

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on THURSDAY 19 APRIL 2012 commencing at 9.00 a.m.**

**PRESENT:** Councillors Alexander (except application P/11/0759/FUL); Buchanan, McLuckie; McNeill, Nicol, Thomson and Turner

**CONVENER:** Councillor Buchanan.

**APOLOGY:** Councillor Mahoney.

**ATTENDING:** Development Manager; Development Management Co-ordinator (D Campbell) (for application P/11/0759/FUL); Senior Planning Officer (A Finlayson) (for application P/11/0485/FUL); Assistant Planning Officer (K Chorley) (for application P/12/0047/FUL); Planning Officer (S McClure) (for application P/11/0831/FUL); Roads Development Officer (C Russell) (for applications P/11/0485/FUL and P/12/0047/FUL); Network Co-ordinator; Team Leader, Legal Services Manager (D Blyth); and Committee Officer (A Sobieraj).

**P18. CONVERSION AND EXTENSION OF LARBERT HOUSE TO FORM 20 FLATTED DWELLINGS AND CONVERSION OF THE STABLE BLOCK TO FORM 8 MEWS DWELLINGHOUSES AT LARBERT HOUSE, STIRLING ROAD, LARBERT FK5 4SB FOR STRATHYRE PROPERTIES LIMITED - P/11/0485/FUL**

With reference to Minute of Meeting of the Planning Committee held on 4 April 2012 (Paragraph P10 refers), Committee gave further consideration to Report (circulated) dated 27 March 2012 by the Director of Development Services on an application for full planning permission for the restoration and extension of Larbert House to form 20 flatted dwellinghouses and the conversion of the stable block to form 8 mews style dwellinghouses at the 'B' Listed Larbert House, Stirling Road, Larbert.

The Convener introduced the parties present.

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

Mr Keenan, the applicant, was heard in relation to the application.

Mr Pollock, the applicant's agent, was heard in relation to the application.

Mrs Collins, 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 opposition of the conversion of Larbert House into flats and the development of further housing in the area;
- That housing development was adversely affecting the recreational use of the area and the associated health benefits; and
- The setting of a precedent for further housing development in the countryside; and
- That the land had previously been gifted for the construction of a new hospital.

Questions were then asked by Members of the Committee.

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

Members thereafter visited the stable block which was proposed for Mews dwellinghouses.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee at a Special Meeting to be held later in the afternoon of 19 April 2012 at 3.30 p.m. in the Municipal Buildings, Falkirk.

**P19. CHANGE OF USE OF EXISTING SHOP TO FORM HOT FOOD TAKEAWAY AT 70 LADYSMILL, FALKIRK FK2 9AU FOR MR MOHAMMAD AKRAM - P/12/0047/FUL**

With reference to Minute of Meeting of the Planning Committee held on 4 April 2012 (Paragraph P14 refers), Committee gave further consideration to Report (circulated) dated 27 March 2012 by the Director of Development Services on an application for full planning permission for the change of use of an existing shop to form a hot food takeaway at 70 Ladysmill, Falkirk.

The Convener introduced the parties present.

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

Mr Whitelaw, the applicant's agent, was heard in relation to the application.

Ms Akram, the applicant, was heard in relation to the application.

One objection from a neighbouring shop owner was noted but the objector was not in attendance.

Questions were then asked by Members of the Committee.

Councillor Meiklejohn, 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 at a Special Meeting to be held later in the afternoon of 19 April 2012 at 3.30 p.m. in the Municipal Buildings, Falkirk.

**P20. CHANGE OF USE OF 1ST FLOOR OFFICES TO FORM 5 FLATTED DWELLINGS AND EXTERNAL ALTERATIONS AT 155 GRAHAMS ROAD, FALKIRK FK2 7BQ FOR SKIDZ LTD - P/11/0831/FUL**

With reference to Minute of Meeting of the Planning Committee held on 4 April 2012 (Paragraph P15 refers), Committee gave further consideration to Reports (circulated) dated 27 March 2012 by the Director of Development Services on an application for full planning permission for a change of use and the conversion of first floor offices, within a two storey building, to five flatted dwellings and the renovation of the exterior of the building at 155 Grahams Road, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Crosbie, the applicant, was heard in relation to the application.

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

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

The objectors highlighted the following issues:-

- That parking was currently an issue with the building as an office, as parking took place in the residential streets behind the property;
- That there was already a homeless hostel nearby and to add more tenants would add to current problems including noise and litter;
- The parking and traffic impact on the existing parking provision by the proposed conversion of the building to flatted dwellings; and
- The number of flats proposed and the overdevelopment of the building resulting in poor space standards of the properties and the likely transient occupation with associated management difficulties.

Questions were then asked by Members of the Committee.

Councillor Meiklejohn indicated that she would be heard as a local Member for the area in relation to the application and was not an objector to the application as detailed in the Report. She was thereafter heard as a local member.

Members thereafter visited the rear of the building to view options for the provision of residents parking.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee at a Special Meeting to be held later in the afternoon of 19 April 2012 at 3.30 p.m. in the Municipal Buildings, Falkirk.

**P21. INSTALLATION OF 2 NO 50KW WIND TURBINES (36.4 METRES TO HUB), ACCESS TRACK, NEW VEHICULAR ACCESS AND ASSOCIATED ANCILLARY DEVELOPMENT AT SOUTHFIELD FARM, SLAMANNAN, FALKIRK FK1 3BB FOR THE GREEN COMPANY - P/11/0626/FUL**

With reference to Minute of Meeting of the Planning Committee held on 4 April 2012 (Paragraph P14 refers), Committee gave further consideration to Reports (circulated) dated 27 March 2012 by the Director of Development Services on an application for full planning permission for the installation of 2 no 50k wind turbines (measuring 36.4 metres to turbine hub), an access track and new vehicular access and associated ancillary development on agricultural land to the south west of Slamannan village, at Southfield Farm, Slamannan, Falkirk

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

Mr McLaren, the applicant's representative, was heard in relation to the application.

One objection had subsequently been received and was noted by the Committee together with objector's apologies for the meeting.

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 at a Special Meeting to be held later in the afternoon of 19 April 2012 at 3.30 p.m. in the Municipal Buildings, Falkirk.