

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 13 APRIL 2015 commencing at 9.30 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Adrian Mahoney (for application P/14/0587/FUL)
John McLuckie
Malcolm Nicol
Sandy Turner

OFFICERS:

Kevin Brown, Planning Officer (for application P/14/0475/FUL)
Ian Dryden, Development Manager
Stuart Henderson, Environmental Health Officer (for applications P/14/0475/FUL and P/14/0094/FUL)
Craig Russell, Roads Development Officer (for application P/14/0094/FUL)
Julie Seidel, Planning Officer (for application P/14/0587/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator (for applications P/14/0475/FUL and P/14/0587/FUL)
Karen Quin, Solicitor
Brent Vivian, Senior Planning Officer (for application P/14/0094/FUL)

P1. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillors McNally, Meiklejohn and C Martin.

P2. ERECTION OF SHOP, HOT FOOD TAKE-AWAY AND 6 FLATTED DWELLINGS WITH ASSOCIATED CAR PARKING AT SPAR AND FLAMES, SALMON INN ROAD, POLMONT, FALKIRK FK2 0XF FOR MR ABDUL SATTAR - P/14/0475/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 March 2015 (Paragraph P133 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 shop, a hot food take-away and 6 flatted dwellings with associated car parking at Spar and Flames, Salmon Inn Road, Polmont, Falkirk.

The Convener introduced the parties present.

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

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

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

The objections included the following issues:-

- The general overdevelopment of the site;
- The removal of trees and greenspace;
- The poor bus stop positioning;
- The overlooking of the nursery garden area;
- The increase in traffic and on-street parking and concerns about increased congestion and road safety;
- The loss of privacy to nearby dwellinghouses;
- The difficulty in accessing the school; and
- The inadequate sewerage and drainage capacity.

Questions were then asked by Members of the Committee.

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

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 29 April 2015.

P3. ERECTION OF 8 DWELLINGHOUSES AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE NORTH OF 35 FOUNTAINPARK CRESCENT, BO'NESS FOR DA DEVELOPMENTS - P/14/0587/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 March 2015 (Paragraph P131 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 8 semi detached dwellinghouses and associated infrastructure on land to the north of 35 Fountainpark Crescent, Bo'ness.

The Convener introduced the parties present.

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

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

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

Ms MacDonald, having clarified that she had submitted a letter of representation as opposed to support, was heard in relation to the application. She requested clarification on the proposed boundary enclosures, access during construction, drainage and planting.

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

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

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

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

The objections included the following issues:-

- The insufficient visitor parking and associated congestion and road safety issues;
- The unacceptable impact on the volume of traffic on Fountainpark Crescent;
- The existing residents parking on-street;
- The parking and access problems, particularly for large vehicles;
- The overshadowing and overlooking of existing properties and noise nuisance;
- That the road should be kept free of building materials at all times; and
- The overdevelopment of the site.

Questions were then asked by Members of the Committee.

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

Members thereafter visited the garden area of the neighbouring property at 18b South Philpinstone Lane to view the position of the proposed development and the entry point for construction traffic.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 29 April 2015.

P4. USE OF LAND FOR END OF LIFE VEHICLE DECONTAMINATION AND DELIQUIDISING FACILITY AND STORAGE OF SCRAP MATERIAL (RETROSPECTIVE) AT ALL PARTS AUTO SALVAGE, HILLVIEW ROAD, HIGH BONNYBRIDGE, BONNYBRIDGE FK4 2BD FOR ALL PARTS AUTO SALVAGE - P/14/0094/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 March 2015 (Paragraph P132 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the use of land for an end of life vehicle decontamination and deliquidising facility and the storage of scrap material (retrospective) at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge.

The meeting first convened at the main entrance area of the site near the site office to view the general area of the site. The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

The Senior Planning Officer thereafter read out an email from the Scottish Environmental Protection Agency (SEPA) which had been received that morning submitting the organisation's apologies for the non attendance at the meeting.

Ms Philips, the applicant's agent, was heard in relation to the application.

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

The meeting then moved and was reconvened at the north west area of the site to view the stockpile at this area. The objectors were then heard.

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

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

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

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

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

Mr Rae, on behalf of Bonnybridge Community Council, an objector, was heard in relation to the application.

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

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

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

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

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

The objections included the following issues:-

- The insufficient visitor parking provision;
- The noise impacts due to proximity to residential house including from the crushing of vehicles;
- The heightened noise, dust levels in the air and light pollution;
- The lack of detail in relation to the crushing machine and barriers;
- The concerns in relation to operating hours;
- The increase in vehicle numbers stored at the site;
- The detrimental effect on a pleasant living area and the immediate and surrounding environment;
- The blight on the skyline from piles of scrap metal;
- That the proposed tree planting would take at least 12 years to have any visual impact;
- The road safety issues including local roads being inadequate for large HGV's, existing high levels and speed of traffic in the neighbourhood, the increase in amount of heavy vehicles visiting the site; sustained damage already on the new bridge and road blocks;
- The inadequate footpaths in the vicinity of the development and the danger to pedestrians;
- The increased traffic going past two primary schools;
- The concerns regarding the handling of hazardous substances;

- The close proximity to a railway line;
- The concerns about the ground sustaining the weight;
- The risks of fire and pollution;
- The operator deliberately flaunting the rules;
- The expiry in 2008 of the temporary permission and the operator continuing to operate the facility;
- The disregard of conditions attached to past planning permissions;
- The depreciation in house values in the area;
- The financial cost if tenants of three rental properties were lost; and
- That no mention had been made by the operator at a public meeting of the expansion of the site and the stockpile of metal in excess of the permitted height; and
- The operator's lack of dialogue with local residents.

Questions were then asked by Members of the Committee.

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

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

Members thereafter visited the view of the stockpile at the north west area of the site from 40 Reilly Gardens.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 29 April 2015.