

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the STUDIO, FALKIRK TOWN HALL on THURSDAY 15 DECEMBER 2011 at 2.30 P.M.**

**PRESENT:** Councillors Buchanan, Lemetti, Mahoney and McLuckie.

**CONVENER:** Councillor Buchanan.

**APOLOGY:** Councillor McNeill.

**ATTENDING:** Legal Services Manager (I Henderson); Development Management Co-ordinator (D Campbell), and Committee Services Officer (S Barton).

**DECLARATIONS** None  
**OF INTEREST:**

**PRC4. MINUTE**

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 27 October 2011.

**PRC5. OPENING REMARKS**

The Convener welcomed everyone in attendance to this meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

**PRC6. APPLICATION FOR REVIEW – PLANNING APPLICATION 05/0924/OUT, CHANGE OF USE OF TIMBER YARD TO RESIDENTIAL LAND FOR THE ERECTION OF 36 DWELLINGHOUSES AT LAND TO THE EAST OF JUPITER WILDLIFE PARK, WOOD STREET, GRANGEMOUTH FOR CARRONVALE HOMES (CONTINUATION)**

With reference to the Minute of Meeting of the Planning Review Committee held on 27 October 2011 (Paragraph PRC3 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Carronvale Homes for the change of use of timber yard to residential land for the erection of 36 dwellinghouses at land to the east of Jupiter Wildlife Park, Wood Street, Grangemouth.

After discussion and having heard advice from Mr Henderson and Mr Campbell, the Committee **AGREED** that they had sufficient information (a) within the written

submission, and (b) from the accompanied inspection of the site in question on 15 December 2011, and considered:-

- (1) the terms of the Development Plan;
- (2) the terms of the Report on Handling
- (3) the description of the proposed development;
- (4) the objection raised to the application by CalaChem;
- (5) the benefit of the site inspection;
- (6) the written submissions received from the Health and Safety Executive and from Education Services;
- (7) the demand for housing in the local area;
- (8) the industrial land supply in the surrounding area;
- (9) the extent of the “inner zone” and its relationship to the development site;
- (10) the buffer zone between the proposed development and the CalaChem site and the relationship between the proposed development and the CalaChem site;
- (11) health and safety considerations, and
- (12) the western boundary of the proposed development site.

After discussion, the Committee **AGREED:-**

- (1) that the description of the application be amended to be “Development of Land for Residential Purposes”;
- (2) that they were minded to **GRANT** outline planning permission, subject to satisfactory conclusion of a Planning Obligation within the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 in terms satisfactory to the Director of Development Services in respect of:
  - (a) the payment of a financial contribution towards increasing the future capacity of St Mungo’s RC High School and the provision of nursery facilities in the sum of £1,200 per dwellinghouse, and
  - (b) the payment of a financial contribution towards the regeneration of Zetland Park, Grangemouth and the refurbishment of the Community Education Unit at Abbots Road, Grangemouth in the sum of £12,000;
- (3) and that thereafter, on satisfactory conclusion of the said Planning Obligation, to remit to the Director of Development Services to grant outline planning

permission subject to such conditions as the Director of Development Services shall deem appropriate including:-

- (i) a condition to the effect that the development shall be restricted to 30 houses or less;
- (ii) following advice from the Health and Safety Executive, a condition to the effect that only gardens, landscaping and car parking be developed in the 'inner zone', and
- (iii) a condition to the effect that appropriate screening be planted on the western boundary of the site to the satisfaction of the Director of Development Services.

The Committee also **AGREED** the following:-

- (1) to remit to the Chief Governance Officer the preparation of the decision notice, and
- (2) that it would be for the Director of Development Services to determine the timescale for payment of the Education/Community Education contributions.