

DRAFT AGENDA ITEM 1 (b)

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 6 SEPTEMBER 2010 commencing at 9.20 a.m.

PRESENT: Councillors Buchanan, Carleschi (for applications P/10/0065/FUL and P/09/0526/FUL), Constable (for applications P/10/0382/FUL, P/10/0305/FUL and P/10/0114/FUL), Lemetti, A MacDonald (except for application P/09/0386/FUL), McLuckie, McNeill, Mahoney, Nicol and Oliver (for application P/09/0386/FUL).

CONVENER: Councillor Buchanan.

APOLOGIES: Councillor Thomson.

ATTENDING: Development Manager (for applications P/10/0382/FUL and P/09/0386/FUL); Development Management Coordinator (D Campbell) (except for application P/09/0386/FUL); Development Management Coordinator (B Whittle) (for application P/09/0386/FUL); Transport Planning Coordinator (for application P/09/0526/FUL); Network Coordinator (for No 571 Order 2010); Senior Planning Officer (J Milne) (for application P/09/0526/FUL); Senior Planning Officer (B Vivian) (for application P/09/0386/FUL); Planning Officer (J Seidel) (for applications P/09/0862/FUL and P/10/0382/FUL); Planning Officer (D Paterson) (for application P/10/0114/FUL); Roads Development Officer (R Mackenzie); Transport Planning Officer (K Swanson) (for application P/09/0386/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATIONS None
OF INTEREST:

P83. EXTENSION TO FLATTED DWELLING (DORMER) AT 50A STEWART AVENUE, BO'NESS EH51 9NL FOR MS K MCCAFFREY - P/10/0382/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P79 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for an extension to a first floor flatted dwelling (dormer) in the form of a box dormer on the front elevation, to accommodate an additional bedroom at 50A Stewart Avenue, Bo'ness. Members noted that the house number for this application had been corrected from 51A to 50A since the meeting of the Planning Committee on 25 August 2010.

The Convener introduced the parties present.

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

Ms McCaffrey, the applicant, was heard in support of the application.

The objector was not present but the Members noted the concerns detailed in the Report.

Questions were then asked by Members of the Committee.

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

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

Councillor Ritchie, as 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 Planning Committee on 22 September 2010.

The Committee thereafter made a brief visual inspection of the back of the property to view the back dormer windows.

P84. ERECTION OF DWELLINGHOUSE (RENEWAL OF PLANNING PERMISSION P/07/0262/OUT) AT GARTHLAND, 49 GRAHAMSDYKE ROAD, BO'NESS EH51 9ED FOR MRS MCCULLOCH - P/10/0305/PPP

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P80 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for planning permission in principle (for the renewal of formerly outline planning permission P/07/0262/OUT) relating to the erection of one dwellinghouse on the garden ground of an existing property at Garthland, 49 Grahamsdyke Road, Bo'ness.

The Convener introduced the parties present.

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

The applicant had submitted apologies and was not in attendance.

Mr Hannah, an objector, was heard in relation to the application.

The objector highlighted the following issues:-

- That visibility was often obscured, for vehicles emerging southwards from Grahamsdyke Avenue, by vehicles parked on Grahamsdyke Road;
- That vehicles were regularly parked within 1 metre of the junction;
- That the proposal would encourage parking outside the application site;
- The proposed vehicular access was on a steep narrow twisting road with poor site lines in both directions and two sharp bends;
- The distance between the bends was insufficient;
- That vehicles using Grahamsdyke Avenue had to cross into the centre of the road to negotiate the bends;
- There was a footpath on one side only of Grahamsdyke Avenue and school children walked in the middle of the road;
- The issue of road safety; and
- The issues to overcome road safety concerns including the application of double yellow lines, a shared vehicular access, the location of the pedestrian access and Grahamsdyke Avenue being a one-way road.

Questions were then asked by Members of the Committee.

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

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

Councillor Ritchie, as 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 Planning Committee on 22 September 2010.

