

FALKIRK COUNCIL

MINUTE of SPECIAL MEETING of the PLANNING COMMITTEE held in the LESSER TOWN HALL, FALKIRK on MONDAY 30 APRIL 2012 at 11.45 a.m.*

*** The meeting commenced at 11.45 a.m. due to the time of arrival from the Planning Committee held On Site.**

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

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Lemetti and Mahoney.

ATTENDING: Director of Development Services; Head of Planning and Transportation; Senior Planning Officer (B Vivian); Environmental Health Officer (S Henderson); Senior Forward Planning Officer (R Teed); Network Co-ordinator; Transport Planning Co-ordinator; Transport Planning Officer (K Short); Roads Development Officer (C Russell); Senior Forward Planning Officer (R Teed); Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

DECLARATIONS

OF INTEREST: None

P29. OPENING REMARKS

Prior to the commencement of business the Convener, on behalf of the Committee, offered best wishes to Councillor Lemetti and his family following Councillor Lemetti's recent operation and period in hospital.

P30. MINUTES

There was submitted and **APPROVED:-**

- (a) Minute of Meeting of the Planning Committee held on 4 April 2012; and
- (b) Minute of Meeting of the Planning Committee held On Site on 19 April; and
- (c) Minute of Special Meeting of the Planning Committee held on 19 April 2012.

P31. MIXED USE DEVELOPMENT COMPRISING 71 NO. DWELLINGHOUSES (TO INCLUDE 11 AFFORDABLE DWELLINGHOUSES), FOOTBALL PITCH AND CHANGING FACILITIES (TO INCLUDE MEETING ROOM), VETERINARY HOSPITAL, A SEMI DETACHED 2 STOREY OFFICE BLOCK (CLASS 4), PUBLIC OPEN SPACE AND ASSOCIATED ENGINEERING OPERATIONS ON LAND TO THE SOUTH OF ALLANDALE BOWLING CLUB, THORNDALE GARDENS, ALLANDALE FOR ALLANDALE PROPERTIES LTD - P/11/0759/FUL

With reference to Minute of the Special Meeting of the Planning Committee held on 19 April 2012 (Paragraph P27 refers), Committee gave further consideration to Report (circulated) dated 12 April 2012 by the Director of Development Services on an application for full planning permission for the erection of 71 dwellinghouses, a football pitch and changing facilities/meeting room, veterinary hospital, a semi detached two storey office block, public open space and associated engineering operations on land to the south of Allandale Bowling Club at Thorndale Gardens, Allandale.

Councillor Buchanan, seconded by Councillor Oliver, moved that Committee be minded to grant planning permission subject to a Section 75 Planning Obligation being satisfactorily concluded in line with paragraph 7c5 of the Report and thereafter, upon satisfactory conclusion of the Section 75 Planning Obligation, the matter being remitted to the Director of Development Services to grant planning permission subject to conditions considered appropriate by her including conditions regarding appropriate phasing of the development and access. It was considered that concerns over access had been diminished by the site visit by the Committee and the presentation by the applicant's roads consultants, that road safety should be enhanced in comparison to the current position and that the development would have benefits for the surrounding area.

By way of an Amendment, Councillor Thomson, seconded by Councillor Turner, moved that the application be refused in accordance with the recommendations in the Report.

On a division, 8 Members voted for the Motion and 2 voted for the Amendment.

Accordingly, **AGREED** that Committee is **MINDED** to **GRANT** planning permission subject to the following:-

- (a) the satisfactory completion of a Planning Obligation within the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of:-
 - (i) the development of 11 affordable housing units to be delivered by a Registered Social Landlord as social rented housing;
 - (ii) a developer contribution towards the provision and enhancement of education provision in the area; the developer contribution to be set at a rate of £6,800 per applicable dwellinghouse; and
 - (iii) a developer contribution of £250 per annum, for a period of 5 years, towards the monitoring of air quality in the area; and

- (b) thereafter, on the conclusion of the foregoing matter, to remit to the Director of Development Services to grant planning permission, subject to conditions considered appropriate by her including, firstly, a condition regarding appropriate phasing of the development, and secondly, a condition regarding access to the development.