

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 sailing ship on the water. The top-right quadrant shows a stag's head with antlers. The bottom-left quadrant shows a beaver. The bottom-right quadrant shows a grizzly bear. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield contains 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 25 April 2018 at 9.30 a.m.**

**COUNCILLORS:** David Alexander (Convener)  
Jim Blackwood  
Gary Bouse  
Provost William Buchanan  
Joan Coombes  
Gordon Hughes  
James Kerr  
Adanna McCue  
John McLuckie  
Lynn Munro  
Laura Murtagh

**OFFICERS:** Kevin Collins, Transport Planning Co-ordinator  
Ian Dryden, Development Manager  
Arlene Fraser, Committee Services Officer  
David Gray, Environmental Protection Co-ordinator  
Iain Henderson, Legal Services Manager  
Russell Steedman, Roads Development Co-ordinator

**P6. Apologies**

Apologies were intimated on behalf of Councillor Bissett.

**P7. Declarations of Interest**

No declarations were made.

**P8. Minutes**

**Decision**

- (a) The minute of meeting of the Planning Committee held on 20 March 2018 was approved; and**
- (b) The minute of meeting of the Planning Committee On-Site held on 3 April 2018 was approved.**

**P9. Change of Use of First Floor Ancillary Storage Area (for Public House, Restaurant and Function Suite) to Hotel (Class 7), Extension to Bar and External Alterations at Mango Restaurant, Masonic Arms, 224 Glasgow Road, Longcroft, Bonnybridge FK4 1QP for Mango Restaurant – P/17/0783/FUL - Continuation**

With reference to Minute of Meeting of the Planning Committee held on 20 March 2018 (Paragraph P115 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 change of use of a first floor ancillary storage area (for a public house, restaurant and function suite) to form a 14 bedroom hotel (class 7) including an extension to the existing ground floor bar and other external alterations at the Mango Restaurant, Masonic Arms, 224 Glasgow Road, Longcroft, Bonnybridge.

**Decision**

**The Committee agreed:**

- (1) to continue consideration of the application to allow further discussions to take place between the applicant and Planning Officers, and**
- (2) that the Director of Development Services provide an update report to a future meeting of the Committee.**

**P10. Erection of 5 Flatted Dwellinghouses and Associated Infrastructure at Land to South of 7 Shore Road, Shore Road, Airth for Gean Developments – P/17/0781/FUL - Continuation**

With reference to Minute of Meeting of the Planning Committee held on 20 March 2018 (Paragraph P117 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 erection of five flatted dwellinghouses and associated infrastructure within the conservation area on land to the south of 7 Shore Road, Shore Road, Airth.

**Decision**

**The Committee agreed to grant planning permission subject to:-**

- (a) Conclusion of an appropriate Legal Agreement within 6 months of the date of a Mindful to Grant decision and index linked from that date, as follows:**
  - A financial contribution of £4777.50 (5 x £955.50) towards open space and play provision within the local area.**
- (b) Thereafter, remit to the Director of Development Services,**

**to approve planning permission subject to the following condition(s):-**

- 1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this 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 unless otherwise agreed with planning authority until a contaminated land assessment has been submitted and approved. 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. The contaminated land assessment must be approved in writing by the Planning Authority.**
  - ii. Where contamination (as defined by Part IIA of the Environmental Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.**
  - iii. Prior to the commencement of development on the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. 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 agreed in writing by the Planning Authority.**
  - iv. If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.**
- 3. No development shall commence on site until an appropriate scheme of intrusive site investigation works has been undertaken to confirm coal mining conditions, including mine entries on site. The findings and details of any necessary remedial or other mitigation measures to ensure safety and stability of the proposed development shall be submitted to and**

approved in writing by the Planning Authority. The approved mitigation measures shall be implemented prior to the development commencing.

4. No development shall commence on site until a material schedule, of all external materials, has been submitted to and approved in writing by the Planning Authority. Thereafter, only the approved materials shall be used, unless otherwise agreed in writing.
5. 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 CO<sub>2</sub> 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.

