

**AGENDA ITEM 1(b)**

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on TUESDAY 5 MAY 2009 commencing at 10.15 a.m.**

**PRESENT:** Councillors Buchanan, Carleschi (application P/08/0377/FUL); J Constable (for applications P/08/0999/FUL and P/08/0377/FUL), Lemetti, A MacDonald (for applications P/08/0999/FUL and P/0377/FUL), Mahoney, McLuckie, McNeill (for applications P/08/0999/FUL and P/08/0844/OUT), Nicol (for applications P/08/0999/FUL and P/08/0844/OUT) and Oliver (for applications P/08/0999/FUL and P/08/0377/FUL).

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillor H Constable.

**ATTENDING:** Acting Head of Planning and Transportation (for application P/08/0844/OUT); Development Management Coordinator (D Campbell) (for applications P/08/0999/FUL and P/08/0377/FUL); Senior Planning Officer (J Milne) (for application P/08/0844/OUT); Senior Planning Officer (Landscape) (P Harris)(for application P/0377/OUT); Transport Planning Officer (K Collins) (for application P/08/0844/OUT); Roads Development Officer (C Russell); Planning Officer (D Paterson) (for applications P/08/0999/FUL and P/08/0377/FUL); Assistant Planning Officer (G Clark)(for application P/08/0377/FUL); Solicitor (K Quin); and Committee Services Officer (H Oliver).

**DECLARATION OF INTEREST:**

Councillor Lemetti declared a non-financial interest in planning application P/08/0999/FUL due to his knowledge of the site and its close proximity to his business in Main Street, Camelon. Councillor Lemetti left the meeting during consideration of this item of business.

In accordance with his declaration of interest in the following item of business, Councillor Lemetti left the meeting and took no part in the discussion on this matter.

**P23. ERECTION OF 2 RETAIL UNITS, 4 FLATTED DWELLINGS AND ASSOCIATED PARKING ON LAND TO THE EAST OF 320 MAIN STREET, CAMELON, FALKIRK FOR GEORGIAN FINANCE CO LTD - P/08/0999/FUL**

With reference to Minute of Meeting of the Planning Committee held on 22 April 2009 (Paragraph P18 refers), there was submitted Report (circulated) dated 15 April 2009 by the Director of Development Services on an application for detailed planning permission for the erection of two retail units, 4 flatted dwellings and associated parking on land to the east of 320 Main Street, Camelon, Falkirk.

The Planning Officer (D Paterson) outlined the nature of the application.

Ms A Harris, the applicant, was heard in support of the application.

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

Ms Anderson, an objector, was heard in support of her written objection.

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

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

The objectors were concerned with the following issues:-

- Issues relating to the relocation of wheelie bins
- Access arrangements to existing retail outlets
- That the loss of existing car parking site could result in fewer people using the shops and other business in the local area due to insufficient parking provision in the Camelon area.
- Concern that the number of allocated car parking spaces for the proposed development would exacerbate current parking issues
- Concern regarding access to the site during construction
- Conditions regarding use of proposed retail units for hot/cold food
- Concern regarding the junction of Union Road and Main Street, Camelon and associated traffic problems
- The proposed development would compromise the safety of persons using the fire exit of local business to the rear of proposed development
- Security issues associated with youths congregating to the rear of the building

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

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

Councillor Patrick, 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 20 May 2009.

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

#### **P24. FORMATION OF ROUNDABOUT AT SITE TO THE SOUTH WEST OF ALMONDHALL FARM, FALKIRK FOR LAND OPTIONS WEST - P/08/0844/OUT**

With reference to Minute of Meeting of the Planning Committee held on 22 April 2009 (Paragraph P20 refers), there was submitted Report (circulated) dated 15 April 2009 by the Director of Development Services on an application for outline planning permission

for the formation of a roundabout on land on the A801 roadway to the south west of Almondhall Farm, Falkirk.

The Senior Planning Officer (J Milne) outlined the nature of the application.

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

Mr J Wilson, an objector, was heard in support of his written objections

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

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

The objectors were concerned with the following issues:-

- That the development may prejudice other developments
- That the Committee does not have adequate information such as comprehensive traffic impact survey to determine this application
- The objectors requested that this application be deferred to allow a new application to be submitted from their organisation, which would take into consideration two junctions to access this site.

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 20 May 2009.

**P25. ERECTION OF 5 DWELLINGHOUSES ON LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD, TORWOOD FOR ROY MITCHELL DESIGN LIMITED - P/08/0377/FUL**

With reference to Minute of Meeting of the Planning Committee held on 22 April 2009 (Paragraph P19 refers), there was submitted Report (circulated) dated 15 April 2009 by the Director of Development Services on an application for detailed planning permission for the erection of five one and a half storey dwellinghouses on land to the south east of Byways, Glen Road, Torwood.

The Planning Officer (D Paterson) outlined the nature of the application.

Mr R Mitchell, the applicant, was heard in support of the application.

Mr H Forrester, on behalf of the applicant, spoke in support of the application.

Ms A Neilson, an objector, was heard in support of her written objection.

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

Ms E Bell, an objector, was heard in support of her written objection.

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

Mr C Ambrose, on behalf of Larbert, Stenhousemuir and Torwood Community Council, was heard in support of the written objection.

Mr O'Rourke, an objector, was heard in support of his written objection.

Ms I Lawton, an objector, was heard in support of her written objection.

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

Ms C Burn, on behalf of Woodland Trust, was heard in support of the written objection.

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

Mrs L Douglas, an objector, was heard in support of her written objections.

Mr R Miller, an objector, was heard in support of his written objections.

The objectors were concerned with the following issues:-

- Felling of site in 2002 had detrimental impact on woodland including the removal of old trees such as silver birch, oak and beech and wildlife, in particular, a colony of bats.
- The existing woodland should be retained.
- The proposed development would set a precedent for further developments in the area.
- In the current economic climate, opportunities for low cost recreational pursuits should be encouraged.
- The need to preserve rural village of Torwood.
- The development would be detrimental to the rural village and surrounding area.
- The development does not accord with the Development Plan, Policy Rural 1 of the Rural Local Plan “ New Development in the Countryside” and Policy Rural 2 “Village Limits”.
- The classification of woodland by Scottish National Heritage is incorrect and reclassification should be sought.
- The tree survey submitted by the applicant does not address biodiversity issues.
- The Forestry Commission had not been consulted on this application.
- Concerns regarding drainage of water from site.
- Policy SC8 “Infill Development and Subdivision of Plots” relevant to urban situations and not rural and that the policy relates only to “small” gap site, while the report referred to the size as an “extended” gap site, therefore, policy not relevant.
- The development would be detrimental to road safety.
- The development would result in the loss of woodland of historic importance and make no positive contribution to the amenity and recreational opportunities of the area.
- There is no recognised need for additional housing in Torwood.

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

Councillor J Constable, read out a letter on behalf of a local member, Councillor Coleman, in relation to the application.

Councillor Gow, 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 20 May 2009.