

AGENDA ITEM 1(b)

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on THURSDAY 19 MARCH 2009 commencing at 9.40 A.M.

PRESENT: Councillors Buchanan, Carleschi, J Constable (for applications P/08/0995/FUL, P/09/0005/FUL and P/08/0886/FUL); Lemetti, MacDonald (for applications P/08/0300/FUL, P/08/0995/FUL, P/09/0005/FUL and P/08/0886/FUL); McLuckie (except for application P/08/0353/FUL); Mahoney, C Martin (for application P/08/0300/FUL); Nicol (for part of application P/08/0766/FUL) and Oliver (for application P/08/0695/FUL).

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors H Constable (for all applications); J McNally (for application P/08/0695/FUL); S Jackson (for application P/08/0300/FUL).

ATTENDING: Development Management Coordinator (D Campbell) (for applications P/08/0695/FUL, P/08/0507/FUL and P/08/0353/FUL); Development Management Coordinator (B Whittle) (for applications P/08/0300/FUL, P/08/0995/FUL, P/09/0005/FUL and P/08/0886/FUL); Acting Head of Planning and Transportation (for application P/09/0005/FUL); Transport Planning Coordinator (K Collins) (for application P/08/0300/FUL); Roads Development Officer (C Russell) (for applications P/08/0695/FUL, P/08/0507/FUL, P/08/0353/FUL; P/08/0300/FUL and P/08/0886/FUL); Planning Officer (B Vivian) (for application P/08/0695/FUL); Planning Officer (K Brown) (for applications P/08/0353/FUL, P/08/0995/FUL and P/09/0005/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATION

OF INTEREST: Councillor McLuckie declared a non financial interest in item P27 (application P/08/0353/FUL) due to his knowledge of the application and would take no part in the discussion of this matter.

P25. USE OF LAND FOR THE ESTABLISHMENT OF A PRIVATE GYPSY/TRAVELLER PITCH AND ANCILLARY PORTACABINS AND HARDSTANDING (DETAILED) AT GLENVIEW, OLD NORTHFIELD ROAD, DENNY FK6 6QY FOR MR FRANK STEWART AND FAMILY - P/08/0695/FUL (RETROSPECTIVE)

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R19 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission (in retrospect) for the use of land for the establishment of a private gypsy/traveller pitch and ancillary portacabins and hardstanding at Glenview, Old Northfield Road, Denny.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Stewart, the applicant, was heard in support of his application.

Mr Belwin, was heard in support of the written objections by local residents.

Mr McIntosh, Denny and Dunipace Community Council, was heard intimating the withdrawal of the Community Council's written objection.

The objectors were concerned with the following issues:-

- The development was established without planning permission;
- A septic tank was installed without SEPA authorisation;
- The land was previously used for agriculture;
- The site was outwith the urban limit;
- The location of the site was unsafe for walkers, dog walkers, horse riders and children;
- The caravans were not in keeping with the residential properties in the area;
- The surrounding trees were being cut down; and
- The development had added to increased usage of a narrow countryside road (Old Northfield Road).

Councillor Blackwood, as a local Member for the area, was heard in relation to the application.

Councillor Oliver, as a local Member for the area, was heard in relation to the application.

Councillor Waddell, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

P26. ERECTION OF 2 DWELLINGHOUSES AT SEAFIELD, SLAMANNAN ROAD, FALKIRK FK1 3AH FOR MR AND MRS A MCLAREN - P/08/0507/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R20 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission for the erection of two dwellinghouses at Seafeld, Slamannan Road, Falkirk.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Bell, representing the applicants, was heard in support of the application.

Councillor Patrick, as a local Member for the area, was heard in relation to the application.

Councillor Lemetti, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

In accordance with his Declaration of Interest, Councillor McLuckie left the site meeting.

P27. ERECTION OF DWELLINGHOUSE (DETAILED) AT 39A AND 39B WAGGON ROAD, BRIGHTONS, FALKIRK FK2 0EL FOR MR AND MRS MACDONALD - P/08/0353/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R17 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services together with a further Report by the Director of Development Services on an application for detailed planning permission for the erection of a dwellinghouse at 39A and 39B Waggon Road, Brightons, Falkirk.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr and Mrs MacDonald, the applicants, were heard in support of their application.

Mr McMillan, the applicants' agent, was heard in support of the application.

Mr Wardrop, the objectors' agent, was heard in support of the written objections.

Mr and Mrs Placido, objectors were heard in support of their written objection.

