

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 3 OCTOBER 2011 commencing at 10.40 a.m.

PRESENT: Councillors Alexander, Buchanan, Carleschi, Lemetti, Mahoney (for disabled parking space application No.10/096 and application P/11/0473/FUL); McLuckie, McNeill, C Martin (for application P/11/0154/FUL); Nicol and Turner (for disabled parking space application No.10/096 and planning application P/11/0473/FUL).

CONVENER: Councillor Buchanan.

ATTENDING: Acting Head of Planning and Transportation (for application P/11/0154/FUL); Development Management Co-ordinator (B Whittle) (for disabled parking space application No.10/096 and application P/11/0473/FUL); Transport Planning Co-ordinator (for application P/11/0154/FUL); Network Co-ordinator (for disabled parking space application No.10/096); Senior Planning Officer (A Finlayson) (for application P/11/0154/FUL); Assistant Planning Officer (K Chorley) (for application P/11/0473/FUL); Roads Development Officer (G Crawford) (for application P/11/0154/FUL); Solicitor (K Quin), Committee Officer (A Sobieraj).

DECLARATIONS OF INTEREST: None.

P83. VISIT TO CENTRAL DEMOLITION, CHATTAN INDUSTRIAL ESTATE, BONNYSIDE, BONNYBRIDGE

This visit was postponed to another date at the request of the site.

P84. THE FALKIRK COUNCIL (ON-STREET PARKING SPACES FOR DISABLED PERSONS) (NO.96) ORDER 2010 – DUNCAN AVENUE, FALKIRK

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P71 refers), Committee gave further consideration to Report (circulated) dated 14 September 2011 by the Director of Development Services seeking a decision on an application for a disabled parking space numbered No.10/096 from a resident of Duncan Avenue, Falkirk.

The Convener introduced the parties present.

Members noted that neither the applicant nor objectors were invited to attend and make representations to the site meeting. The governing legislation for roads procedures of this nature, the Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999, set down formal requirements and timescales for objections to Orders to be made and if it were determined by the authority that a Hearing should be held, the Hearing required to be conducted by an independent Reporter appointed by the authority from a list of persons compiled by the Scottish Ministers and in accordance with procedures determined by the Reporter. To hear objectors at a site visit of this nature would not be in compliance with the procedures set down in the legislation. Members of the Planning Committee were, however, fully apprised of the written objections received during the statutory objection period ending on 16 December 2010.

The Network Co-ordinator 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 2 November 2011.

P85. EXTENSION TO DWELLINGHOUSE AT 77 PARK ROAD, FALKIRK FK2 7PU FOR MR AND MRS MCPHEE - P/11/0473/FUL

With reference to Minute of Meeting of the Planning Committee held on 21 September 2011 (Paragraph P84 refers), Committee gave further consideration to Report (circulated) dated 14 September 2011 by the Director of Development Services on an application for full planning permission for the extension to a dwellinghouse at 77 Park Road, Falkirk.

The Convener introduced the parties present.

The Assistant Planning Officer (K Chorley) outlined the nature of the application.

Mr Thomson, the applicant's agent, spoke in support of the application.

Mr McPhee, the applicant, spoke in support of the application.

Mrs Simpson, an objector, was heard in relation to the application.

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

Mrs Anderson, an objector, was heard in relation to the application.

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

The objections as submitted included overshadowing of neighbouring properties from the extension, design concerns, loss of views, privacy and sunshine and drainage concerns.

Questions were then asked by Members of the Committee.

Provost Reid, 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 Planning Committee on 2 November 2011.

P86. ERECTION OF TWO 30 METRE HIGH 'KELPIE' SCULPTURES; FORMATION OF BOAT TURNING POOL; FORMATION OF LANDSCAPED CANAL 'HUB' AREA, INCLUDING VISITOR FACILITIES, PARKING AND ANCILLARY DEVELOPMENT; EXTENSION TO THE FORTH AND CLYDE CANAL TO FORM A NEW 'SEA LOCK' ON THE RIVER CARRON, NORTHEAST OF GLENSBURGH, BY MEANS OF A NEW TUNNEL UNDER THE M9 AND FORMATION OF A NEW 'LIFT' BRIDGE ON GLENSBURGH ROAD ON LAND TO THE NORTH OF WEST MAINS INDUSTRIAL ESTATE, THE HELIX, FALKIRK FOR THE HELIX TRUST - P/11/0154/FUL

With reference to Minute of Meeting of the Planning Committee held on 21 September 2011 (Paragraph P83 refers), Committee gave further consideration to Report (circulated) dated 14 September 2011 by the Director of Development Services on an application for full planning permission for the erection of two 30 Metre High 'Kelpie' sculptures; formation of landscaped canal "hub" area, including visitor facilities, parking and ancillary development, the extension to the Forth and Clyde Canal to form a new sea lock on the River Carron, northeast of Glensburgh, by means of a new tunnel under the M9 and formation of a new lift bridge on Glensburgh Road on land to the north of West Mains Industrial Estate at the Helix, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

Mr Miller, British Waterways, the applicant's representative, spoke in support of the application.

The applicant's agent spoke in support of the application.

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

The objections as submitted included the following issues:-

- The flood risk at times of high tide and heavy rain;
- The impact on wildlife during construction;
- The construction impacts such as noise and vibration;
- The proposed path overlooking existing gardens;
- The loss of existing pedestrian access to rear gardens;

- The traffic delays when the proposed Glensburgh Road bridge is lifted;
- The inefficient use of tax payer's money for the Helix;
- The health and safety implications in respect of hazardous installations;
- The resultant financial claims in respect of potential damage of property;
- The inability of residents to obtain building insurance after development;
- The risk to public safety of water proximity to housing; and
- The problems associated with clay ground conditions.

Mr Rusack, in support, but not having submitted letter of support, was heard in relation to the application indicated the improvements in terms of safety for boat users and the economic benefit to the area.

Questions were then asked by Members of the Committee.

Provost Reid, 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 Planning Committee on 2 November 2011.

Members thereafter visit the sites of the car parking and area for the location of the Kelpies and the Visitors Centre.