

P98. 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 (CONTINUATION)

With reference to Minutes of Meetings of the Planning Committee held on 10 September and 29 October 2014 (Paragraphs P57 and P74 refer), Committee gave (a) further consideration to reports by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the development of land for residential use with associated car parking, servicing, landscaping and access at Firs Park, Firs Street, Falkirk.

Councillor Chalmers, seconded by Councillor Turner, moved that the application be refused on the grounds that it was contrary to Policies ED05, SC02 and SC06 of the Falkirk Council Local Plan and the adverse impact on road safety and the amenity of the area.

By way of an amendment, Councillor C Martin, seconded by Bailie Paterson, moved that Committee be minded to grant planning permission in principle in accordance with the recommendations within the report.

On a division, 3 Members voted for the motion and 7 for the amendment.

Decision

The Committee agreed that it is MINDED to GRANT planning permission in principle subject to:-

- (a) Notification of the application to the Scottish Ministers by virtue of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009.**
- (b) The satisfactory completion of an Obligation under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997 to require the making of a financial contribution (index linked from the date of any minded to grant decision) to require:-**
 - (i) on-site provision of 15% affordable housing;**
 - (ii) financial contribution of £78,260 towards off-site open space provision in accordance with Falkirk Council's "Public Open Space, Falkirk Greenspace and New Development Supplementary Planning Guidance" and £30,000 towards improvements at Victoria Park, Falkirk to compensate for the loss of the former provision at Firs Park;**
 - (iii) financial contribution towards education capacity improvements at schools and children's nurseries in the catchment area of the site and required as a result of the proposed development; and**

- (iv) financial contribution of £10,000 to allow future footpath links between the application site and the surrounding area.
- (c) The undertaking of an amended Transport Assessment to consider post- development off-site parking arrangements, turning arrangements from Thornhill Road and the completion of a Road Safety Audit.
- (d) Acceptance by the Director of Development Services of the findings of the amended Transport Assessment with regard to the outstanding safety audit.
- (e) And thereafter, on satisfactory conclusion of (a) and (b) above, to remit to the Director of Development Services to grant planning permission in principle subject to appropriate conditions relating to:-
 - Site layout;
 - Building design and height;
 - Vehicular and pedestrian access provision;
 - Contaminated land; and
 - Construction impacts.

Informative(s):-

- (1) Plans and particulars of the matters listed above shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of Falkirk Council as Planning Authority has been given, and the development shall be carried out in accordance with that approval.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01-05.