

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on MONDAY 1 FEBRUARY 2016 at 9.30 a.m.

COUNCILLORS: Baillie William Buchanan (Convener)
Colin Chalmers
Steven Carleschi
Paul Garner
Adrian Mahoney
Craig Martin
John McLuckie
Malcolm Nicol
Martin Oliver
Sandy Turner

OFFICERS: John Angell, Head of Planning and Transportation
Kevin Collins, Transport Planning Co-ordinator
Ian Dryden, Development Manager
Rose Mary Glackin, Chief Governance Officer
Iain Henderson, Legal Services Manager
Julie Seidel, Planning Officer
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Richard Teed, Senior Forward Planning Officer
Brent Vivian, Senior Planning Officer
Bernard Whittle, Development Management Co-ordinator

P106. MINUTE'S SILENCE

Prior to commencement of business, the Committee held a minute's silence in commemoration of those who had lost their lives in the M9 motorway crash on 29 January 2016.

P107. APOLOGIES

Apologies were intimated on behalf of Baillie Paterson and Councillor Nimmo.

P108. DECLARATIONS OF INTEREST

No declarations were made.

P109. REQUEST FOR SITE VISITS

Having heard requests by members for site visits, the Committee agreed to the continuation of planning applications P/15/0266/FUL, P/15/0580/FUL and P/15/0364/FUL.

P110. MINUTES

Decision

- (a) The minute of meeting of the Planning Committee held on 25 November 2015 was approved;
- (b) The minute of meeting of the Planning On-Site Committee held on 7 December 2015 was approved; and
- (c) The minute of special meeting of the Planning Committee held on 7 December 2015 was approved.

P111. THE FALKIRK COUNCIL (ON-STREET PARKING SPACE FOR DISABLED PERSONS) (NO TRO/DB/14/063) ORDER 2015 – OCHIL VIEW, DENNY

The Committee considered a report by the Director of Development Services seeking a decision on the Falkirk Council (On-Street Parking Space for Disabled Persons) (No TRO/DB/14/063) Order 2015 to reserve a parking space for disabled persons on Ochil View, Denny.

Decision

The Committee agreed to make the Traffic Regulation Order referred to in the Report.

P112. THE FALKIRK COUNCIL (B810 STATION ROAD, POLMONT) (PROHIBITION OF WAITING) ORDER 2015

The Committee considered a report by the Director of Development Services seeking a decision on the Falkirk Council (B810 Station Road, Polmont) (Prohibition of Waiting) Order 2015 to prohibit waiting on Station Road, Polmont, Falkirk.

Decision

The Committee agreed to make the Traffic Regulation Order referred to in the Report.

P113. THE FALKIRK COUNCIL (UNION ROAD AND MAIN STREET, CAMELON, FALKIRK) (PROHIBITION OF SPECIFIED TURNS AND ONE WAY TRAFFIC) ORDER 2015

The Committee considered a report by the Director of Development Services seeking a decision on the Falkirk Council (Union Road and Main Street, Camelon, Falkirk) (Prohibition of Specified Turns and One Way Traffic) Order 2015.

In accordance with Standing Order 38.1(x) the Convener gave consent to Councillor G Goldie to speak in relation to this item of business, the said Member having duly given at least 24 hours notice.

Decision

The Committee agreed to continue consideration of the order to allow further transport assessment modelling to be undertaken of the options including the proposal recommended in the report and traffic signalling.

P114. 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 (CONTINUATION)

With reference to Minutes of Meetings of the Planning Committee held on 25 March, 29 April and 25 November 2015 (Paragraphs P131, P9 and P96 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of 8 semi-detached dwellinghouses on the north side of Fountainpark Crescent, Bo'ness.

Decision

The Committee:-

- (1) noted the report and the previous report dated 25 November 2015; and**
- (2) agreed to continue consideration of the application and if the Section 75 Planning Obligation or Section 69 Agreement has not been concluded by 29 April 2016, the Director of Development Services be authorised to refuse the application for the reason detailed in the report.**

Councillor Mahoney left the meeting prior to consideration of the following item of business.

Councillor Mahoney re-entered the meeting during consideration of the following item of business.

P115. USE OF LAND FOR END OF LIFE VEHICLE DECONTAMINATION AND DE-LIQUIDISING 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 Minutes of Meetings of the Planning Committee held on 25 March, 29 April, 25 June and 28 October 2015 and (Paragraphs P132, P10, P34 and P77 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director in relation to conditions imposed in a planning permission granted for the use of land for an end of life vehicle decontamination and de-liquidising facility and storage of scrap material (retrospective) at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge.

Decision

The Committee:-

- (1) noted the report; and
- (2) agreed that (a) update reports be provided to all future meetings of the Committee until the matters detailed in the report have been resolved; and (b) the report to the next meeting on 24 February 2016 will include information on SEPA's involvement.

