

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 6 AUGUST 2012 commencing at 9.15 a.m.**

**PRESENT:** Councillors Alexander, Black, Buchanan, Chalmers, Mahoney, Meiklejohn, Nicol, Paterson and Turner.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillors Carleschi and McLuckie.

**ATTENDING:** Development Management Co-ordinator (D Campbell); Senior Planning Officer (B Vivian) (for application P/11/0611/FUL); Planning Officer (K Brown) (for applications P/12/0055/FUL and P/12/0069/FUL); Environmental Health Officer (S Henderson) (except for application P/12/0069/FUL); Network Co-ordinator; Solicitor (K Quin); and Committee Officer (A Sobieraj).

**P41. CHANGE OF USE AND EXTENSION TO SHOP (CLASS 1) TO HOT FOOD SHOP (AMENDMENT TO PLANNING PERMISSION P/07/1132/FUL) AT 168A ALMOND STREET, GRANGEMOUTH FK3 8PS FOR MR ABDUL KHALIQ - P/12/0055/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 June 2012 (Paragraph P35 refers), Committee gave further consideration to Report (circulated) dated 12 June 2012 by the Director of Development Services on an application for full planning permission for a change of use and extension to shop (Class 1) to a hot food shop (amendment to planning permission P/07/1132/FUL) at 168A Almond Street, Grangemouth.

The Convener introduced the parties present.

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

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

Mr Hamad, the applicant, and Mr Rashid, the premises day to day manager, provided clarification on a number of issues in support of the application.

The Convener thereafter read out a letter from Councillor Balfour, as local Member for the area in relation to the application.

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

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

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

The objections included the following issues:-

- The road safety and parking issues including at an already busy road junction;
- The problem of anti-social behaviour, loitering and litter;
- The number of hot food takeaways in the area at present;
- The odours emanating from the premises; and
- The location of the bins and refuse area and the impact on the residential amenity.

Questions were then asked by Members of the Committee.

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

Members thereafter walked to the refuse area where bins were presently lined up along a neighbouring property's wall.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2012.

**P.42 ERECTION OF STABLES, RE-SITING OF CARAVAN, FORMATION OF RIDING ARENA AND ANCILLARY HARDSTANDING (RETROSPECTIVE) ON LAND TO THE EAST OF AVONSIDE HOUSE, REDDOCH ROAD, POLMONT FOR MR A BUCHANAN - P/12/0069/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 June 2012 (Paragraph P36 refers), Committee gave further consideration to Report (circulated) dated 12 June 2012 by the Director of Development Services on an application for full planning permission (retrospective) for the erection of stables block, the re-siting of a static caravan, the formation of riding arena and ancillary hardstanding areas on land to the east of Avonside House, Reddoch Road, Polmont, Falkirk.

The Convener introduced the parties present.

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

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

Mr Buchanan, the applicant, provided clarification on a number of issues in support of the application.

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

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

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

The objections included the following issues:-

- The retrospective nature of the application;
- That high level of traffic entering the site;
- The past and present problems and significant costs of rebuilding a damaged wall at the neighbouring property and associated regular drain clearing;
- The lack of a requirement for planning permission for the turning area;
- That the riding school would be used for the operation of a commercial business and not for personal use;
- The large size of the caravan rather than only as a place to shelter;
- The quality and contamination of the hardcore brought into the site and its lack of significant infilling;
- The high levels of water onto the site and its discharge and drainage affecting the neighbouring property;
- The lack of a sewerage connection and toilet facilities on the site and its waterlogged nature;
- That the area was prone to regular flooding, the blocked burn and the need for a flood risk assessment; and
- The lack of consultation with neighbouring properties.

Questions were then asked by Members of the Committee.

Members thereafter briefly viewed the layout of the caravan in relation to any water use.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2012.

**P.43 ERECTION OF SINGLE WIND TURBINE (HUB HEIGHT 49 METRES, ROTOR DIAMETER 56 METRES, AND MAXIMUM TOTAL TIP HEIGHT OF 77 METRES), WITH ASSOCIATED FOUNDATION, HARDSTANDING, TRANSFORMER AND ACCESS TRACK (500 KW) AT GLENHEAD FARM, CALIFORNIA, FALKIRK FK1 2DG FOR MR THOMAS MILLER - P/12/0002/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 June 2012 (Paragraph P38 refers), Committee gave further consideration to Report (circulated) dated 12 June 2012 by the Director of Development Services on an application for full planning permission for the erection of a single wind turbine with associated foundation, hardstanding, transformer and access track (500 kW) on agricultural land to the south of Glenhead Farm, California, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application. Mr Campbell also advised that four objections had been received by email since the completion of the Report to Committee. The points raised would be included in the update Report to the following Planning Committee.

