

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 diagonal beam of light. The top-right quadrant depicts a stag's head with antlers. The bottom-left quadrant shows a three-masted sailing ship on wavy water. The bottom-right quadrant features a grizzly bear standing on a rocky outcrop. 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

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held remotely on Monday 21 June 2021 at 10.00 a.m.

Councillors: David Alexander (Convener)
Jim Blackwood
Provost William Buchanan

Officers: Douglas Blyth, Team Leader, Legal Services
Kevin Brown, Planning Officer
Katherine Chorley, Acting Development Management
Co-ordinator
Jack Frawley, Team Leader, Committee Services
Antonia Sobieraj, Committee Services Officer

PRC1. Apologies

There were no apologies.

PRC2. Declarations of Interest

There were no declarations of interest.

PRC3. Minutes

The minutes of meetings of the Planning Review Committee held on 4 March, 12 March and 25 March 2021 were approved.

PRC4. Opening Remarks

The convener welcomed everyone in attendance to the meeting of the Planning Review Committee which was convened in terms of the procedure to be followed at the committee.

PRC5. Planning Application P/18/00384/PPP - Erection of Dwellinghouse on Land to the East of Braefoot Road, Bo'ness

The committee considered documents which related to the application for review for planning application P/18/00384/PPP for the erection of a dwellinghouse on land to the east of 39 Braefoot Road, Bo'ness.

The committee requested and heard a short presentation from Mr Brown who provided a summary of the application and the papers before the committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed the applicant's supporting statement and the updating of relevant policies as a result of the adoption of Local Development Plan 2 (LDP2).

After discussion, having sought and heard advice from Mr Blyth and having given consideration to the material contained within the documentation, the committee considered that it had sufficient information within the papers provided in relation to the application for review, and considered:-

- (1) Supplementary Guidance SG15 - Low and Zero Carbon Development;
- (2) Extract from Falkirk Open Space Audit;
- (3) Extract from Falkirk Open Space Strategy;
- (4) Pan 65 Planning Advice Note - Planning and Open Space;
- (5) Scottish Planning Policy 2014;
- (6) Extract from Scottish Planning Policy 2014 - Maximising the Benefits of Green Infrastructure;
- (7) Policy D02 – Sustainable Design Principles;
- (8) Policy D04 - Low and Zero Carbon Development;
- (9) Policy HSG03 - Windfall Housing and LDP2 Policy HC02;
- (10) Policy INF03 - Protection of Open Space and LDP 2 Policy PE16;
- (11) Policy INF12 Water and Drainage Infrastructure;
- (12) the consultation responses received;
- (13) the representations submitted;
- (14) the site history;
- (15) the supporting documents provided by the applicant; and
- (16) the further submissions provided by the Director of Development Services and the applicant.

Decision

After further discussion, and having sought and heard advice from Mr Blyth and Mr Brown, the Committee AGREED:-

- (1) That it was MINDED to GRANT planning permission in principle, subject to the satisfactory completion of a Legal Agreement in terms satisfactory to the Director of Development Services in respect of the payment of a financial contribution towards the loss of an area of open space, in the sum of £43,470;**
- (2) And thereafter, on the conclusion of the foregoing matter, remit to the Director of Development Services to grant planning permission in principle, subject to such conditions as the Director of Development Services shall deem appropriate and to include those conditions suggested in the consultation responses; and**
- (3) That the preparation of the decision notice be delegated to the Chief Governance Officer.**

PRC6. Planning Application P/20/0106/FUL - Subdivision and Change of Use of Shop (Class 1) to Hot Food Takeaway – (Sui Generis), Installation of New Shopfront and Extraction System 45 Drumpark Avenue, Bo'ness EH51 9QW

The committee considered documents which related to the application for review for planning application P/20/0106/FUL - subdivision and change of use of a shop (class 1) to a hot food takeaway - (sui generis), the installation of a new shopfront and an extraction system at 45 Drumpark Avenue, Bo'ness.

The committee requested and heard a short presentation from Ms Chorley who provided a summary of the application and the papers before the committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed the applicant's supporting statement and the updating of relevant policies as a result of the adoption of Local Development Plan 2 (LDP2).

After further discussion and having sought and heard advice from Mr Blyth, and having given consideration to the material contained within the documentation, the committee considered that it had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Policy TC04 - Food and Drink and updated LDP2 Policy JE10;**
- (2) the consultation responses received;**

- (3) the representations submitted;
- (4) the site history; and
- (5) the supporting documents provided by the applicant.

Decision

After discussion, and having sought and heard advice from Mr Blyth and Ms Chorley, the Committee AGREED:-

- (1) That the decision of the Director of Development Services to REFUSE planning permission be UPHELD; and**
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.**