

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 10 FEBRUARY 2014 commencing at 9.20 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi
Colin Chalmers
John McLuckie
Malcolm Nicol
Baillie Joan Paterson
Sandy Turner

OFFICERS:

Ian Dryden, Development Manager
Stuart Henderson, Environmental Health Officer (for applications P/13/0689/FUL and P/13/0405/FUL)
Stephen McClure, Planning Officer (for application P/13/0689/FUL)
John McPeake, Trainee Planning Officer (for application P/13/0012/FUL)
Julie Seidel, Planning Officer (for application P/13/0012/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor

P120. APOLOGIES

Apologies were intimated on behalf of Councillors Mahoney, Meiklejohn, McNally and Nimmo.

P121. CHANGE OF USE FROM CLASS 1 (SHOP) TO HOT FOOD TAKE-AWAY (SUI-GENERIS) AT 52 HIGH STATION ROAD, FALKIRK FK1 5QX FOR MR & MRS IJAZ SARDAR - P/13/0689/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 January 2014 (Paragraph P118 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for a change of use from a class 1 (shop) to a hot food takeaway (sui generis) at 52 High Station Road, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Johnstone, the applicant's agent, was heard in relation to the application.

Mrs Sardar, the applicant, was heard in relation to the application.

Mr Grugen, an objector, was heard in relation to the application.

The objections included the following issues:-

- That the same type of application was recently submitted and rejected at these premises;
- The noise, smell and waste from the premises and the negative effect on the neighbouring flatted dwelling;
- That no agreement would be given to a venting system being installed in the common wall between the premises and the neighbouring property;
- The need for soundproofing to mitigate the noise effect on the adjacent flat;
- The limited parking at this section of road and the associated road safety issues near a bend and a busy junction;
- The lack of space for bin storage in the common area and not agreed with the relevant neighbouring properties;
- The lack of clarity and concerns in relation to the premises opening times; and
- That no additional hot food takeaway was required as there was currently one such premises adjacent to the property and the area was mainly residential.

Questions were then asked by Members of the Committee.

Depute Provost Patrick, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 26 February 2014.

P122. ERECTION OF DETACHED DWELLINGHOUSE ON LAND TO THE WEST OF BARRDEN, MARCHMONT AVENUE, POLMONT FOR APSIS SOLUTIONS (CONSTRUCTION) LTD - P/13/0012/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 January 2014 (Paragraph P117 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a three storey split level detached dwellinghouse located within part of the wider Millfield Estate, an area of wooded open space (Gray Buchanan Park), and sloping to the east, towards the Polmont Burn on land to the west of Barrden, Marchmont Avenue, Polmont, Falkirk.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

Mr Convery, the applicant's agent, was heard in relation to the application.

Mr Reid, the applicant's representative, was heard in relation to the application.

Mr Elgie, an objector, was heard in relation to the application.

Mr McEwan, an objector, was heard in relation to the application.

The objections included the following issues:-

- That the application was contrary to the Development Plan;
- That the site boundaries were incorrect;
- That the site was within the green belt and a vital green link between Gilston and Gray Buchanan Park, containing an important watercourse and waterfall;
- That the site was an area of wideranging and unique biodiversity and a nature resource which attracted visitors;
- That large scale of the house and the overpowering of the site;
- The loss of a view of the waterfall from the neighbouring property and the loss of amenity;
- The projecting north west elevation of the development eliminating natural daylight to the adjacent property's lounge;
- That the south west boundary was contiguous with the main door of the adjacent property, but there was a 1.2 metre pathway linking the site entrance gate to the property since construction;
- That the east most section of the existing driveway was used by pedestrians within Millfield; and
- There was a stone built surface water drain 1 metre below the solum of the adjacent property which traversed the site to the Polmont Burn.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 26 February 2014.

Members thereafter viewed the area of wooded open space behind the proposed development.

P123. AMENDMENT TO PLANNING PERMISSION P/07/1129/REM - CHANGE GROUND FLOOR COMMERCIAL UNITS TO RESIDENTIAL UNITS (COMPRISING 4 FLATS) ADJUSTMENT TO POSITION OF ENTIRE FLATTED BLOCK - 0.5 METRES TO THE NORTH AND 0.5 METRES TO THE EAST AT 1 - 11 (ODD) CROWN CRESCENT, LARBERT FK5 4XP FOR CALA MANAGEMENT LTD - P/13/0663/VRC

With reference to Minute of Meeting of the Planning Committee held on 29 January 2014 (Paragraph P119 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for the amendment to planning permission P/07/1129/REM to change ground floor commercial units to residential units (comprising 4 flats) and the adjustment to the position of the entire flatted block (0.5 metres to the north and 0.5 metres to the east) at 1-11 (odd) Crown Street, Larbert.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mr Mitchell and Mr Buchanan, the applicant's representatives, were heard in relation to the application.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 26 February 2014.