6. No development shall commence on site until a detailed Drainage Strategy has been submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved details, unless otherwise agreed in writing.

**Reason(s):-**

1. As these drawings and details constitute the approved development.
- 2,3. To ensure the ground is suitable for the proposed development.
4. To safeguard the character and amenity of the conservation area.
5. To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.
6. To ensure that adequate drainage is provided.

**Informative(s):-**

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 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03A, 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:

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

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

4. **Works to alter the existing dropped kerb will require Minor Roadworks Consent. The applicant should contact Roads Services on 01324 506070 to obtain the relevant application form.**
5. **The Roads Manager within Corporate and Commercial Services should be contacted to obtain a Minor Roadworks Consent before forming a vehicular access onto the public road or undertaking any work on, or under, the public road.**

**P11. Extension to Existing Decking, Erection of Pergola (Over Deck and Entrance Door) and Timber Cladding to West and North Elevation (Retrospective) at Craiglee Inn, Redding Road, Reddingmuirhead, Falkirk FK2 0DP for Alchemy Inns – P/17/0757/FUL - Continuation**

With reference to Minute of Meeting of the Planning Committee held on 20 March 2018 (Paragraph P116 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 (in retrospect) for the extension to existing raised timber decking area to the front of an established public house and restaurant, the erection of a timber pergola over the extended decking area and the entrance doors and the installation of timber cladding to the west and north elevations at Craiglee Inn, Redding Road, Reddingmuirhead, Falkirk.

With reference to Standing Order 33, Councillor Alexander referred to a deputation request received from Reddingmuirhead and Wallacestone Community Council to be heard in relation to this item.

The Legal Services Manager provided clarification at the request of the convener.

The Committee agreed to hear the deputation.

The Committee heard from Danny Callaghan, Convener, Reddingmuirhead and Wallacestone Community Council in relation to the Community Council's objection.

The Committee thereafter reconvened normal business.

Councillor McCue, seconded by Councillor Hughes, moved that Committee refuse the application on the grounds that the increased size of the decking area would result in an unacceptable level of overlooking of neighbouring garden areas to the detriment of residents and would have an adverse impact on the amenity of neighbouring properties; and to instruct officers to instigate enforcement action to remove the part of the structure covered by the application.

By way of an amendment, Councillor Blackwood, seconded by Councillor Coombes, moved that Committee grant the 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 (2) – Councillors Hughes and McCue.

For the amendment (8) – Provost Buchanan; Councillors Alexander, Blackwood, Coombes, Kerr, McLuckie, Munro and Murtagh.

Abstention (1) - Councillor Bouse abstained.

## **Decision**

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

- (1) the decking shall not be open for use between 2200 hours and opening time the following day on any day of the week.**

## **Reason**

- (1) to protect the residential amenity of the area.**

**Informative(s):-**

- (1) for the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 and 02.**

**P12. Formation of Car Wash and Valet Centre, Including Siting of No. 2 Containers, Erection of Shelter, 2.2 Metre High Acoustic Fence and 3 Metre High Polycarbonate Screen (Partially Retrospective) at Land to the South East of Tannery Garage, Grangemouth Road, Falkirk for Wash & Valet North Ltd – P/18/0064/FUL**

The Committee considered a report by the Director of Development Services on an application for planning permission to form a car wash and valet centre on land to the rear of the New Tannery Garage, Falkirk. Access is proposed from the car repair garage on Randyford Road, with exit being taken via the petrol filling station garage forecourt onto Grangemouth Road.

The Development Manager spoke to a letter received from the local member who had called-in the application.

Provost Buchanan, seconded by Councillor Alexander, moved that Committee continue consideration of the application to allow an inspection of the site by Committee.

By way of an amendment, Councillor McLuckie, seconded by Councillor Coombes, moved that Committee grant the planning permission in accordance with the recommendations contained 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 (7) – Provost Buchanan; Councillors Alexander, Blackwood, Bouse, Hughes, McCue and Murtagh.

For the amendment (4) – Councillors Coombes, Kerr, McLuckie and Munro.

**Decision**

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