

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 29 SEPTEMBER 2014 commencing at 9.30 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi
Colin Chalmers
Adrian Mahoney
Craig Martin (for applications P/13/0234/PPP and P/14/0203/FUL)
Cecil Meiklejohn (for applications P/12/0196/FUL and P/13/0234/PPP)
John McLuckie
John McNally
Malcolm Nicol
Baillie Paterson
Sandy Turner

OFFICERS:

Kevin Brown, Planning Officer (for application P/12/0196/FUL)
Donald Campbell, Development Management Co-ordinator (for applications P/13/0234/PPP and P/14/0203/FUL)
Kevin Collins, Transport Planning Co-ordinator (for applications P/12/0196/FUL and P/13/0234/PPP)
Ian Dryden, Development Manager
Stuart Henderson, Environmental Health Officer (for application P/14/0203/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor

P60. APOLOGIES

No apologies were intimated.

P61. CHANGE OF USE OF LAND TO FORM EXTENSION TO EXISTING RESIDENTIAL CARAVAN PARK AND ANCILLARY ENGINEERING OPERATIONS (PART RETROSPECTIVE) AT 1-50 BEECHTREE PARK, DENNY FK6 6BU FOR BEECHTREE PARK HOMES – P/12/0196/FUL

With reference to Minute of Meeting of the Planning Committee held on 10 September 2014 (Paragraph P59 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the change of use of land previously used as a travelling persons site to form an extension to existing residential caravan park for retired and semi retired occupants and ancillary

engineering operations (part retrospective) on a site to the east of Denny to the south west of the River Carron at 1-50 Beechtree Park, Denny FK6 6BU.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the application.

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

Ms Smith, the applicant's representative, was heard in relation to the application.

Questions were then asked by Members of the Committee.

Councillor McCabe, a local Member for the area, was heard in relation to the application.

Councillor Blackwood, a 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 29 October 2014.

P62. DEVELOPMENT OF LAND FOR RESIDENTIAL USE WITH ASSOCIATED CAR PARKING, SERVICING, LANDSCAPING AND ACCESS AT FIRS PARK, FIRS STREET, FALKIRK FK2 7AY FOR EAST STIRLINGSHIRE FC – P/13/0234/PPP

With reference to Minute of Meeting of the Planning Committee held on 10 September 2014 (Paragraph P57 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential use with associated car parking, servicing, landscaping and access within a former site of east Stirlingshire Football Club at Firs Park, Firs Street, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

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

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

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

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

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

The objections included the following issues:-

- The negative impact on local amenities and resources;
- The privacy and security issues;
- The loss of mature landscaping and natural habitat;
- The increase in traffic;
- The adverse impact on natural drainage;
- The construction noise nuisance; and
- The lack of information relating to building height.

Questions were then asked by Members of the Committee.

Councillor Alexander, a local Member for the area, was heard in relation to the application.

Provost Reid, a 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 29 October 2014.

P63. INSTALLATION OF A SINGLE WIND TURBINE, NEW ACCESS ROAD, HARDSTANDING, SUBSTATION BUILDING, TRANSFORMER HOUSING AND AREA FOR MICROSITING ON LAND TO THE SOUTH OF WESTERGLLEN FARM, FALKIRK FOR BESPOKE COMMUNITY DEVELOPMENT COMPANY - P/14/0203/FUL

With reference to Minutes of Meetings of the Planning Committee held on 10 September 2014 (Paragraphs P55 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the erection of a single wind turbine measuring 50 metres to hub and 79 metres to blade tip located on a site to the north of Greenrigg Farm on agricultural land accessed via an existing farm track off the B803 Falkirk to Slamannan Road and to the south of Westerglen Farm, Falkirk. The proposal also included a new access road, hardstanding, substation building, transformer housing and an area for micrositng.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

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

Mrs Hall, a supporter, was heard in relation to the application.

Mr Wedderburn, a supporter, was heard in relation to the application.

Mr Reid, a supporter, was heard in relation to the application.

Mr Leitch, a supporter, was heard in relation to the application.

Mr O'Neill, a supporter, was heard in relation to the application.

The intimations of support included the following issues:-

- The financial benefits for community and its wellbeing and local projects;
- The contribution to the maintenance of local paths for visitors and local people;
- The community organisation's major contribution to local training and employment, environmental projects including the local path network; and
- The education and training of local school children in relation to outdoor activities and the local environment.

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

Mr Sandeman, an objector's representative, was heard in relation to the application.

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

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

The objections included the following issues:-

- The visual impact in respect of views from residential properties and on landscape character;
- The noise pollution;
- The adverse impact on wildlife;
- That generated income would not achieve anticipated environmental improvements;
- The adverse impact on the successful operation of The Three Kings in respect of open views for wedding celebrations and photographs; and
- That the marker placed by the applicant for the site visit to depict the location of the proposed turbine was inaccurate and therefore the turbine would be more visible.

Mr Muir, on behalf of Sheildhill and California Community Council, was heard in relation to the application and intimated no major opposition 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 a special meeting of the Planning Committee to take place on after this site visit on 29 September 2014.