

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 6 APRIL 2009 commencing at 9.15 A.M.**

**PRESENT:** Councillors Buchanan, J Constable (for applications P/07/1185/FUL, P/08/0799/FUL, P/08/0278/FUL, P/08/0915/OUT); Lemetti; McLuckie; McNeill, C Martin (for applications P/08/0799/FUL, P/08/0278/FUL, P/08/0915/OUT); Nicol and Oliver.

**CONVENER:** Councillor Buchanan (except for application P/07/1185/FUL), Councillor Nicol (for application P/07/1185/FUL).

**APOLOGIES:** Councillors H Constable, MacDonald and Mahoney.

**ATTENDING:** Acting Head of Planning and Transportation (for application P/08/0888/FUL and P/08/0086/FUL); Development Management Coordinator (D Campbell) (for applications P/08/0799/FUL, P/08/0278/FUL, P/08/0915/OUT); Development Manager (I Dryden) (for application P/07/1185/FUL); Senior Planning Officer (A Finlayson) (for application P/08/0799/FUL); Senior Planning Officer (J Milne) (for application P/08/0915/OUT); Roads Development Officer (B Raeburn) Planning Officer (K Brown) (for applications P/08/0278/FUL and P/08/0888/FUL); Solicitor (K Quin); and Committee Officer (H Oliver).

**DECLARATION OF INTEREST:**

Councillor Buchanan declared a non financial interest in planning application P/07/1185/FUL due to his written representation submitted on the application and took no part in the formal business of this item.

Councillor J Constable declared a non-financial interest in planning application P/08/0278/FUL due to his connection with the Bo'ness Chemical Workers Social Club. Councillor Constable left the meeting during consideration of this item of business.

In accordance with his declaration of interest in the following item of business, Councillor Buchanan took no part in the formal business of this item and spoke only in support of his written representation. Accordingly, Councillor Nicol assumed the role of chair for this item of business.

**P1. ERECTION OF 3 WAREHOUSE BUILDINGS AT BONDED WAREHOUSES GLASGOW ROAD, DENNYLOANHEAD, BONNYBRIDGE FOR DIAGEO SCOTLAND LTD - P/07/1185/FUL**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph P44 refers), there was submitted Report (circulated) dated 17 March 2009 by the Director of Development Services on an application for detailed planning permission for the erection of three warehouse buildings at Bonded Warehouses, Glasgow Road, Dennyloanhead, Bonnybridge.

The Development Manager outlined the nature of the application.

Mr W Milne, the applicant, was heard in support of the application.

Councillor Buchanan, an objector, was heard in support of his written objection.

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

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

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

The objectors were concerned with the following issues:-

- Findings of the Environmental Impact Study
- Health and safety related issues
- Black mould on neighbouring properties which is consistent with the storage of ethanol.
- Concern regarding Hazard Consultation Zone
- Noise, odour & fumes from warehouses
- Detrimental effect on house prices
- Concern regarding Hazardous Substance Consent which was currently invalid

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

Councillor Nicol, on behalf of 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 22 April 2009.

The Committee thereafter made a brief visual inspection of neighbouring properties to view the effect of the black mould to the rear of the properties.

**P2. MIXED USE DEVELOPMENT COMPRISING 54 FLATS AND RETAIL UNITS AT LAND TO THE SOUTH EAST OF 1 WILLIAMSON STREET, WILLIAMSON STREET, FALKIRK FOR PALISADE ESTATES - P/08/0799/FUL**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph R48 refers), there was submitted Report (circulated) dated 17 March 2009 by the Director of Development Services on an application for detailed planning permission for mixed commercial and residential development comprising 54 flats and retail units on land to the south east of 1 Williamson Street, Falkirk.

The Development Management Coordinator outlined the nature of the application.

Ms P Doherty, the applicant, was heard in support of the application.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 22 April 2009.

**P3. EXTENSION TO SOCIAL CLUB, BO'NESS CHEMICAL WORKERS SOCIAL CLUB, 69 LINLITHGOW ROAD, BO'NESS EH51 0DS FOR BO'NESS CHEMICAL WORKERS SOCIAL CLUB - P/08/0278/FUL**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph P43 refers), there was submitted Report (circulated) dated 17 March 2009 by the Director of Development Services on an application for detailed planning permission for the erection of single storey extension to the existing Social Club at Bo'ness Chemical Workers Social Club, 69 Linlithgow Road, Bo'ness.

The Planning Officer outlined the nature of the application.

Mr D Blair, the agent, was heard in support of the application.

Mr & Mrs Miller, objectors, were heard in support of their written objections.

The objectors were concerned with the following issues:-

- Anti-Social Behaviour & Noise from the existing Social Club
- Proposes extensions proximity to dwelling house

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 22 April 2009.

**P4. MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL, BUSINESS, HOTEL, LEISURE FACILITIES AND ANCILLARY WORKS (RENEWAL OF OUTLINE CONSENT REF: F/2004/0063) AT DRUM FARM, GRAHAMSDYKE ROAD, BO'NESS EH51 9SY FOR GRANGE ESTATE - P/08/0915/OUT**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph P47 refers), there was submitted Report (circulated) on an application to renew an existing outline planning permission (F/2004/0063) granted on 24 November 2004.

The Development Management Coordinator outlined the nature of the application.

Mr R Oliver, the agent, was heard in support of the application.

Questions were then asked by Members of the Committee.

Councillor J Constable, 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 22 April 2009.

**P5. ERECTION OF 14 FLATTED DWELLINGHOUSES AT LAND TO EAST OF 50 STATION ROAD, STATION ROAD, WHITECROSS FOR LAND 4 LEISURE LTD (DETAILED) - P/08/0888/FUL**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph P46 refers), there was submitted Report (circulated) dated 17 March 2009 by the Director of Development Services on an application for detailed planning permission for the erection of 14 flats in a single block, three and four storeys in height at 50 Station Road, Whitecross.

The Planning Officer outlined the nature of the application.

Mr P McMann, the applicant, was heard in support of the application.

Questions were then asked by Members of the Committee.

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

Councillor McLuckie, 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 22 April 2009.

**P6. FORMATION OF WASTE RECYCLING FACILITY AT CRAIGEND WORKS, STANDBURN, FALKIRK FK1 2HY FOR RESTORATION AND DEVELOPMENTS LIMITED - P/08/0086/FUL**

With reference to Minute of Meeting of the Planning Committee held on 25 March 2009 (Paragraph P45 refers), there was submitted Report (circulated) on an application for detailed planning permission for the formation of waste recycling facility at Craigend Works, Standburn, Falkirk.

The Acting Head of Planning and Transportation outlined the nature of the application.

Mr A Pollock, the agent, was heard in support of the application.

Mr D Donaldson, Avonbridge & Standburn Community Council, was heard in support of his written objections.

Mr & Mrs Alston, objectors, were heard in support of their written objections.

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

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

Mr Robertson, was heard in support of Mr Wotherspoon's written objection.

The objectors were concerned with the following issues:-

- Effect of dust on health and neighbouring farms/properties
- Right of access over site
- Detrimental impact of noise from site
- Operational times
- Monitoring of materials
- Increased vehicular movements – safety of road users
- Problems associated with water
- Road lay-bys and indiscriminate rubbish dumping
- Enforcement issues
- Impact on the amenity of Standburn village

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

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

Councillor McLuckie, 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 22 April 2009.

The Committee thereafter made a brief visual inspection of a neighbouring property to ascertain the proximity to the proposed waste recycling facility.