plans to which the decision refers bear the online reference numbers 01, 02, 03A, 04A, 05A, 06, 07A, 08, 09A, 10, 11, 12, 13, 14, 15, 16, 17 and 18.**
- (2) For the avoidance of doubt the development must be carried out in accordance with all of the supporting documents and plans submitted as part of the application.**
- (3) All windows marked with obscure glazed should be constructed as such and retained thereafter as obscure glazed.**
- (4) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**

Monday to Friday	08:00 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Unit.

- (5) A developer contribution of £27,000 shall be paid towards A803 Corridor Improvement Works.**

A developer contribution of £70,707 shall be paid towards Open Space Improvement Works.

A developer contribution of £24,100 shall be paid towards Nursery Provision.

All contributions are to be paid in accordance with a timetable to be agreed by the applicant and Local Planning Authority, prior to commencement of development on site.