Mr and Mrs Blackburn, objectors were heard in support of their written objection.

The objectors were concerned with the following issues:-

- The loss of amenity and privacy for the adjacent dwellings on either side including the roof terrace;
- The increased lack of privacy by the property's position located at the back of the site;
- The cramming of the property into a small site between other properties;
- The height of the property being out of keeping with surrounding properties;
- The removal of hedgerows and walls;
- The impact on existing sewers and the manhole replacement; and
- An increase in parking and the effect on road safety;

Councillor Fry, as a local Member for the area, was heard in relation to the application.

Councillor Hughes, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

Following conclusion of the foregoing item of business, Councillor McLuckie re-entered the site meeting.

P28. ERECTION OF DISTILLERY, VISITOR CENTRE, RESTAURANT, 6 RETAIL UNITS, 1 BONDED WAREHOUSE, GATEHOUSE, SUDS'S POND AND LANDSCAPING WORKS ON LAND TO THE WEST OF CADGERS BRAE, POLMONT, FALKIRK FOR THE FALKIRK DISTILLERY - P/08/0300/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R23 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission for the erection of a distillery, visitor centre, restaurant, six retail units, one bonded warehouse, gatehouse, SUDS's pond and landscaping works on land to the west of Cadgers Brae, Polmont, Falkirk.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Bell, the applicant's agent, was heard in support of the application. Mr Stewart the applicant's representative was also in attendance.

The Convener read out a letter from Mr Simpson, an objector unable to be present, in amplification of the original written objection (circulated on site).

Mr Sherrat, an objector, was heard in support of his written objection.

Mr Cochrane, on behalf of Polmont Community Council, an objector, was heard in support of the written objection.

The objectors were concerned with the following issues:-

- The possibility of the flooding and drainage problems;
- The inappropriate location of the development close to two cemeteries;
- The problem of road safety and traffic congestion and the need for a new roundabout;
- Inappropriate development within the Green Belt, Antonine Wall Buffer zone and World Heritage Site;
- The negative effect on the wetland used by birds; and
- The development being contrary to the Development Plan.

Councillor Nicol, as a local Member for the area, was heard in relation to the application. Councillor Nicol thereafter had to leave the remainder of the visit and submitted his apologies.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

P29. INSTALLATION OF 3 NO. 3G ANTENNAS, EQUIPMENT CABINET, EXTENDED COMPOUND AND ANCILLARY DEVELOPMENT AT TELEPHONE EXCHANGE, BORROWSTOUN CRESCENT, BO'NESS EH51 0PN FOR ARQIVA SERVICES LTD - P/08/0995/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R21 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission for the installation of three no. 3G antennas, an equipment cabinet, an extended compound and ancillary development at the Telephone Exchange, Borrowstoun Crescent, Bo'ness.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Ms Russell, the applicant's representative, was heard in support of the application.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

P30. ERECTION OF 17.2 METRE HIGH MONOPOLE TELECOMMUNICATIONS MAST, 3 NO. ANTENNAS, 1 NO. 600MM AND 1 NO. 300MM TRANSMISSION DISHES, FORMATION OF COMPOUND WITH 1.8 METRE HIGH PALISADE FENCING, SITING OF OUTDOOR EQUIPMENT CABINET AND ANCILLARY DEVELOPMENT AT SITE TO THE WEST OF UNIT 2, BO'MAINS INDUSTRIAL ESTATE, LINLITHGOW ROAD, BO'NESS FOR VODAFONE LTD - P/09/0005/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R22 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission for the erection of a 17.2 metre high monopole telecommunications mast, three antennas, one 600mm and one 300mm transmission dish, the formation of a compound with 1.8 metre high palisade fencing, the siting of an outdoor equipment cabinet and ancillary development at the site to the west of Unit 2, Bo'mains Industrial Estate, Linlithgow Road, Bo'ness.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Ms Russell, the applicant's representative, was heard in support of the application.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.

P31. ERECTION OF DWELLINGHOUSE (DETAILED) ON LAND TO THE EAST OF 6 ERNGATH ROAD, BO'NESS FOR MR AND MRS KING - P/08/0886/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 February 2009 (Paragraph R18 refers), there was submitted Report (circulated) dated 18 February 2009 by the Director of Development Services on an application for detailed planning permission for the erection of a dwellinghouse on land to the east of 6 Erngath Road, Bo'ness.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Sansom, the applicants' agent, was heard in support of the application.

Mr Hodgins and Ms McKendrick, objectors, were heard in support of their written objection.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 March 2009.