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

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

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

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

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

The objections included the following issues:-

- The effect on the visual amenity and landscape;
- The noise from the turbines and the wind vibration;
- The impact on wildlife and the Right of Way;
- The lack of consultation with neighbouring properties by the applicants and formal neighbour notification; and
- The close proximity to neighbouring properties.

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 22 August 2012.

**P.44 INSTALLATION OF 2 NO WIND TURBINES (37M TO HUB, 58M TO TIP), ACCESS AND ASSOCIATED WORKS (2 X 100 KW) AT BALQUHATSTONE MAINS, STATION ROAD, SLAMANNAN, FALKIRK FK1 3BQ FOR MR JAMES HARVEY - P/12/0012/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 June 2012 (Paragraph P37 refers), Committee gave further consideration to Report (circulated) dated 12 June 2012 by the Director of Development Services on an application for full planning permission for the erection two no. wind turbines with a height of 37 meters to the hub and access and associated works (2 x 100 kW) at Balquhatstone Mains, Station Road, 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 agent, was heard in relation to the application.

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

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

The objections included the following issues:-

- The effect on the visual amenity and landscape;

- The close proximity of the species of protected geese causing injury or death from collision with turbines;
- The other bird species in the area, such as Osprey, which due to weather conditions at certain times of the year, could find it difficult to avoid the turbines;
- The proposed turbines would be too close to residential dwellings;
- The flicker effect from the turbines on residential properties;
- The number of similar applications granted in the wider area;
- The effect on the views from nearby properties;
- The noise effect on nearby dwellings and rear gardens;
- The adverse effect on the price of nearby properties;
- The health and safety due from noise of a nearby sight impaired property owner;
- The green belt nature of the site and the precedent for other industrial units to be built in these areas;
- The scenic nature of the area;
- The high wind area frequency and cold thereby illustrating the inappropriateness within these conditions;
- The effect on local wildlife including use by a variety of native birds for breeding;
- The current proposals for a nearby wind-farm;
- The lack of community involvement;
- The turbines being shipped in from outside Europe;
- The turbines being around 500 metres from properties on Station Road, Slamannan;
- The devaluing of property;
- The conflict in the information submitted in relation to the wattage of the turbines;
- The icing up of the turbines rotor blades in winter and the danger to livestock from melting and falling ice;
- The increase in HGV traffic during construction through the village of Slamannan, thereby endangering children and damaging the road surface as well as construction noise;
- The fire risk from marshy ground and floods in winter;
- That safety issues associated with an earth fault in the turbines could cause issues; and
- The need for clarification on the safety measures in place should the turbines incur a fault.

Questions were then asked by Members of the Committee.

Members thereafter walked through fields to view the two temporary markers showing the position of the proposed turbines.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 22 August 2012.

**P.45 FORMATION OF SINGLE FAMILY TRAVELLERS SITE COMPRISING 2 STATIC CARAVANS, ANCILLARY PARKING AND HARDSTANDING, SEPTIC TANK, ERECTION OF WALLS/FENCES AND STORAGE UNIT (RETROSPECTIVE) AT HAYFIELD FARM, BONNYBRIDGE FK4 2ET FOR JOHN REID - P/11/0611/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 June 2012 (Paragraph P39 refers), Committee gave further consideration to Report (circulated) dated 12 June 2012 by the Director of Development Services on an application for full planning permission (retrospective) for the formation of single family travellers site comprising 2 static caravans, ancillary parking and hardstanding, septic tank, erection of walls/fences and storage unit at Hayfield Farm, Bonnybridge.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

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

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

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

The objections included the following issues:-

- The site was previously refused planning permission;
- That the site had been allowed to expand;
- That the land was previously part of Hayfield Farm and was therefore farmland which cannot normally be used to live on;
- The number of travellers sites being formed around the area;
- The detrimental effect on the countryside;
- The problems experienced by a neighbouring farm in relation to water and flooding;
- That the site had no running water or electricity; and
- The septic tank not being the required distance from the watercourse.

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 22 August 2012.