

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 18 APRIL 2013 at 3.00 P.M.

PRESENT: Councillors Buchanan, Chalmers and McLuckie.

CONVENER: Councillor Buchanan.

ATTENDING: Team Leader, Legal Services (D Blyth); Development Management Co-ordinator (D Campbell) (Item PRC06 only); Network Co-ordinator; Senior Planning Officer (A Finlayson) (Item PRC05 only), and Committee Services Officer (S Barton).

PRC1. APOLOGIES

No apologies were intimated.

PRC2. DECLARATIONS OF INTEREST

There were no declarations made.

PRC3. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 26 March 2013.

PRC4. OPENING REMARKS

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

PRC5. APPLICATION FOR REVIEW – PLANNING APPLICATION P/12/0033/FUL, DEMOLITION OF A SINGLE STOREY EXTENSION, CONSTRUCTION OF A SINGLE STOREY EXTENSION AND CHANGE OF USE FROM DWELLINGHOUSE TO CHILDREN'S NURSERY AT ROUGH HAUGH FARM, SUNNYSIDE ROAD, BRIGHTONS (CONTINUATION)

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr J Sharp on behalf of Westquarter and Redding Cricket Club for the demolition of a single storey extension, construction of a single storey extension and

change of use from dwellinghouse to children's nursery at Rough Haugh Farm, Sunnyside Road, Brightons.

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

After discussion, and having heard advice from Mr Blyth and Mr Finlayson, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the accompanied inspection of the site in question on 18 April 2013, and considered:-

- (1) Policies EQ03, SC07 and SC15 of the Falkirk Council Local Plan;
- (2) the consultation responses from the Roads Development Unit;
- (3) the benefit of the site inspection, particularly in relation to providing an understanding of proposals for vehicle movement once the nursery is fully operational;
- (4) the representations submitted by the Community Council and by neighbours in the surrounding properties;
- (5) the impact of securing the development on the long term future of the cricket club, and
- (6) the undertaking given by the applicant in relation to the monitoring and management of parking at the development.

After discussion the Committee **AGREED**:-

- (1) to **GRANT** planning permission subject to such conditions as the Director of Development Services shall deem appropriate, including a condition in relation to the proposal to put in place a monitoring and management plan for parking, and
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.

PRC6. APPLICATION FOR REVIEW – PLANNING APPLICATION P/12/0606/FUL, EXTENSION TO DWELLINGHOUSE AT 40 GLASGOW ROAD, DENNYLOANHEAD (CONTINUATION)

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr M Sweeney for the extension to a dwellinghouse at 40 Glasgow Road, Dennyloanhead.

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

After discussion, and having heard advice from Mr Blyth and Mr Campbell, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the unaccompanied inspection of the site in question on 18 April 2013, and considered:-

- (1) Policy SC09 of the Falkirk Council Local Plan;
- (2) the Falkirk Council Supplementary Planning Guidance Note on 'House Extensions and Alterations';
- (3) the consultation responses from the Roads Development Unit and from the Environmental Protection Unit;
- (4) the benefit of the site inspection, particularly in providing an understanding of the concerns over road safety, and
- (5) the variation in house styles in the surrounding area.

After lengthy discussion, including a view from Councillor Buchanan that the development of the house would have been acceptable in terms of design, but not in terms of road safety, the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission on both of the grounds for refusal be **UPHELD** and that the preparation of the decision notice be delegated to the Chief Governance Officer.