

FALKIRK COUNCIL

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on
MONDAY 10 MARCH 2014 commencing at 9.30 a.m.**

COUNCILLORS:

Baillie William Buchanan (Convener) (for applications
P/12/0546/FUL, P/13/ 0754/FUL and P/13/ 0741/FUL)
Colin Chalmers
John McLuckie (Convener) (for applications P/13/0760/FUL
and P/14/0009/ADV)
John McNally
Adrian Mahoney
Cecil Meiklejohn (for applications P/13/0760/FUL and
P/14/0009/ADV)
Malcolm Nicol
Sandy Turner

OFFICERS:

John Angell, Head of Planning and Transportation (for
applications P/14/0009/ADV and P/12/0546/FUL)
Katherine Chorley, Assistant Planning Officer (for application
P/12/0546/FUL)
Kevin Collins, Transport Planning Co-ordinator (for application
P/12/0546/FUL)
Ian Dryden, Development Manager
Allan Finlayson, Senior Planning Officer (for applications
P/13/0760/FUL and P/14/0009/ADV)
Stuart Henderson, Environmental Health Officer (for applications
P/13/0760/FUL and P/12/0546/FUL)
Kirsty Hope, Assistant Planning Officer (for application
P/12/0546/FUL)
David Paterson, Planning Officer (for application
P/12/0546/FUL)
Julie Seidel, Planning Officer (for application P/13/ 0754/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor
Brent Vivian, Senior Planning Officer (for application P/13/
0741/FUL)

P138. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson.

P139. DEMOLITION OF GARAGE PREMISES AND ERECTION OF CLASS 1 SHOP UNIT WITH ANCILLARY DELICATESSEN (CLASS 1) AND FORMATION OF CAR PARK AT 50 DALDERSE AVENUE, FALKIRK FK2 7EG FOR DAVID'S KITCHEN LTD - P/13/0760/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P136 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 demolition of garage premises, the erection of a class 1 shop unit with ancillary delicatessen (class 1) and the formation of a car park at 50 Dalderse Avenue, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

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

Mr Fernie, the applicant, was heard in relation to the application.

Mr McKerrell, on behalf of Grahamston, Middlefield and Westfield Community Council, was heard in relation to the application.

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

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

Mrs Archibald, an objector, was heard in relation to the application.

Mrs Halley, an objector, was heard in relation to the application.

Ms Caleary, an objector, was heard in relation to the application.

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

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

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

The objections included the following issues:-

- The inadequate parking provision and the road safety issues;
- The adverse impact on amenity from noise, odour, litter and anti-social behaviour;
- The vehicle noise and headlight glare from use of the car park;
- The close proximity of the car park;
- The adverse impact on the privacy of neighbouring properties;
- The disturbance from the building's demolition;
- The overprovision of retail and food uses in the surrounding area;
- The overdevelopment of the site; and

- The exacerbation of anti social behaviour from the proposed path links.

Questions were then asked by Members of the Committee.

Councillor Alexander, 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 March 2014.

Members thereafter viewed the area at the back of the current building, the public walkway and the driveway of the neighbouring property.

P140. DISPLAY OF NON-ILLUMINATED ADVERTISEMENTS (RETROSPECTIVE) AT 84 HIGH STATION ROAD, FALKIRK FK1 5QX FOR REGENCY RACING - P/14/0009/ADV

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P134 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 advertisement consent (in retrospect) for the display of non-illuminated advertisements at 84 High Station Road, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

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

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 March 2014.

Baillie Buchanan entered the meeting following consideration of the foregoing matter and took over the Convenership of the meeting.

