

**Minute of meeting of the Planning Committee held On Site on Monday 4
5 February 2018 commencing at 9.30 a.m.**

Councillors: David Alexander (Convener)
Robert Bissett
Jim Blackwood
Gary Bouse
Provost Buchanan
Joan Coombes
Gordon Hughes
Adanna McCue
John McLuckie (Depute Convener)
Lynn Munro
Laura Murtagh

Officers: Jack Frawley, Committee Services Officer
Kirsty Hope, Assistant Planning Officer
Karen Quin, Senior Solicitor
Julie Seidel, Planning Officer
Russell Steedman, Network Co-ordinator
Bernard Whittle, Development Management Co-ordinator

P85. Apologies

Apologies were intimated on behalf of Provost Buchanan (for item P90), and Councillors Blackwood (for item P90) and Kerr.

P86. Declarations of Interest

There were no declarations.

**P87. 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**

With reference to Minute of Meeting of the Planning Committee held on 24 January 2018 (Paragraph P77 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the alterations and change of use of retail storage/office to form 7 flatted dwellinghouses at 88 North Street, Bo'ness EH51 9NF.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

An objector was heard in regard to the application. The objections included the following issues:-

- Access to the building and fire safety
- Bin storage
- Quality of the application

Questions were then asked by members of the Committee.

Councillor Aitchison, 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 by the Planning Committee on 20 February 2018.

P88. 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

With reference to Minute of Meeting of the Planning Committee held on 24 January 2018 (Paragraph P76 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 public house (sui generis) and erection of building of retail use (class 1) with associated infrastructure, including ATM Machine at 175 Dean Road, Bo'ness, EH51 0HG.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

Six objectors were heard in regard to the application. The objections included the following issues:-

- No need for another shop in Bo'ness
- The shop would have an unacceptable impact on the business of existing shops in the area
- The road and access are dangerous, in particular for school children
- Traffic generated at the site will cause congestion
- The blocking off of shared access points
- Lack of parking

Councillor Aitchison, 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 by the Planning Committee on 20 February 2018.

P89. Extension to Dwellinghouse (Dormer) at 7 Corona Crescent, Bonnybridge, FK4 1GG for Mr Derick Ramsay – P/17/0626/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 January 2018 (Paragraph P80 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission extension of dwellinghouse (dormer) at 7 Corona Crescent, Bonnybridge, FK4 1GG.

The Convener introduced the parties present.

The Assistant Planning Officer outlined the nature of the application.

The applicant's representative was heard in relation to the application.

An objector was heard in regard to the application. The objections included the following issues:-

- Structural concerns with adjoining dwelling
- Soundproofing concerns

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 20 February 2018.

P90. Erection of 91 Dwellinghouses and Associated Infrastructure at Land to the South West of Tappernail Farm, Reddingmuirhead for Persimmon Homes (East Scotland) – P/17/0504/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 January 2018 (Paragraph P79 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 91 dwellinghouses and associated infrastructure at land to the south east of Tappernail Farm, Reddingmuirhead.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

A representative of the former Reddingmuirhead and Wallacestone Community Council was heard in regard to the application.

A representative of the Shieldhill and California Community Council was heard in regard to the application.

6 objectors and 1 neutral party were heard in regard to the application.

The objections included the following issues:-

- The application is contrary to the Falkirk Local Development Plan and the Reporter's examination findings and decision
- The application represents an over development of the site
- The landscape and visual impact of the development would be significant
- H69 should be master planned
- Substantial green space would not be achieved and the proposals would destroy the landscape setting and countryside amenity of the area
- Housing allocation H69 is bigger than that shown in the Main Issues Report. The additional space was for extensive planting and habitat improvements, not additional units
- The applicant's statement in relation to depopulation within the surrounding area, is misleading and incorrect
- The site would not be served by a sustainable means of transport
- The proposed development does not represent an appropriate scale, density and design of development
- Road safety concerns, if planning permission is granted a roundabout or other method of safely allowing access is required

- The proposed development represents an overdevelopment of the site. The previous application was refused because it exceeded the housing capacity of 30 units
- The site will remove an existing green space and reduce the opportunity to walk
- Inadequate capacity in catchment schools
- Improvement from the last application, but there could be a further reduction and more detached homes

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 20 February 2018.