

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on FRIDAY 25 SEPTEMBER 2015 at 9.30 A.M.

COUNCILLORS: Baillie William Buchanan (Convener)
John McLuckie
Cecil Meiklejohn

OFFICERS: Iain Henderson, Legal Services Manager
John Milne, Senior Planning Officer (for agenda item 5, minute PRC5 and PRC7)
Antonia Sobieraj, Committee Services Officer
Bernard Whittle (for agenda item 6, minute PRC6 and PRC8)

PRC1. APOLOGIES

No apologies were intimated.

PRC2. DECLARATIONS OF INTEREST

No declarations were made.

PRC3. MINUTES

Decision

- (a) The minute of meeting of the Planning Review Committee held on 29 September 2014 was approved; and
- (b) The minute of meeting of the Planning Review Committee held on 3 October 2014;
- (c) The minute of meeting of the Planning Review Committee held on 17 October 2014, and
- (d) The minute of meeting of the Planning Review Committee held on 17 November 2014.

PRC4. 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.

PRC5. PLANNING APPLICATION - P/14/0398/PPP - DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT DENOVAN HOUSE, DENNY FK6 6BJ

The Committee considered documents which related to the Application for Review for planning application P/14/0398/PPP for the development of land for residential purposes at Denovan House, Denny.

The Committee heard a short presentation from Mr Milne, who provided a summary of the application and 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 it did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an accompanied inspection of the site.

PRC6. PLANNING APPLICATION - P/14/0686/FUL - ERECTION OF DWELLINGHOUSE WITH INTERNAL GARAGE ON LAND TO THE SOUTH OF AONACH-MOR, GLEN ROAD TORWOOD, FALKIRK

The Committee considered documents which related to the Application for Review for planning application P/14/0686/FUL for the erection of a dwellinghouse with internal garage on land to the south of Aonach-Mor, Glen Road, Torwood, Falkirk.

The Committee heard a short presentation from Mr Whittle, who provided a summary of the application and 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 it did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an unaccompanied inspection of the site.

The meeting adjourned at 10.15 a.m. for the purpose of conducting the site inspections and reconvened at 12 noon, with all those present as per the sederunt.

PRC7. PLANNING APPLICATION - P/14/0398/PPP - DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT DENOVAN HOUSE, DENNY FK6 6BJ

The Committee reconvened to give further consideration to the Application for Review for planning application P/14/0398/PPP for the development of land for residential purposes at Denovan House, Denny.

The Committee considered the heard advice from Mr Henderson and Mr Milne, and gave consideration to the benefit of the site inspection. The Committee considered in detail the undernoted:-

- (1) Policies EQ14, EQ18, EQ19 and SC03 of the Falkirk Council Local Plan;
- (2) Policies CG01, CG03, D09 and D012 of the Falkirk Council Local Development Plan - Proposed Plan;
- (3) the consultation responses received;
- (4) the representations submitted;
- (5) the site history;
- (6) the supporting documents provided by the applicant; and
- (7) the benefit of the site inspection.

After further discussion and having heard advice from Mr Henderson and Mr Milne, and having given consideration to the benefit of the accompanied site inspection and to the material contained within the documentation, the Committee considered that it did not have sufficient information to allow it to make a determination. Thereafter, the Committee **AGREED:-**

- (1) that the matter be continued to a future meeting of the Committee on a date to be agreed;
- (2) to conduct a hearing in accordance with the terms of Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 and in relation to the following specified matter:-
 - (a) Whether there is justification for the proposed development in terms of meeting the prescribed circumstances to permit new housing development in the countryside under the Development Plan or the existence of any material considerations that would justify going against the plan; and
- (3) that in terms of the Regulations, the applicant and all interested parties be given written notice of the intention to hold a hearing and specifying the matters referred to above;

- (4) that those parties notified would have a period of 14 days of the date of the notice to advise in writing of their intention to appear at the hearing session;
- (5) that the date, time and place at which the hearing session is advised to those parties who have indicated their intention to appear at the hearing session; and
- (6) that those parties who have indicated that they intend to appear at the hearing session should supply within the prescribed timescale a hearing statement, which should include any relevant documentation that they wish to make reference to in their submission.

PRC8. PLANNING APPLICATION - P/14/0686/FUL - ERECTION OF DWELLINGHOUSE WITH INTERNAL GARAGE ON LAND TO THE SOUTH OF AONACH-MOR, GLEN ROAD TORWOOD, FALKIRK

The Committee reconvened to give further consideration to the Application for Review for planning application P/14/0686/FUL for the erection of a dwellinghouse with internal garage on land to the south of Aonach-Mor, Glen Road, Torwood, Falkirk.

The Committee considered the heard advice from Mr Henderson and Mr Whittle, and gave consideration to the benefit of the site inspection. The Committee considered in detail the undernoted:-

- (1) Supplementary Guidance SG01;
- (2) Policy Env.1 of the Falkirk Council Structure Plan;
- (3) Policies EQ19, SC03 and SC08 of the Falkirk Council Local Plan;
- (4) Policies CG03 and HSG05 of the Falkirk Council Local Development Plan;
- (5) the consultation responses received;
- (6) the representations submitted;
- (7) the site history;
- (8) the supporting documents provided by the applicant; and
- (9) the benefit of the site inspection.

After further discussion and having heard advice from Mr Henderson and Mr Whittle, and having given consideration to the benefit of the unaccompanied site inspection and to the material contained within the documentation, the Committee considered that it did not have sufficient information to allow it to make a determination. Thereafter, the Committee **AGREED:-**

- (1) that the matter be continued to a future meeting of the Committee on a date to be agreed;

- (2) to conduct a hearing in accordance with the terms of Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 and in relation to the following specified matters:-
 - (a) Whether the site of the proposed dwellinghouse correctly falls outwith the Torwood Village Limit in the Local Development Plan and whether decisions taken by the Planning Authority to grant permissions in the vicinity of the application site should have resulted in adjustment of the Village Limit in the Local Development Plan;
 - (b) In the event that the proposed development is considered to correctly fall outwith the Torwood Village Limit, whether there is justification for the proposed development in terms of meeting the prescribed circumstances to permit new housing development in the countryside under the Development Plan or the existence of any material considerations that would justify going against the plan; and
 - (c) Whether existing developments in Torwood at the bottom of Newington Lane (opposite Aonach-Mor) and at the northern end of Glen Road should be considered to be precedents for development of the nature proposed by the current application; and
- (3) that in terms of the Regulations, the applicant and all interested parties be given written notice of the intention to hold a hearing and specifying the matters referred to above;
- (4) that the Director of Development Services or her nominee be given notice of the intention to hold a hearing and requesting her or her nominee to provide further representation or information at the hearing session in relation to the specified matters;
- (5) that those parties notified would have a period of 14 days of the date of the notice to advise in writing of their intention to appear at the hearing session;
- (6) that the date, time and place at which the hearing session is advised to those parties who have indicated their intention to appear at the hearing session; and
- (7) that those parties who have indicated that they intend to appear at the hearing session should supply within the prescribed timescale a hearing statement, which should include any relevant documentation that they wish to make reference to in their submission.