

DRAFT
AGENDA ITEM 3

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 26 MARCH 2013 at 11.00 A.M.

PRESENT: Councillors Buchanan, Mahoney, McLuckie, Meiklejohn and Turner.

CONVENER: Councillor Buchanan.

ATTENDING: Legal Services Manager (I Henderson); Development Management Co-ordinator (B Whittle), and Committee Services Officer (S Barton).

PRC28. APOLOGIES

No apologies were intimated.

PRC29. DECLARATIONS OF INTEREST

There were no declarations made.

PRC30. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 14 March 2013.

PRC31. OPENING REMARKS

The Convener welcomed everyone in attendance to this meeting of the Planning Review Committee and following a short introduction asked Mr Henderson to provide a summary of the procedure to be followed at the Committee.

PRC32. APPLICATION FOR REVIEW – PLANNING APPLICATION P/12/0537/FUL, EXTENSION TO DWELLINGHOUSE TO FORM GARAGE WITH STORAGE LOFT, ORANGERY AND UTILITY ROOM AT 8 SOUTH BROOMAGE AVENUE, LARBERT (CONTINUATION)

There were submitted documents (circulated) in relation to the Application for Review submitted by Acre Architects on behalf of Mr and Mrs Romanis for

the extension to a dwellinghouse to form garage with storage loft, orangery and utility room at 8 South Broomage Avenue, Larbert.

The Committee heard a short presentation from Mr Whittle, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling, the reasons for refusal and the written submissions relating to the application now being reviewed.

After discussion, and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, (b) from the written submissions provided by Development Services and the response thereto, and (c) from the accompanied inspection of the site in question on 26 March 2013, and considered:-

- (1) Policies EQ1 and SC9 of the Falkirk Council Local Plan;
- (2) the Supplementary Planning Guidance Note on House Extensions and Alterations;
- (3) the consultation response from the Environmental Protection Unit;
- (4) the benefit of the site inspection, particularly in relation to providing an understanding of the scale and size of the proposed extension;
- (5) the variation in house style and types in the surrounding area;
- (6) the size of the proposed extension, and
- (7) the impact of the proposal on the character and appearance of the existing building and the visual impact on the surrounding area.

Councillor Mahoney, seconded by Councillor Meiklejohn moved:-

“that the Committee refuse the application for the reasons detailed in the decision made by the officer under delegated authority”

By way of an amendment, Councillor Buchanan seconded by Councillor Turner moved:-

“that the Committee grant the application for planning permission subject to conditions considered appropriate by the Director of Development Services, including conditions relating (1) to the comments made by the Environmental Protection Unit, and (2) to the materials to be used in the development details of which shall be required to be submitted by the applicant to the Director of Development Services for approval prior to the commencement of the development.”

On a division, 2 Members voted for the motion and 3 Members voted for the amendment.

Accordingly, **AGREED:-**

- (1) to **GRANT** planning permission subject to such conditions as the Director of Development Services shall deem appropriate, including conditions in relation to the following:-
 - (i) the comments made by the Environmental Protection Unit in relation to contaminated land, and
 - (ii) the type of materials to be used in the development the details of which shall be supplied by the applicant to the Director of Development Services for approval prior to the commencement of the development,
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.