P141. PROPOSAL FOR 307 NEW HOMES (INCLUDING 46 AFFORDABLE HOMES) AND DENNY EASTERN ACCESS ROAD (DEAR), INCLUDING PROVISION OF GREENSPACE, SUSTAINABLE URBAN DRAINAGE AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE SOUTH OF MYDUB FARM, GLASGOW ROAD, DENNY FOR BETT HOMES & CALLENDAR ESTATES – P/12/0546/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P137 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 proposal of 307 new homes (including 46 affordable homes) and Denny Eastern Access Road (DEAR) including provision of greenspace, sustainable urban drainage and associated infrastructure on land to the south of Mydub Farm, Glasgow Road, Denny.

The Convener introduced the parties present.

The Planning Officer (D Paterson) outlined the nature of the application.

The Head of Planning and Transportation outlined the nature of the Denny Eastern Access Road (DEAR) proposals.

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

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

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

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

The objections included the following issues:-

- The potential for excessive noise from the development and the impact on the amenity of the area during construction;
- The proposal was detrimental to visual amenity and would interrupt views from outwith the site;
- The adverse impact on the educational and medical care provision in the area;
- The overshadowing of adjacent properties; and
- The excessive traffic generation and the effect on road safety.

Mr Belbin, on behalf of Denny and District Community Council, was heard in relation to the application.

Questions were then asked by Members of the Committee.

Councillor Blackwood, as local Member for the area, was heard in relation to the application.

Councillor Oliver, as local Member for the area, was heard in relation to the application.

Councillor McCabe, 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 March 2014.

Members thereafter viewed the site of the proposed new roundabout at Glasgow Road and the layout of the proposed development as it related to the physicality of the site features. This was followed by a stop at the north end of the proposed Denny Eastern Access Road (DEAR) where it joined the existing section adjacent to Denny High School.

P142. SUB DIVISION OF GARDEN GROUND AND ERECTION OF DWELLINGHOUSE AT 92 BANKHEAD CRESCENT, DENNYLOANHEAD, BONNYBRIDGE FK4 1RX FOR MR BARRY SAVILLE - P/13/0754/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P133 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 sub division of garden ground and the erection of a dwellinghouse at 92 Bankhead Crescent, Dennyloanhead, Bonnybridge.

The Convener introduced the parties present.

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

Mr Saville, the applicant, was heard in relation to the application.

Questions were then asked by Members of the Committee.

Councillor Blackwood, as local Member for the area, was heard in relation to the application.

Councillor Oliver, 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 March 2014.

P143. ERECTION OF REPLACEMENT FARMHOUSE AND OUTBUILDING ANNEXE, INCORPORATING GARAGE AND ESTATE OFFICE ON LAND TO THE WEST OF NETHERVIEW COTTAGE, BONNYBRIDGE FOR BLACK BULL ESTATES LTD - P/13/0741/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P132 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 replacement farmhouse and an outbuilding annexe, incorporating a garage and an estate office on land to the west of Netherview Cottage, Bonnybridge.

The Convener introduced the parties present.

The Development Manager, followed by the Senior Planning Officer (B Vivian), outlined the nature of the application.

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

Mr McClurg, the applicant, was heard in clarification of the application.

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

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

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

The objections included the following issues:-

- There was no obvious necessity for the administrative offices and an owners private residence at the location, which would be better accommodated in a more central location;
- The existing farmhouse at Tomfyne had been alienated from the holding by binding it to an application for quarrying applications;
- There was no valid reason for excluding Doups farmhouse as alternative accommodation;
- The high visibility of the buildings;
- The disregard of the Council's design guide and no attempt to integrate with the surroundings;
- The prominent position without concealment, the external composition and the protruding frontage gable;
- The non comparable scale to the existing Tomfyne farmhouse;
- The drainage issues from the septic tank and the discharge to watercourses and the Auchincloch Burn;
- The plans for two houses for farm workers and an additional land purchase to expand the enterprise further thereby representing an undesirable surge of major building works and countryside residences;
- That the field was pasture and within a green belt; and
- That the proposal was contrary to Structure and Local Plan policy.

Questions were then asked by Members of the Committee.

Councillor Blackwood, as local Member for the area, was heard in relation to the application.

Councillor Oliver, 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 March 2014.