

P18. Redevelopment of the Former Manuel Brickworks Site – Mixed Use Development Comprising Approximately 400 Residential Dwellings, Associated Local Retailing and Community Facilities (Classes 1, 2 and 3) and Approximately 29,000m2 Total Gross Area of Commercial Units (10% Class 4: Business & 90% Class 6: Storage/Distribution) at Land To The East Of Almondhall Farm, Falkirk for CWC Group - P/17/0792/PPP – Continuation

With reference to Minute of Meeting of the Planning Committee held on 28 August 2019 (Paragraph P43 refers), the Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on Redevelopment of the Former Manuel Brickworks Site – Mixed Use Development Comprising Approximately 400 Residential Dwellings, Associated Local Retailing and Community Facilities (Classes 1, 2 and 3) and Approximately 29,000m2 Total Gross Area of Commercial Units (10% Class 4: Business & 90% Class 6: Storage/Distribution) at Land To The East Of Almondhall Farm, Falkirk.

With reference to standing order 38.1 (x) the Convener referred to a request to be heard from Councillor McLuckie in respect of this item. The Convener, having given his consent, then invited Councillor McLuckie to address the committee.

With reference to Standing Order 33.5 the convener referred to a deputation request received from the applicant's agent, Kerri McGuire, in relation to this item. The deputation had been submitted by way of a written submission in accordance with the decision of Council of 6th May 2020.

The committee agreed to receive the deputation.

The committee adjourned to consider the deputation submission.

The committee adjourned at 9.37 a.m. and reconvened at 9.45 a.m. with all members present as per the sederunt.

Provost Buchanan seconded by Councillor Black moved that the committee considers that the following material considerations are of such weight as to indicate that the development plan should not be afforded priority:-

- That the proposal would be a suitable mixed use development;
- That the proposal uses brownfield land and offers the prospect of developing and remediating a very substantial derelict site;
- That there is a substantial business element which could promote job creation;
- That the proposal offers the potential to enhance Almond Castle, Haining Wood and the Union Canal and access to them;
- That the proposal would result in new greenspace within the site.

The committee, accordingly, agrees that it is minded to grant planning permission in principle subject to the completion, within 6 months of 17th June 2020, of a Section 75 obligation under the Town and County Planning

(Scotland) Act 1997, in terms satisfactory to the Director of Development Services, in respect of:-

- an education contribution at a rate of £4800 per dwellinghouse and £1050 per flat towards addressing future capacity issues at Whitecross Primary School;
- an education contribution in accordance with Revised SG10 'Education and New Housing Development' towards addressing future capacity issues at Graeme High School;
- a transport contribution to fund diversion of the existing local bus service into the site;
- a transport contribution towards the upgrade of M9 Junction 4 (Lathallan Roundabout);
- the provision of 25% of the units at the site as affordable housing;
- an open space contribution at the rate of £1911 per dwellinghouse (£882 for active open space and £1029 for passive open space), which will be determined by the amount and type of on-site provision;
- a healthcare contribution towards addressing local healthcare impacts,

and thereafter on conclusion of the foregoing matters, remit to the said Director to grant planning permission in principle subject to appropriate conditions as determined by her including suspensive conditions that the development shall not be commenced until (1) the provision of a two way overbridge on Myrehead Road and (2) the provision of a 3m wide cycleway/footway with 2m buffer area on Haining Road. In the event that the Section 75 obligation is not concluded within six months of 17th June 2020, the matter will be referred back to Planning Committee by officers for further consideration.

As an amendment, Councillor Murtagh seconded by Councillor Bouse moved that the committee agrees to continue consideration of the application in order to allow for further discussion to take place between officers and the applicant in relation to potential planning conditions, section 75 obligations and suspensive planning conditions in relation to provision of a two way overbridge on Myrehead Road and a 3m wide cycleway/footway with a 2m buffer area on Haining Road with officers to report back to committee on the outcome of the discussions.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (5) – Provost Buchanan and Councillors Bissett, Black, Blackwood and Kerr.

For the amendment (6) – Councillors Alexander, Bouse, Hughes, McCue, Munro and Murtagh.

Decision

The committee agreed to continue consideration of the application in order to allow for further discussion to take place between officers and the applicant in relation to potential planning conditions, section 75 obligations and suspensive planning conditions in relation to

provision of a two way overbridge on Myrehead Road and a 3m wide cycleway/footway with a 2m buffer area on Haining Road with officers to report back to committee on the outcome of the discussions.