

DRAFT**FALKIRK COUNCIL**

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 21 NOVEMBER 2013 at 12.30 P.M.

COUNCILLORS:

Baillie William Buchanan
Colin Chalmers
John McLuckie

OFFICERS:

Shona Barton, Committee Services Officer
Iain Henderson, Legal Services Manager
Bernard Whittle, Development Management Co-ordinator

PRC35. APOLOGIES

None.

PRC36. DECLARATION OF INTEREST

There were no declarations made.

PRC37. OPENING REMARKS

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

PRC38. APPLICATION FOR REVIEW - PLANNING APPLICATION P/13/0038/FUL INSTALLATION OF WIND TURBINE (102 METRES TO BLADE TIP), ANCILLARY INFRASTRUCTURE INCLUDING ACCESS TRACK, CRANE HARDSTANDING AREA AND TEMPORARY GROUND WORKS AT LAND TO THE NORTH OF KERSEBROCK FARM, FALKIRK

The Committee considered documents relating to Planning Application P/13/0038/FUL for the installation of a wind turbine (102 metres to blade tip), ancillary infrastructure including access track, crane hardstanding area and temporary ground works at land to the North of Kersebrock Farm, Falkirk.

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 and the reasons for refusal of the application now being reviewed.

Discussion took place on the reasons for refusal, with particular reference made to reason 4 on the decision notice which related to the requirement for an Environmental Statement (ES) in support of the application. It was noted that the applicant had sought a screening direction on the requirement for an ES in relation to the application from the Scottish Ministers, and that the outcome had been that it was deemed that an ES would be required. With advice from Mr Henderson, the Committee considered the papers before it and the terms of the Environmental Impact Assessment (Scotland) Regulations 2011. The Committee considered that the Planning Review Committee was the Planning Authority as it related to this application, and that it could not make a determination on the application without an ES being submitted by the applicant in the first instance.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED:-**

- (1) to request that the applicant provide the required ES, in terms of the Environmental Impact Assessment (Scotland) Regulations 2011, and
- (2) that it be delegated to the Chief Governance Officer to proceed with and administer the process in relation to the ES.

The Committee also **AGREED** to conduct an accompanied inspection of the site in question for the purpose of providing clarity to Members on the location of the site.

PRC39. APPLICATION FOR REVIEW – PLANNING APPLICATION P/12/0421/PPP ERECTION OF DWELLINGHOUSE AT LAND TO THE WEST OF THE GABLES, EASTER GREENRIGG FARM, SLAMANNAN

The Committee gave consideration to documents relating to Planning Application P/12/0421/PPP for the erection of a dwellinghouse at land to the West of the Gables, Easter Greenrigg Farm, Slamannan.

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 and the reason for refusal of the application now being reviewed.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that the meeting would be adjourned to allow Members to conduct an inspection of the site.

The meeting adjourned at 1.10 p.m. for the purpose of carrying out the site inspections and reconvened at 3 p.m. with all those present as per the sederunt.

**PRC40. APPLICATION FOR REVIEW – PLANNING APPLICATION
P/12/0421/PPP ERECTION OF DWELLINGHOUSE AT LAND TO THE
WEST OF THE GABLES, EASTER GREENRIGG FARM, SLAMANNAN**

The Committee gave further consideration to documents relating to Planning Application P/12/0421/PPP for the erection of a dwellinghouse at land to the West of the Gables, Easter Greenrigg Farm, Slamannan.

After further discussion and having heard advice from Mr Henderson and Mr Whittle, and having given consideration to the benefit of the site inspection, the Committee **AGREED:-**

- (1) that the matter be continued to a future meeting of the Committee on a date to be agreed,
- (2) that further information in the form of written submissions, be submitted by:-
 - (a) the Applicant providing further information on the proposal for prestige duck farming on the site;
 - (b) the Director of Development Services providing information on the following:-
 - (i) information in relation to the proposal by the applicant for prestige duck farming on the site and the reasons why this was not notified or published in the progress of the planning application;
 - (ii) information from the Roads Section in relation to the position regarding vehicular access to and from the proposed development site as well as in relation to the private Jawcraigs Road and the potential for that private road to be used to serve the proposed development site, and
 - (iii) information in relation to the planning history of the sites where building has taken place identified by the applicant in the Notice of Review and any precedent that may have been set in the surrounding area for such development.
- (3) that the written submissions requested be provided within a period of 14 days from receipt of the request, and
- (4) that the respective written submissions requested be copied to the applicant and the Director of Development Services in order that they may make comments in reply. In addition that the respective written submissions, be copied to the interested parties in order that they may make comments thereon.