

Draft

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held in Westquarter Primary, Westquarter Avenue, Westquarter, Falkirk on Thursday 14 November 2019 commencing at 7.00 p.m.

The purpose of the meeting was to hold a pre-determination hearing in terms of the Planning etc. (Scotland) Act 2006. When sitting in this capacity, the Planning Committee comprises all members of the Council.

Councillors:

David Alexander (Convener)	Gordon Hughes
David Balfour	Lynn Munro
Lorna Binnie	Alan Nimmo
Allyson Black	Pat Reid
David Grant	Depute Provost Ann Ritchie

Officers:

Donald Campbell, Development Management Co-ordinator
Katherine Chorley, Planning Officer
Kevin Collins, Transport Planning Co-ordinator
Ian Dryden, Development and Building Standards Manager
Iain Henderson, Legal Services Manager
Adeline Orr, Committee Services Assistant
Alistair Shaw, Development Plan Co-ordinator
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator

Also Attending:

Gillian Agnew, Architect, Development Services
David McGhee, Head of Procurement and Housing Property, Corporate and Housing Services
Paul McLay, Senior Asset and Investment Co-ordinator, Corporate and Housing Services
Paul Noble, Design Co-ordinator, Development Services

PDH14. Apologies

Apologies were intimated on behalf of Provost Buchanan; and Councillors Bissett, Blackwood, Bouse, Coleman, McCue and McLuckie.

PDH15. Declarations of Interest

There were no declarations of interest.

PDH16. Pre-Determination Hearing Procedures

The Convener formally welcomed those present and outlined the procedures relating to the meeting.

PDH17. Substantial Demolition of Former Farm Steading and Redevelopment to Form 12 Dwellinghouses, Erection of 69 Dwellinghouses, 30 Flatted Dwellings, Formation of Roundabout, Landscaping and Suds Pond at Woodend Farm, Hallglen Road, Hallglen, Falkirk FK1 2AT for Falkirk Council - P/19/0453/FUL

The Committee considered a report by the Director of Development Services on an application for a major development and sought full planning permission for substantial demolition of the Grade C Listed Woodend Farm Steading and its redevelopment to form 12 houses. The surrounding land would be developed to form 69 houses and 30 flats with associated landscaping, drainage pond, access road and roundabout. The development would create 111 new affordable dwellings at Woodend Farm, Hallglen Road, Hallglen, Falkirk.

1. The Planning Officer (K Chorley) outlined the nature of the application.
2. The applicant's representative (P McLay) was heard in relation to the application. He explained that the planning application, as submitted, was a major development and related to the substantial demolition for substantial demolition of the Grade C Listed Woodend Farm Steading and its redevelopment to form 12 houses. The land was Council owned through Housing Revenue Account (HRA). The application related to the development of 69 houses and 30 flats with associated landscaping, drainage pond, access road and roundabout. The development would create 111 new affordable dwellings. It met the principle of sustainable development and the needs of current and future tenants. The farmhouse site had been vacant since 2012. The house and its outbuildings was handed back to the Council in a poor condition. There had been some grazing lets until April 2017 when the lease was terminated to allow development. The new homes were designed to sympathetically complement the existing farmhouse. The application met housing need (including 1000 social rented housing units) and associated objectives within the Local Housing Strategy (LHS). The homes would be energy efficient and accessible, affordable and efficient. Disabled needs would be met and the development would include 15 specific wheelchair accessible homes. The construction work would commence in July 2010 and the aim was to be complete by February 2023. The first homes would be completed by 2021. There was a high need for adapted homes and the high quality development would be driven by need and not profit. It had received Secure by Design Accreditation. Funding was in place supported by £6.7 million from the Scottish Government. To date 400 new homes had been

delivered and this development would add 200 more homes to achieve the total of 600 over 5 years. There then followed information from a second applicant representative (G Agnew) who referred to the development's unique design, based around the farmhouse to be retained and refurbished. The house would act as a central focus for the development and have a countryside feel. It would be surrounded by wide open/social space with countryside access at the southern part of the site. This space would encourage biodiversity and through planting, landscaping and a SUDS system integrating into the landscape. It aimed to have a range of uses including cycling.

