

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 3 SEPTEMBER 2012 commencing at 9.00 a.m.

PRESENT: Councillors Alexander (except for application P/11/0191/MSC); Black (for applications P/11/0734/FUL, P/12/0272/PPP and P/11/0191/MSC); Buchanan, Chalmers, Mahoney, Meiklejohn (except for application P/11/0191/MSC); McLuckie, Nicol, Paterson and Turner.

CONVENER: Councillor Buchanan.

ATTENDING: Development Manager (for applications P/12/0261/FUL, P/12/0226/FUL and P/12/0163/PPP); Development Management Co-ordinator (D Campbell) (for applications P/11/0734/FUL, P/12/0272/PPP and P/11/0191/MSC); Senior Planning Officer (A Finlayson) (for application P/12/0261/FUL); Planning Officer (K Brown) (for applications P/12/0272/PPP and P/11/0191/MSC); Assistant Planning Officer (K Chorley) (for applications P/12/0226/FUL and P/12/0163/PPP); Environmental Health Officer (S Henderson) (except for application P/12/0226/FUL); Roads Development Officer (C Russell) (for applications P/11/0734/FUL, P/12/0272/PPP and P/11/0191/MSC); Network Co-ordinator; Solicitor (K Quin); and Committee Officer (A Sobieraj).

P71. ERECTION OF NEW SOCIAL HOUSING CONSISTING OF 8 VILLAS AND 16 FLATS, ASSOCIATED ROADS, PARKING AND SUDS PROVISION ON LAND TO THE SOUTH OF GLENFUIR COURT, SUMMERFORD, FALKIRK FOR FALKIRK COUNCIL - P/12/0261/FUL

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P61 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for full planning permission for the erection of new social housing consisting of 8 villas and 16 flats, associated roads, car parking spaces for 32 cars and 12 visitor spaces and associated SUDS provision on land to the south of Glenfuir Court, Summerford, Falkirk.

The Convener introduced the parties present.

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

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

The Committee Officer received, from an objector at the meeting, a copy of a petition of objectors and this was passed to the Development Manager.

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

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

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

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

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

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

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

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

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

The objections included the following issues:-

- The proximity of proposed flats to existing housing;
- The potential impacts on privacy and residential amenity; and
- The loss of open space and the traffic generation resulting from the development.

Questions were then asked by Members of the Committee.

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

Councillor Patrick, 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 on 19 September 2012.

P72. DEMOLITION OF EXISTING GARAGE AND ERECTION OF 2 STOREY SIDE EXTENSION WITH BALCONY AT ARNOT VIEW, 28 CAMELON ROAD, FALKIRK FK1 5SH FOR MR GRAHAM SCOTT - P/12/0226/FUL

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P63 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for full planning permission for the demolition of an existing garage extension and the erection of a two storey side extension with associated balcony at Arnot View, 28 Camelon Road, Falkirk.

The Convener introduced the parties present.

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

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

Mr Marshall, the applicant's architect, was heard in relation to the application.

Mr Bell, an objector's representative, was heard in relation to the application.

The objection although not to the principle of the application, included the following concerns:-

- The loss of privacy and associated impact on amenity within the neighbour's garden; and
- The request that plans be amended to remove balcony and picture window.

Questions were then asked by Members of the Committee.

Members thereafter visited the objector's garden to view the applicant's property from that perspective.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 19 September 2012.

P73. ERECTION OF BED AND BREAKFAST ACCOMMODATION AND SELF CATERING RESIDENTIAL FACILITIES (RENEWAL OF PLANNING PERMISSION 06/0973/OUT) ON LAND NORTH OF 1 NORTH INCHES, FALKIRK FOR MR ANDREW YOUNG HENDERSON - P/12/0163/PPP

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P64 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for planning permission in principle for the erection of bed and breakfast accommodation and self catering residential facilities on land north of 1 North Inches, Falkirk.

The Convener introduced the parties present.

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

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

The objector's representative was heard in relation to the application.

The objections included the following issues:-

- The issues associated with the determination of the original application;
- The access and road safety issues;
- The use being agricultural not being added to the Local Development Plan;
- The associated noise and smells;
- The attitude of the applicant and existing use of the land; and
- The petition of five signatories although dated October 2006.

Questions were then asked by Members of the Committee.

Councillor Carleschi, spoke at the request of Councillor Coleman, a local Member for the area and having been unable to attend the meeting, 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 19 September 2012.

P74. CHANGE OF USE FROM RESIDENTIAL TO HOT FOOD SHOP ON GROUND FLOOR, ALTERATIONS TO FORM FLATTED DWELLING ON 1ST FLOOR, FORMATION OF NEW CAR PARK AND VEHICULAR ACCESS AT 19 GLASGOW ROAD, DENNY FK6 6BA FOR ANTA ENTERPRISES - P/11/0734/FUL

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P66 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for full planning permission for a change of use of the ground floor of residential accommodation to a hot food takeaway and the formation of a flattened dwelling on the first floor with car parking to the rear of the building at 19 Glasgow Road, Denny.

The Convener introduced the parties present.

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

The Convener read out emails (i) from the applicant and agent, in support of the application; and (ii) from Ms Bushell, an objector, in relation to the application.

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

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

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

The objections included the following issues:-

- The overprovision of hot food takeaways in the town;
- The car park being too near the children's play park;
- The traffic congestion and road safety issues;
- The loss of open space; and
- The anti social behaviour and litter.

Questions were then asked by Members of the Committee.

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

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

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

Councillor Blackwood, 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 on 19 September 2012.

P75. ERECTION OF DWELLINGHOUSE ON LAND SOUTH WEST OF BROADSIDE COURT, DENNY FOR CAMPBELL PROPERTIES - P/12/0272/PPP

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P56 refers), Committee gave further consideration to Report (circulated) dated 14 August 2012 by the Director of Development Services on an application for planning permission in principle for the erection of a single dwellinghouse on land south west of Broadside Court, Denny.

The Convener introduced the parties present.

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

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

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

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

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

The objections included the following issues:-

- The inadequacy of drainage;
- The restricted access to the site and road safety issues;
- The degradation of the existing road surface further and vibration may cause damage to nearby properties; and
- The construction work and noise nuisance.

Questions were then asked by Members of the Committee.

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

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

Councillor Blackwood, 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 on 19 September 2012.

P76. ERECTION OF 48 DWELLINGHOUSES AND ASSOCIATED ENGINEERING OPERATIONS ON LAND TO THE EAST OF AGRICULTURAL HOLDINGS NO 9, KILSYTH ROAD, HAGGS FOR MANOR FORREST LIMITED - P/11/0191/MSC

With reference to Minute of Meeting of the Planning Committee held on 22 August 2012 (Paragraph P55 refers), Committee gave further consideration to Report (circulated) dated

14 August 2012 by the Director of Development Services on an application for the approval of matters specified in conditions relating to planning permission in principle granted (P/10/0064/PPP) for the erection of 48 dwellinghouses and associated engineering operations on land to the east of Agricultural Holdings No 9, Kilsyth Road, Haggs.

The Convener introduced the parties present.

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

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

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

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

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

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

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

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

The objections included the following issues:-

- The overshadowing and privacy issues;
- The number of houses being above the Local Plan allocation;
- The impact on local services and schools;
- The roads safety issues;
- The impact on wildlife by removing hedgerows;
- The insufficient sewerage infrastructure;
- The principle of development and erosion of a buffer between Longcroft and Haggs;
- The loss of a view; and
- The noise and dust problems during construction.

Questions were then asked by Members of the Committee.

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

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

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

Members thereafter viewed the road junction in relation to traffic flow.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 19 September 2012.