P85. ERECTION OF STEEL FRAMED BUILDINGS FOR TIMBER PROCESSING INCLUDING CONCRETE HARD STANDING YARD ON LAND TO THE EAST OF 1 HANEYS WAY, BRIDGENESS ROAD, BO'NESS FOR A ANDERSON - P/10/0114/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P81 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for full planning permission for the erection of steel framed buildings for timber processing including a concrete hard standing yard on a site measuring 1.73 hectares, adjacent to the existing timber processing yard, on land to the east of 1 Haneys Way, Bridgeness Road, Bo'ness.

The Convener introduced the parties present.

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

Mr A Anderson, the applicant, was heard in support of the application.

Mr Ramsay, the applicant's agent was heard in support of the application.

Mr C Anderson although not an objector raised concerns relating to storage, the preservation of trees as far as possible and the importance of ensuring that there was no fire hazard relating to surrounding vegetation.

Mr Sargent, Ms Hunt and Ms Ford, on behalf of Bo'ness Community Council an objector, were heard in relation to the application.

The objectors highlighted the following issues:-

- That the proposal would constitute a fire risk;
- That the site was not appropriate for industrial development;
- The need for clarification on the exact height of the buildings, the need for a condition should planning permission be approved relating to height and appropriate screening of the buildings; and
- The proposed development would result in the loss of views for residents to the south of the site.

Questions were then asked by Members of the Committee.

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

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

Councillor Ritchie, as 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 Planning Committee on 22 September 2010.

P86. THE FALKIRK COUNCIL (ON-STREET PARKING SPACES FOR DISABLED PERSONS) (No 571) ORDER 2010

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P75 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services seeking a decision on an application for a disabled person's parking space from a resident of Duncan Avenue, Carronshore, Falkirk and bringing to the attention of Committee a number of objections submitted in relation thereto.

The Convener introduced the parties present.

The Network Coordinator outlined the nature 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 Planning Committee on 22 September 2010.

P87. ERECTION OF DWELLINGHOUSE ON LAND TO THE WEST OF 2 PYETREE COTTAGE, DUNMORE FOR MR AND MRS WILLIAM AND GINNY SUTHERLAND - P/10/0065/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P76 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for full planning permission to erect a two storey detached dwellinghouse on agricultural land to the west side of 2 Pyetree Cottage, Dunmore Home Farm, Airth.

The Convener introduced the parties present.

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

Mr Bell, the applicant's agent, was heard in support of the application.

Mr Smith, a supporter, was heard in relation to the application.

Mr Watson, a supporter, was heard in relation to the application.

The supporters highlighted the following issues:-

- That access to the dwellinghouse would not result in increased traffic past Pyetree Cottage or Dunmore Village;
- The dwellinghouse was designed for no detrimental effect on adjacent properties;
- That issues regarding trees could be resolved; and
- That applicant was a popular and prominent community member.

Mr Parker, an objector, was heard in relation to the application.

Mr Mitchell, an objector, was heard in relation to the application.

Ms Amis, on behalf of Airth Parish Community Council an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The lack of justification for the house on the basis of land management for agricultural purposes;
- The house would not integrate with the landscape with a detrimental change to the area's rural character;

- That any additional farmhouse should be sited adjacent to and integrated with the principal group of farm buildings;
- That house's size and style being detrimental to the visual amenity of the area and establishing a precedent for future development;
- The proposal was contrary to the Local Plan, would extend the village beyond the boundary and constitute sporadic development in the countryside;
- The loss of privacy to existing properties from thinning or removal of trees from the site's wooded area;
- The tree removal and the effect on birds and wildlife including the habitat for bats;
- The dwellinghouse would be set adjacent to existing houses;
- The applicant already owned 3 other properties rented out to non-farming tenants;
- The farming by another party and not the applicant;
- The affected outlook from the rear of existing cottages;
- The unsuitability of the access road to Pyetree Cottage for heavy traffic;
- The need to upgrade the road as a planning condition;
- That the water supply to Pyetree Cottage was a private supply;
- The building's design was unsympathetic to the unique village setting;
- That the two previous applications were refused.

Questions were then asked by Members of the Committee.

Councillor Carleschi, as 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 Planning Committee on 22 September 2010.

