

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 24 AUGUST 2011 at 9.30 A.M.

PRESENT: Councillors Alexander, Buchanan, Carleschi, Lemetti, C Martin, McLuckie, McNeill, Nicol, Thomson and Turner.

CONVENER: Councillor Buchanan.

ATTENDING: Director of Development Services; Chief Governance Officer; Development Manager; Development Management Co-ordinator (B Whittle); Transport Planning Co-ordinator; Roads Development Officer (R Mackenzie); Senior Forward Planning Officer (R Teed); Senior Environmental Health Officer; Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

DECLARATIONS

OF INTEREST: None.

P50. OPENING REMARKS

Prior to the commencement of business, the Convener:-

- (a) welcomed Councillors Alexander and Turner as new members of the Committee; and
- (b) informed Members that following consideration of the formal business on the agenda he would invite the Development Manager to provide an update on the West Carron Landfill, Stenhouse Road, Carron. This would include an update on the continuing issues associated with the site, the Council's involvement and the enforcement measures being considered by SEPA.

P51. MINUTE

There was submitted and **APPROVED** Minute of Meeting of the Planning Committee held on 15 June 2011.

P52. ERECTION OF DWELLINGHOUSE, STABLES AND EQUESTRIAN ARENA ON LAND TO THE EAST OF DENOVAN COTTAGE, DENNY FOR MR A THOMSON - P/10/0646/PPP

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for planning permission in principle for the

erection of a dwellinghouse, stables and equestrian arena in association with an existing horse breeding and stabling operation on land to the east of Denovan Cottage and to the south of Denovan Road, north of Denny.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P53. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES WITH PROVISION FOR 20% AFFORDABLE HOUSING AT PARKHALL FARM, VELLORE ROAD, MADDISTON, FALKIRK FK2 0BN FOR CENTRAL SCOTLAND HOUSING - P/11/0194/PPP

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for planning permission in principle for the development of part of an existing field within the countryside to the east of Maddiston for residential purposes and comprising 35 units separated by overhead electricity lines and pylons and accessed via the eastern spur of the new roundabout recently granted planning permission (P/10/0249/MSC). The application includes provision for 20% affordable housing and is located at Parkhall Farm, Vellore Road, Maddiston, Falkirk.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P54. ERECTION OF DWELLINGHOUSE ON LAND TO THE NORTH OF 4 MERRYLEES COTTAGES, LINLITHGOW FOR MR AND MRS STODDART -P/11/0311/FUL

There was submitted Report (circulated) dated 17 August 2011 by the Director of Development Services on an application for full planning permission for the erection of a dwellinghouse on land (formerly garden ground) to the north and rear of 4 Merrylees Cottages, Linlithgow.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P55. EXTENSION TO DWELLINGHOUSE (2 STOREY TO REAR) AT 8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS LESLEY HENDERSON - P/11/0322/FUL

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full planning permission for a two storey extension to the rear of a two storey detached dwellinghouse at 8 McCambridge Place, Larbert.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P56. CHANGE OF USE OF PUBLIC OPEN SPACE TO FORM PRIVATE GARDEN GROUND, ERECTION OF DOMESTIC GARAGE AND 1.8M TIMBER FENCING ON LAND TO THE EAST OF 14 BLINKBONNY ROAD, BLINKBONNY ROAD, FALKIRK FOR MR ALEXANDER GRAHAM - P/11/0254/FUL

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full planning permission for the change of use of public open space to the rear of two semi detached residential properties to form private garden ground, the erection of a domestic garage and 1.8 metre timber fencing on land to the east of 14 Blinkbonny Road, Blinkbonny Road, Falkirk.

AGREED to **GRANT** planning permission, subject to the following conditions:-

- (1) The development to which the permission relates must be begun within three years of the date of the permission.
- (2)
 - (i) Unless otherwise agreed in writing, no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites.
 - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
 - (iii) Prior to the commencement of development, the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To ensure the ground is suitable for the proposed development.

Informative:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02 03 and 04.

P57. SUBDIVISION OF GARDEN, ERECTION OF DWELLINGHOUSE AND EXTENSION TO EXISTING DWELLINGHOUSE AT WINDYKNOWE, CROMWELL ROAD WEST, FALKIRK FK1 1SE FOR MR GREIG MAXWELL - P/11/0112/FUL

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full planning permission to demolish an existing flat roof extension to a dwellinghouse, to construct a one and a half storey extension with a reduced footprint, to subdivide a large garden area to the side of the property and to erect a dwellinghouse thereon. The site is situated at Windyknowe, Cromwell Road West, Falkirk.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P58. ERECTION OF DWELLINGHOUSE AT GLEN HOUSE, GLEN ROAD, TORWOOD, LARBERT FK5 4SN FOR MR ALAN MILLIKEN - P/11/0347/FUL

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full planning permission for the erection of a single storey dwellinghouse and detached garage within the rear garden area of an existing detached dwellinghouse at Glen House, Glen Road, Torwood, Larbert and also to the rear of Torwood Tower and Torwood Cottage.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P59. MODIFICATION OF AGREEMENT ON PLANNING PERMISSION F/96/0002 TO ALLOW THE DWELLINGHOUSE TO BE OCCUPIED BY A PERSON "MAINLY OR LASTLY EMPLOYED IN AGRICULTURE, FORESTRY OR LANDSCAPE INDUSTRIES LIKE A TREE NURSERY, IN THE LOCAL AREA, OR TO A DEPENDANT OF SUCH A PERSON RESIDING WITH HIM OR HER, OR A WIDOW OR WIDOWER OF SUCH A PERSON" AT ALMA COTTAGE, 7A MANNERSTON HOLDINGS, LINLITHGOW EH49 7LY FOR MARTIN AND ALISON WATT - P/11/0439/75M

There was submitted Report (circulated) dated 16 August 2011 by the Director of Development Services on a request to modify an Agreement in relation to planning permission F/96/0002 made under the terms of Section 50 of the Town and Country Planning (Scotland) Act 1972 (now Section 75 of the Town and Country Planning (Scotland) Act 1997), as amended, and relating to restrictions on the occupancy of a dwellinghouse known as Alma Cottage at 7A Mannerston Holdings, Linlithgow.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.