

DRAFT

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 8 JUNE 2015 commencing at 9.30 a.m.**

**COUNCILLORS:** Baillie William Buchanan (Convener)  
Colin Chalmers  
John McLuckie  
Sandy Turner

**OFFICERS:** John Angell, Head of Planning & Transportation (for application P/14/0483/PPP)  
Kevin Brown, Planning Officer (for application P/14/0729/FUL)  
Ian Dryden, Development Manager  
Allan Finlayson, Senior Planning Officer (for application P/15/0102/FUL)  
Jack Frawley, Committee Officer  
Stuart Henderson, Environmental Health Officer (for application for application P/14/0729/FUL)  
Kirsty Hope, Assistant Planning Officer (for application P/15/0110/FUL)  
Alexandra Lewis, Planning Officer (for application for application P/14/0729/FUL)  
Karen Quin, Senior Solicitor  
Russell Steedman, Network Co-ordinator  
Brent Vivian, Senior Planning Officer (for application P/14/0483/PPP)

**P25. APOLOGIES**

Apologies were intimated on behalf of Baillie Paterson and Councillors Carleschi, Mahoney, Martin, Meiklejohn, Nicol and Nimmo.

**P26. DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS AT LAND TO THE NORTH OF SHAMISTLE, MADDISTON FALKIRK FOR MANOR FORREST LTD & LAND OPTIONS WEST LTD - P/14/0483/PPP**

With reference to Minute of Meeting of the Planning Committee held on 11 May 2015 (Paragraph P23 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the distributor road and associated earth works at land to the north of Shamistle, Maddiston, Falkirk.

The Convener introduced the parties present.

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

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

Dr Taylor, an objector, was heard in relation to the application.

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

Mr Neaves, on behalf of Felsham Planning and Development, an objector, was heard in relation to the application.

The objections included the following issues:-

- Flow of traffic from a busy A road through a small residential area;
- The road would become the main route into Maddiston from the M9 acting as a bypass;
- Volume of traffic;
- Safety risks to school children;
- The application being premature awaiting the intended development framework to augment the Maddiston East Strategic Growth Area;
- The failure of the applicant to provide information requested by the Council including a traffic assessment, and
- Lack of public consultation.

Questions were then asked by Members of the Committee.

Councillor Murray, 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 25 June 2015.

Members thereafter visited land nearby the Haining Nursing Home, Whitecross and the A801 from which views of the proposed route of the application could be viewed.

**P27. CHANGE OF USE FROM DWELLINGHOUSE (CLASS 9) TO CHILDREN'S CARE HOME (CLASS 8) AT 102 OSWALD STREET, FALKIRK FK1 1QL FOR FTS CARE LTD - P/15/0102/FUL**

With reference to Minute of Meeting of the Planning Committee held on 11 May 2015 (Paragraph P24 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 from dwellinghouse (class 9) to children's care home (class 8) at 102 Oswald Street, Falkirk.

The Convener introduced the parties present.

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

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

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

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

Mr Buchanan, having submitted a letter of representation, was heard in relation to the application.

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

The objections included the following issues:-

- Adverse impact on residential amenity by means of noise, anti-social behaviour and access/parking disruption;
- Amenity impacts on high proportion of elderly residents;
- Drainage and water pressure issues
- Impact to mature trees;
- Japanese Knotweed invasive species on the site;
- Insufficient parking;
- No provision for a disabled parking space;
- No sustainable urban drainage system;
- Adverse impact on teachers living in neighbouring properties, and
- Loss of privacy.

Questions were then asked by Members of the Committee.

Depute Provost Patrick, a local Member for the area, was heard in relation to the application.

Members thereafter visited the garden area of the property to view the position of the neighbouring properties.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 25 June 2015.

**P28. EXTENSION TO DWELLINGHOUSE AT 12 BLAIRLODGE AVENUE, POLMONT, FALKIRK FK2 0AD FOR MR WILLIAM MITCHELL – P/15/0110/FUL**

With reference to Minute of Meeting of the Planning Committee held on 11 May 2015 (Paragraph P21 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the extension to dwellinghouse at 12 Blairlodge Avenue, Polmont, Falkirk.

The Convener introduced the parties present.

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

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

Miss Thomson, an objector, was heard in relation to the application.

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

Dr Thomson, an objector, was heard in relation to the application.

The objections included the following issues:-

- Neighbouring properties would lose views;
- The application inaccurately states there are no trees on site;
- Negative visual impact through breaking the symmetry of the terrace;
- Blockage of natural light to neighbouring properties, and
- Loss of privacy.

Questions were then asked by Members of the Committee.

Members thereafter visited the garden area of the neighbouring property, 13 Blairlodge Avenue.

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 25 June 2015.

**P29. ERECTION OF SINGLE WIND TURBINE, 87 METRES TO TIP, CRANE PAD AND ANCILLARY INFRASTRUCTURE AT SITE TO THE NORTH OF UPPER KINNEIL BUNGALOW, LINLITHGOW FOR KINNEIL POWER LLP - P/14/0729/FUL**

With reference to Minute of Meeting of the Planning Committee held on 11 May 2015 (Paragraph P22 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 single wind turbine, 87 metres to tip, crane pad and ancillary infrastructure at site to the north of Upper Kinneil Bungalow, Linlithgow.

The Convener introduced the parties present.

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

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

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

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

Ms Hunt, on behalf of Bo'ness Community Council, an objector, was heard in relation to the application.

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

The objections included the following issues:-

- Visual impact on rural scenery and skyline;
- Impact on the Antonine Wall World Heritage Site;
- Impact upon Kinneil House;
- Operational safety of turbine, and
- Noise pollution.

Mr Bailey, Keeper of Archaeology and Local History (Falkirk Community Trust), was heard in relation to the application.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 25 June 2015.