P88. ERECTION OF 14 DWELLINGHOUSES AND ASSOCIATED WORKS AT GAMEKEEPERS COTTAGE, CASTLE VIEW, AIRTH, FALKIRK FK2 8JG FOR MULHOLLAND CONTRACTS - P/09/0526/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P78 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for full planning permission for the erection of 14 dwellinghouses over 3.6 hectares at Gamekeepers Cottage, Castle View, Airth.

The Convener introduced the parties present.

The Development Management Coordinator (D Campbell) outlined the nature of the application.

Mr Dimascio, the applicant, was heard in support of the application.

Ms Todd, an objector, was heard in relation to the application.

Mr Curley, an objector, was heard in relation to the application.

Mr McKinley, an objector, was heard in relation to the application.

Ms Davidson, an objector, was heard in relation to the application.

Mr Forsyth, an objector, was heard in relation to the application.

Mr Wallace, an objector, was heard in relation to the application.

Mr Sloper, an objector, was heard in relation to the application.

Mr Forsyth, an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The loss of the skyline of natural beauty to the village;
- The significant overshadowing of many properties below the development and the reduction of direct western sunlight several hours earlier than at present;
- The pollution of the night time darkness by artificial lighting;
- The prevention of deer access for grazing on the hill and their depopulation on the east of the site;
- The destruction of two families of protected tawny owls inhabiting the hillside from light pollution;
- The properties to the east side of the development over residents bedrooms;
- The need for an Environmental Impact Assessment;
- The exacerbation of current flooding in the area;
- The effect on woodpeckers and bats occupying the area;
- The overlooking of neighbours windows and gardens;
- The adverse impact on primary school capacity;
- The loss of community greenspace;
- The inadequacy of access via the castle access road for the development;
- The noise nuisance from the pump station;
- The inadequacy of the Sustainable Urban Drainage system (SUDs) arrangement; and
- There increase in the loss of water pressure in the area.

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 Planning Committee on 22 September 2010.

The Committee thereafter made a brief visual inspection of the back of the site.

P89. ERECTION OF 30 DWELLINGHOUSES AND ASSOCIATED WORKS ON LAND TO THE EAST OF 53 HAZEL ROAD, AUCHINCLOCH DRIVE, BANKNOCK FOR LINK GROUP - P/09/0386/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 August 2010 (Paragraph P77 refers), Committee gave further consideration to Report (circulated) dated 18 August 2010 by the Director of Development Services on an application for full planning permission for the erection of 28 two storey terraced and semi detached dwellinghouses and two single storey and associated works, affordable and special needs, on land to the east of 53 Hazel Road, Auchincloch Drive, Banknock.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

Mr Spence, the applicant's agent, was heard in support of the application.

Mr Dyker, an objector, was heard in relation to the application.

Mr McGuire, an objector, was heard in relation to the application.

Mr Garry, an objector, was heard in relation to the application.

Ms McMillan, an objector, was heard in relation to the application.

Mr Mansfield, an objector, was heard in relation to the application.

Mr Forduk, an objector, was heard in relation to the application.

Mr Jolly, an objector, was heard in relation to the application.

Mr Killiard, an objector, was heard in relation to the application.

Ms Thomson, an objector, was heard in relation to the application.

Mr McCann, an objector, was heard in relation to the application.

Mr McLeod, an objector, was heard in relation to the application.

Mr Collins, an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The noise and the loss of sunlight;
- Impact on privacy, natural outlook, on the peace and beauty of the area and on wildlife for example deer;
- The existing amenity space should not have a play facility;
- The problems during the construction period for example traffic and dust;
- The increase in traffic and worsening congestion;

- The unsuitability of the roads for additional traffic;
- The concerns over road safety and insufficient parking for the development and for existing residents;
- The need for information on house type, house tenure for example social rented or mortgaged and the criteria used to select tenants;
- The increased pressure on local amenities; and
- The impact on property values.

Questions were then asked by Members of the Committee.

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

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

Councillor Blackwood, as 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 Planning Committee on 22 September 2010.