3. No consultee representatives present were heard in respect of the application.
4. Questions were then asked by Members of the Committee as follows:-

Q(a) Clarification was sought on the reason for the education contribution going up at Graeme High School while other schools were saying that they could accommodate the development.

Response by the Development Management Co-ordinator:-

The education contribution was determined with advice from Children's Services. A revised consultation response had now been received. The final report to Council would provide further clarification.

Q(b) Clarification was sought on the number of cars to be accommodated within the development, the capacity for parking and the location within the site plan.

Response by the applicant's representative (G Agnew):-

Parking was designed in line with national guidance as follows:-

- 1 bedroom – 1 space
- 2/3 bedrooms – 2 spaces
- 4 bedrooms – 3 spaces.

There would be 25% visitor parking as well. The location of parking spaces was subject to a range of approaches throughout the development. Residents parking was located within residents' driveways and visitor parking within parking courts next to the farmhouse.

Q(c) Clarification was sought on the location of refuse bins within the development.

Response by the applicant's representative (G Agnew):-

Each unit had its own bin area. The farmhouse had 2 larger bin stores. The development had sufficient space for the range of Council bins.

Q(d) Clarification was sought on the location of children's play equipment.

Response by the applicant's representative (G Agnew):-

There was a significant amount of passive open space in the proximity of the development and therefore no immediate proposal to install active equipment within the development. Callendar Park was nearby and areas of close proximity had play equipment. The Council strategy was to upgrade existing equipment rather than build new.

Q(e) Clarification was sought on renewable energy proposals and efficiency for the development.

Response by the applicant's representative (G Agnew):-

All properties would have solar photovoltaic (PV) installations to combat fuel poverty. Consultants had advised that gas and PV's were the most economical method of fuel use. When the proposals were due to go out to tender, the most appropriate specialists would be consulted in relation to energy performance.

5. Section 38A of the Town and Planning (Scotland) Act 1997 together with Regulation 27 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 give those persons who have submitted representations on relevant planning applications the right to be heard before a Committee of the Council before the application is determined. No formal representations had been submitted. On this occasion some other members of the public in attendance at the meeting were permitted to address the Committee.

(a) Ms K McDonald sought clarification on the arrangements for traffic entering and leaving the site. She also raised concern in relation to the potential for traffic speed on the road and questioned where lorries would enter the site. She then referred to the natural access into Callendar Park.

Response by the Network Co-ordinator, Roads Development Unit, Development Services

The detail of traffic related issues had still to be finalised by the developer. It was envisaged that a roundabout may be required.

Response by the applicant's representative (G Agnew):-

Until the contractor was in place she wouldn't be categorical but they would look to put the infrastructure in first. Traffic management would be part of the contractor package. All existing links to Callendar Park would be retained and possibly enhanced through extra pavements and footways.

- (b) Mr A Connor referred to the importance of reducing the speed limit on Hallglen Road. He stressed the danger of cars currently travelling at speeds like 60 mph. He suggested the benefit of adding a refuge island but had been told in the past that it was not warranted. In relation to Glenburn Road, there was nothing to assist pedestrians unlike other areas. He asked if the speed limit would be reduced to 30 mph.

Response by the Network Co-ordinator, Roads Development Unit, Development Services:-

There were no proposals to change the speed limit at this stage.

Response by the Convener:-

The issue of parking and traffic would be well scrutinised by members at the future Council meeting.

- 6. Further questions were then asked by Members of the Committee as follows:-

- (a) Clarification was sought on whether the old wall was listed and its state of repair.

Response by the applicant's representative (G Agnew):-

There was recognition that the wall was in disrepair. The applicant was willing to enter into discussions to look at potential repair of damage.

- (b) Concern was raised at the development's potential carbon footprint and clarification was sought on options for electric car charging points within the development.

Response by the applicant's representative (G Agnew):-

The development proposals include ducting and cabling that will allow for future charging points to be added. This would therefore 'build in' the potential for the future carbon reduction with a positive contribution to the environment.

PDH18. Close of Meeting

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by Falkirk Council on a date yet to be determined.