

The background of the slide is a large, light blue watermark of the City of Vancouver's coat of arms. It features a crown at the top with four maple leaves. The shield is divided into four quadrants: top-left shows a ship on wavy water; top-right shows a stag's head with a cross above its antlers; bottom-left shows a three-masted sailing ship on wavy water; bottom-right shows an eagle with spread wings perched on a branch. A banner at the bottom contains the motto 'A NE FOR A'.

Agenda Item 3

Minutes

Draft

FALKIRK COUNCIL

**Minute of special meeting of Falkirk Council held in the Municipal Buildings,
Falkirk on Friday 20 September 2019 at 9.30 a.m.**

Councillors: David Alexander Niall Coleman Lynn Munro
David Balfour Joan Coombes Laura Murtagh
Lorna Binnie Paul Garner Malcolm Nicol
Robert Bissett Dennis Goldie Alan Nimmo
Jim Blackwood Nigel Harris Depute Provost Ann Ritchie
Gary Bouse Gordon Hughes Robert Spears
Provost William Buchanan Cecil Meiklejohn

Officers: Kevin Collins, Transport Planning Co-ordinator
Ian Dryden, Development Manager
Jack Frawley, Committee Services Officer
Rhona Geisler, Director of Development Services
Iain Henderson, Legal Services Manager
Colin Moodie, Chief Governance Officer
Brian Pirie, Democratic Services Manager
Julie Seidel, Planning Officer
Alastair Shaw, Development Plan Co-ordinator
Russell Steedman, Network Co-ordinator
Richard Teed, Senior Forward Planning Officer
Brent Vivian, Senior Planning Officer
Bernard Whittle, Development Management Co-ordinator

FC19. Sederunt

The sederunt was taken by way of a roll call. Apologies were intimated on behalf of Councillors Aitchison, Black, Flynn, Kerr, McCue, McLuckie and Reid.

FC20. Declarations of Interest

There were no declarations.

FC21. Minute

Minute of Meeting of the Planning Committee (comprising all Members of Council) held on 28 May 2019, was agreed as a correct record.

FC22. Development of Land for Residential Use with Associated Open Space, Site Development Works and Landscaping at Middlerigg Farm, Reddingmuirhead, Falkirk FK2 0DZ for Taylor Wimpey UK Limited - P/19/0125/PPP

With reference to Standing Order 33, the Provost referred to a deputation request received from Reddingmuirhead and Wallacestone Community Council, an objector, to be heard in relation to this item.

Councillor Nimmo, seconded by Councillor Hughes, moved that Council agrees to hear to the deputation.

As an amendment, Councillor Grant, seconded by Councillor Blackwood, moved that Council does not hear the deputation.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 23 members present with voting as undernoted:-

For the motion (20) – Provost Buchanan; Depute Provost Ritchie; and Councillors Alexander, Balfour, Binnie, Bissett, Bouse, Coleman, Collie, Coombes, Garner, Harris, Hughes, Meiklejohn, Munro, Murtagh, Nicol, Nimmo, Patrick and Spears.

For the amendment (2) – Councillors Blackwood and Grant.

Abstentions (1) – Councillor Goldie

Council accordingly agreed the deputation request.

Danny Callaghan, on behalf of Reddingmuirhead and Wallacestone Community Council, an objector, addressed the Council.

Council considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes with associated open space, site development work and landscaping, at Middlerigg Farm Reddingmuirhead Falkirk.

Decision

Council agreed to:-

- (1) instruct the Director of Development Services to advise DPEA that the report, its appendices and minutes of the Council meetings held to consider the application constitute the Council's note of matters which the planning authority considers should be taken into account in determining the planning application;**

- (2) indicate to DPEA that it would have been minded to refuse planning permission for the reasons detailed in the report attached as Appendix A to the report, and
- (3) indicate to DPEA, that in the event of the Reporter appointed to the appeal being minded to grant planning permission that any such grant of planning permission be subject to the satisfactory conclusion of a Section 75 Planning Obligation in the terms set out in the response attached as Appendix B to the report and the conditions also set out in the response attached as Appendix B to the report.

FC23. Development of Land for Residential Purposes Use with Associated Infrastructure at Land to the North of North Bank Farm, Bo'ness, for Miller Homes Limited - P/19/0129/PPP

With reference to Standing Order 33, the Provost referred to a deputation request received from the applicant to be heard in relation to this item.

Council agreed to hear the deputation.

Arthur Mann, on behalf of Miller Homes Limited, addressed the Council.

Council considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes use with associated infrastructure at land to the North of North Bank Farm, Bo'ness.

Councillor Alexander, seconded by Councillor Bouse, moved that Council refuse the application for the following reason(s):-

- (1) The proposed development does not relate to housing required for the pursuance of an appropriate rural activity, the restoration or replacement of an existing house, the conversion of non-domestic farm buildings, appropriate infill development, historic building/structure enabling development or a gypsy/traveller site. As such the principle of residential development of the application site is contrary to policies CG01 'Countryside' and CG03 'Housing in the Countryside' and Supplementary Guidance SG01 'Development in the Countryside' of the Falkirk Local Development Plan.
- (2) The application is, on balance, contrary to Policy HSG01 'Housing Growth' of the Falkirk Local Development Plan. The Council currently has a shortfall in the 5 year effective housing land supply and so will consider further releases of land for sustainable and effective development proposals in the following order of preference: urban capacity sites; additional brownfield sites; and sustainable greenfield sites. The site is an extensive greenfield site and the proposal represents a large scale housing development at odds with the

settlement strategy for the area. The application, whilst being assessed as effective, may not have any onsite completions (based on the applicants projections) until after the adoption of the Falkirk Local Development Plan 2 (which will address the current housing land shortfall) and is not considered to be sustainable development. A more sustainable approach would be for the impacts of and opportunities for urban expansion in this area to be considered in a co-ordinated way through the local plan review process so the broader considerations of settlement growth, landscape impacts, urban form and infrastructure provision, including school provision, the road network and pedestrian/cycle facilities, could be assessed in the round, and the most optimal long term solutions devised.

- (3) Granting the application (for a major housing development) could make it difficult to resist other applications which in combination may result in growth in the area of a strategic nature. The settlement strategy for this area should be properly considered through the local plan review process and not, de facto, by decisions on individual planning applications.

As an amendment, Councillor Munro, seconded by Councillor Grant, moved that Council is minded to grant the planning permission in principle subject to conclusion of a Section 75 Planning Obligation and such conditions to the satisfaction of the Director of Development Services.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 23 members present with voting as undernoted:-

For the motion (16) –.Provost Buchanan; Depute Provost Ritchie; and Councillors Alexander, Balfour, Binnie, Blackwood, Bouse, Coleman, Collie, Coombes, Hughes, Meiklejohn, Murtagh, Nicol, Nimmo, and Spears.

For the amendment (7) – Councillors Bissett, Garner, Goldie, Grant, Harris, Munro and Patrick.

Decision

The motion was agreed.