

**DRAFT****FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 2 OCTOBER 2012 at 2.30 P.M.**

**PRESENT:** Councillors Buchanan, Carleschi, McLuckie and Paterson.

**CONVENER:** Councillor Buchanan.

**ATTENDING:** Legal Services Manager (I Henderson); Development Management Co-ordinator (B Whittle); Roads Development Officers (R Mackenzie Item PRC10 only and C Russell Item PRC11 only), and Committee Services Officer (S Barton).

**PRC6. APOLOGIES**

An apology for absence was intimated on behalf of Councillor Chalmers.

**PRC7. DECLARATIONS OF INTEREST**

There were no declarations made.

**PRC8. MINUTE**

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 21 June 2012.

**PRC9. 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.

**PRC10. APPLICATION FOR REVIEW – PLANNING APPLICATION P/11/606/FUL, PARTIAL CHANGE OF USE OF EXISTING SHOP (CLASS 1) TO ALLOW HOT FOOD TAKEAWAY SALES AND INSTALLATION OF EXTERNAL FLUE AT 10-12 GRANGEMOUTH ROAD, FALKIRK FK2 9DA (CONTINUATION)**

With reference to the Minutes of Meeting of the Planning Review Committee held on 21 June 2012 (Paragraph PRC4 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Mr S Banks on behalf of Mr M Fanning for partial change of use to existing shop (class 1) to allow hot food takeaway sales and installation of external flue at 10-12 Grangemouth Road, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the written submission provided by Mr Raymond Purcell, and (b) from the unaccompanied inspection of the site in question on 2 October 2012, and considered:-

- (1) Policy EP09 of the Falkirk Council Local Plan;
- (2) the consultation responses, particularly the comments from the Roads Development Unit;
- (3) the written submission provided by Mr Purcell;
- (4) the benefit of the site inspection;
- (5) the access to, and the size of the proposed parking area at the rear of the property;
- (6) the proximity of the light controlled junction to the property, and
- (7) the impact of the proposal on the adjacent residential properties.

After discussion the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** and that the preparation of the decision notice be delegated to the Chief Governance Officer.

**PRC11. APPLICATION FOR REVIEW – PLANNING APPLICATION P/11/0706/FUL, ERECTION OF DWELLINGHOUSE AT LAND TO THE WEST OF WOODGROVE, FALKIRK (CONTINUATION)**

With reference to the Minute of Meeting of the Planning Review Committee held on 21 June 2012 (Paragraph PRC5 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Mr C Hardie on behalf of Mr I Robertson for the erection of a dwellinghouse at land to the west of Woodgrove, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the written submission provided by the Director of Development Services and the applicant's response to this, and (b) from the accompanied inspection of the site in question on 2 October 2012, and considered:-

- (1) Policies EQ19 and SC03 of the Falkirk Council Local Plan;
- (2) the terms of the Falkirk Council Supplementary Planning Guidance Note "Housing Layout and Design";
- (3) the responses from the statutory consultees – Scottish Water, Environmental Health and the Roads Section;

- (4) the objections raised in relation to the application;
- (5) information submitted by the applicant in support of the proposal;
- (6) the benefit of the site inspection;
- (7) the written submission from Development Services and the response from the applicant in relation to this, and
- (8) the lack of visibility at the entrance to access road.

After discussion the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** and that the preparation of the decision notice be delegated to the Chief Governance Officer.