

FALKIRK COUNCIL

MINUTE of SPECIAL MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on MONDAY 30 MAY 2011 at 2.00 p.m.

PRESENT: Councillors Buchanan, Carleschi, Lemetti, McLuckie, McNeill, Mahoney, Nicol and Oliver.

CONVENER: Councillor Buchanan.

APOLOGY: Councillor A MacDonald.

ATTENDING: Director of Development Services; Acting Head of Planning and Transportation; Development Manager; Development Management Co-ordinator (D Campbell); Roads Development Co-ordinator; Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

**DECLARATIONS
OF INTEREST:**

Prior to consideration of business, the Member below made the following statement:-

- Councillor Mahoney informed the Committee that as he had not attended the site visit he would not take part in consideration of planning application P/11/0085/FUL (minute P44).

Councillor Mahoney left the meeting prior to consideration of the following item of business.

P44. FORMATION OF NEW ACCESS ROAD (RETROSPECTIVE) AT THE COACH HOUSE, GLENBERVIE, BELLSDYKE ROAD, LARBERT FK5 4EG FOR MR STEVEN MCLEOD - P/11/0085/FUL

With reference to Minute of Meeting of the Planning Committee held on 18 May 2011 (Paragraph P39 refers), Committee gave further consideration to Report (circulated) dated 10 May 2011 by the Director of Development Services on an application for full planning permission (in retrospect) for the formation of a new access road to the Coach House, Glenbervie, Bellsdyke Road, Larbert

The Planning Committee On Site had visited the application site on the morning of 30 May 2011.

AGREED to REFUSE planning permission on the basis that:-

- (1) there was no justification or requirement for the development; and

- (2) the development would have an adverse impact on the environment, the surrounding area and landscape.

Councillor Mahoney re-entered the meeting following prior to consideration of the following item of business.

P45. RESTORATION AND REFURBISHMENT OF LATHALLAN HOUSE TO FORM 9 FLATTED DWELLINGS, DEMOLITION OF LAUNDRY OUTBUILDING, RESTORATION & REFURBISHMENT OF STABLES TO FORM 3 DWELLINGHOUSES, ERECTION OF 36 DWELLINGHOUSES AND ASSOCIATED WORKS AT LATHALLAN HOUSE, FALKIRK FK2 0YG FOR ROWANHILL DEVELOPMENT LTD - P/09/0370/FUL AND P/09/0369/LBC (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 18 May 2011 (Paragraph P29 refers), Committee gave further consideration to Reports (circulated) dated 12 April 2011 by the Director of Development Services and an additional Report (circulated) dated 12 May 2011 by the said Director on applications for (a) full planning permission for the restoration and refurbishment of Lathallan House to form nine flatted dwellings, the demolition of a laundry outbuilding, the restoration and the refurbishment of stables to form three dwellinghouses and the erection of thirty six dwellinghouses and associated works at Lathallan House, Falkirk; and (b) listed building consent for the restoration and refurbishment of Lathallan House to form nine flatted dwellings, the demolition of a laundry outbuilding, the restoration and the refurbishment of stables to form three dwellinghouses and the erection of thirty six dwellinghouses and associated works at Lathallan House, Falkirk.

At the meeting on 18 May 2011 the Committee had agreed to continue consideration of the applications in order for the applicants to provide information to the Committee regarding:-

- (1) proposals to amend elements of the housing design to reflect the setting of Lathallan House;
- (2) the phasing of the development and the restoration of Lathallan House; and
- (3) the growth of Japanese Knotweed on the site.

Copies of amended plans and elevations detailing a more traditional vernacular design and external finish of the proposed new Mews dwellinghouses were issued to Members at the meeting. In addition, information was provided on the mitigation measures, preparation and clearance of the site including addressing the growth of Japanese Knotweed.

Application for planning permission P/09/0370/FUL

AGREED in relation to planning application P/09/0370/FUL that Committee is **MINDED** to **GRANT** planning permission, subject to the resolution of outstanding roads and drainage issues to the satisfaction of the Director of Development Services

and, thereafter, referral to Scottish Ministers in view of the objection of Historic Scotland.

On conclusion of referral of the application to Scottish Ministers, to remit to the Director of Development Services to grant planning permission subject:-

- (a) The satisfactory completion of an obligation under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 relating to:-
 - (1) A financial contribution of £121,700 towards educational contributions;
 - (2) The provision of necessary off site road works identified in the approved stage 1 Road Safety Audit, and to close off the existing access to A803, following the opening of the new access;
 - (3) The provision of a public footpath/cycle link to the A801 underpass to the west of the site, once there is a path on the west side of A801, to which it can connect;
 - (4) A restriction of new build dwellinghouses to a maximum of 36; and
 - (5) The phasing of the development to ensure the satisfactory initial stabilisation of Lathallan House and stables at an early date; the complete stabilisation to proceed following the sale of the fourth house; and work on the restoration of the House to commence following the sale of the tenth house. The phasing of new build dwellinghouses thereafter shall be agreed.
- (b) And thereafter, on conclusion of the Section 75 obligation, to remit to the Director of Development Services to grant planning permission subject to appropriate planning conditions including those relating to roads, drainage, archaeological investigations, wildlife protection, ground contamination, external materials and samples as required, construction methodology, phasing of development, landscaping and boundary treatments and eradication of Japanese Knotweed. In particular, an informative will specify the substitution of the plans and elevations detailing a more traditional vernacular design and external finish of the proposed new Mews dwellinghouses.

Application for Listed Building Consent P/09/0369/LBC

AGREED that in relation to the application for listed building consent P/09/0369/LBC Committee is **MINDED** to **GRANT** listed building consent subject to referral to Scottish Ministers.

On conclusion of the referral of the application to Scottish Ministers to remit to the Director of Development Services to grant listed building consent subject to appropriate conditions relating to:-

- (1) The investigation of potential archaeological remains and their subsequent recording;

- (2) The specification of construction materials and samples as required;
- (3) Construction methodology statements; and
- (4) The phasing and timing of proposed works.