

DRAFT**FALKIRK COUNCIL**

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on MONDAY 17 NOVEMBER 2014 at 11.30 A.M.

COUNCILLORS:

Baillie William Buchanan (Convener)
 Craig Martin
 John McLuckie

OFFICERS:

Donald Campbell, Development Management
 Co-ordinator (for agenda item 4, minute PRC53 and PRC55)
 Iain Henderson, Legal Services Manager
 John Milne, Senior Planning Officer (for agenda item 5, minute PRC54)
 Antonia Sobieraj, Committee Services Officer

PRC50. APOLOGIES

No apologies were intimated.

PRC51. DECLARATIONS OF INTEREST

No declarations were made.

PRC52. OPENING REMARKS

The Convener welcomed everyone in attendance to the meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

PRC53. PLANNING APPLICATION - P/14/0046/PPP - DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS, MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE

The Committee considered documents which related to the Application for Review for planning application P/14/0046/PPP for a distributor road and associated earth works at Milnquarter Farm, Roman Road, Bonnybridge.

The Committee heard a short presentation from Mr Campbell, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling, the reasons for refusal of the application now being reviewed and the applicant's supporting statement.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that consideration of the request for a review would be continued to allow Members to conduct an accompanied inspection of the site.

PRC54. PLANNING APPLICATION - P/14/0045/FUL - ERECTION OF TWO DWELLINGHOUSES (RENEWAL OF PLANNING PERMISSION P/08/0507/FUL), SEAFIELD, FALKIRK

The Committee considered documents which related to the Application for Review for planning application P/14/0045/FUL for the erection of two dwellinghouses (renewal of planning permission P/08/0507/FUL) at Seafield, Falkirk.

The Committee heard a short presentation from Mr Milne, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling, the reasons for refusal of the application now being reviewed and the applicant's supporting statement.

After discussion, and having heard advice from Mr Henderson and Mr Milne, the Committee **AGREED** that they had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Policies EQ16, EQ19, SC03 and SC08 and the Main Issues Report of the Falkirk Council Local Plan;
- (2) Policies GN02, CG01, CG03, HSG05 and D13 and associated Maps 1 to 7 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Policy Env. 1 of the Falkirk Council Structure Plan;
- (4) Scottish Planning Policy;
- (5) Housing Layout and Design Supplementary Planning Guidance Note (SPG);
- (6) Trees and Development Supplementary Planning Guidance Note (SPG);
- (7) Trees and Development Supplementary Guidance SG06;
- (8) Inventory of Historic Battlefields Falkirk 11;
- (9) Historic Battlefields Interim Guidance; and
- (10) Scottish Historic Environment Policy.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED:-**

- (1) To **GRANT** planning permission subject to such conditions as the Director of Development Services shall deem appropriate with the addition of an informatives (a) to allow the Council's Keeper of Archaeology to have a watching brief of the construction of the development; and (b) to ensure that access is maintained over the Right of Way with reference CF125; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

The meeting adjourned for the purpose of conducting a site inspection in relation to agenda item 4, minute PRC53 and PRC55) and reconvened at 2.20 p.m. with all those present as per the sederunt.

PRC55. PLANNING APPLICATION - P/14/0046/PPP - DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS, MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE

The Committee reconvened to give further consideration to the Application for Review for planning application for a distributor road and associated earth works at Milnquarter Farm, Roman Road, Bonnybridge.

After discussion, and having heard advice from Mr Henderson and Mr Campbell, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the accompanied inspection of the site, and considered:-

- (1) Policies EQ01, EQ16, EQ17 and ST07 and the Main Issues Report of the Falkirk Council Local Plan;
- (2) Policies D02, D07 D08 and INF10 of the Falkirk Local Development Plan – Proposed Plan; and
- (3) The benefit of the site inspection;
- (4) The representations submitted and the effect on traffic congestion and the roads infrastructure; and
- (5) The responses from Historic Scotland and the Museum Service of Falkirk Community Trust and the impact on the heritage of the site.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED:-**

- (1) That it is **MINDED** to **GRANT** planning permission in principle subject to notification of the application to the Scottish Ministers by virtue of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 and thereafter, on satisfactory conclusion of said notification, to **GRANT** planning permission in principle subject to such conditions as the Director of Development Services shall deem appropriate;

- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.