

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 11 MAY 2015 commencing at 9.30 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Adrian Mahoney
John McLuckie
Sandy Turner

OFFICERS:

Ian Dryden, Development Manager
John Milne, Senior Planning Officer
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor

P12. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillors Chalmers, Meiklejohn and Nicol.

P13. ERECTION OF DWELLINGHOUSE ON LAND TO THE NORTH EAST OF VICTORIA COTTAGE, FALKIRK FOR THE FIRM OF JAMES SHANKS & SONS - P/14/0741/FUL

With reference to Minute of Meeting of the Planning Committee held on 29 April 2015 (Paragraph P11 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 one and a half storey dwellinghouse on land measuring 2,340 square metres to the north east of Victoria Cottage, Falkirk.

The Convener introduced the parties present.

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

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

Mr Shirton, a supporter, was heard in relation to the application and indicated his support on the basis of a possible future application to develop his neighbouring land.

Ms Hirst, on behalf of Avonbridge and Standburn Community Council, an objector, was heard in relation to the application.

The objections included the following issues:-

- That the application was contrary to the guidelines and policy for development in the countryside and to the proposed development sites as laid down in the Local Plan;
- That the application was contrary to the Development Plan and the site did not lie within any of the designated areas for housing as supported by the Community Council;
- The crossroads in the immediate vicinity of the site was currently very dangerous and the addition of a further property would lead to accidents;
- That the site was outwith both village boundaries, was not an infill or gap site and required a change of use from agricultural to residential; and
- There were no buildings and no previous history of development.

Questions were then asked by Members of the Committee.

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

Members thereafter viewed the road directly outside the site and then walked to the area just beyond Victoria Cottage to view where a visibility splay would be sited should planning permission be granted.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 27 May 2015.