P116. DEVELOPMENT OF LAND FOR RESIDENTIAL USE WITH ASSOCIATED CAR PARKING, SERVICING, LANDSCAPING AND ACCESS AT FIRS PARK, FIRS STREET, FALKIRK FJ2 7AY FOR EAST STIRLINGSHIRE FC - P/13/0234/PPP

With reference to Minutes of Meetings of the Planning Committee held on 10 September, 29 October and 27 November 2014 (Paragraphs P57, P74 and P98 refer), Committee gave (a) further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the development of land for residential use with associated car parking, servicing, landscaping and access at Firs Park, Firs Street, Falkirk.

Decision

The Committee agreed:-

- (1) to continue consideration of the application;
- (2) to the requirement for the submission of an amended Transport Assessment in terms satisfactory to the Director of Development Services being converted into a suspensive condition; and

- (3) if the Section 75 Planning Obligation or Section 69 Agreement (as considered appropriate by the Director of Development Services) had not been recorded by 29 March 2016, the Director of Development Services shall be authorised to refuse the application for the reason detailed in the report.

Councillors Chalmers, Nicol and Turner left and re-entered the meeting during consideration of the following item of business.

P117. DEVELOPMENT OF UP TO 550 HOUSES, A NEIGHBOURHOOD CENTRE INCLUDING RETAIL AND COMMUNITY USES, ACCESS JUNCTIONS, NEW ACCESS ROADS, PROVISION OF A NATURE CONSERVATION AREA, ASSOCIATED ROADS AND INFRASTRUCTURE ON LAND TO THE NORTH OF BANKVIEW NURSING HOME, KILSYTH ROAD, BANKNOCK FOR I & H BROWN LTD - P/10/0360/PPP

With reference to Minutes of Meetings of the Planning Committee held on 1 February and 7 March 2012 and 25 February 2015, (Paragraphs P122, P135 and P155 refer), Committee gave (a) further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission in principle for the development of land for up to 550 dwellinghouses, a neighbourhood centre including retail and community uses, a nature conservation area and associated infrastructure including access junctions, new roads and paths, surface water drainage facilities and landscaping on land to the north of Bankview Nursing Home, Kilsyth Road, Banknock.

Decision

The Committee:-

- (1) noted the report;
- (2) approved the updated masterplan as detailed in Appendix 5 to the report;
- (3) agreed to the updated terms of the Section 75 Planning Obligation and the updated planning conditions detailed within the report; and
- (4) agreed to continue consideration of the application noting that if the Section 75 Planning Obligation has not been satisfactorily concluded and planning permission in principle granted (with the updated planning conditions detailed in the recommendation to the report) by 30 April 2016, the matter will be brought back to Committee for further consideration and potential refusal.

Councillors Oliver and Carleschi left the meeting prior to consideration of the following item of business.

P118. ERECTION OF SHOP, HOT FOOD TAKE-AWAY AND 6 FLATTED DWELLINGS AND 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 Minutes of Meeting of the Planning Committee held on 25 March, 29 April and 27 May 2015 (Paragraphs P133, P8 and P20 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a shop, hot food take-away and 6 flatted dwellings with associated car parking at Spar and Flames, Salmon Inn Road, Polmont, Falkirk.

Decision

The Committee:-

- (1) noted the content of the report; and
- (2) agreed to continue consideration of the application and if the Section 69 Agreement has not been concluded by 29 March 2016, the Director of Development Services shall be authorised to refuse the application for the reason detailed in the report.

P119. CHANGE OF USE FROM VACANT LAND TO RETAIL CAR SALES AREA (PART RETROSPECTIVE) ON LAND TO THE SOUTH OF 2 HIGH STATION ROAD, HIGH STATION ROAD, FALKIRK FOR MS CLAIRE STEVENSON - P/15/0475/FUL

With reference to Minute of Meeting of the Planning Committee held on 25 November and the Special meeting on 7 December 2015 (Paragraphs P98 and P105 refer), Committee (a) gave further consideration to a report by the Director of Development Services; and (b) considered an additional report by the said Director on an application for full planning permission for a change of use from vacant land to retail car sales area (part retrospective) at a site of formerly vacant ground on land to the south of 2 High Station Road, Falkirk.

Decision

The Committee agreed to refuse planning permission on the grounds that the proposal is contrary to Policies HSG06 and TC03(3) at the southern part of the site in so far as it would have an adverse impact upon the residential amenity of neighbouring properties.

In accordance with the decisions taken at the start of the meeting, **NOTED** that the following items had been continued to a future meeting to allow an inspection of the sites by Committee:-

- P120. ERECTION OF TELECOMS STREETWORKS TOWER AT SCOTTISH FIRE AND RESCUE, MAIN ROAD, MADDISTON, FALKIRK FK2 0LG FOR EVERYTHING EVERYWHERE - P/15/0266/FUL**
- P121. ERECTION OF A SINGLE WIND TURBINE MAXIMUM BLADE TIP HEIGHT OF 78 METRES, HUB HEIGHT OF 50 METRES AND ASSOCIATED ELECTRIC CABINET AND ACCESS TRACK AT POLMONT GOLF CLUB, SIMPSON DRIVE, MADDISTON, FALKIRK FOR FINE ENERGY LTD - P/15/0580/FUL**
- P122. ERECTION OF 167 HOUSING UNITS WITH SUPPORTING INFRASTRUCTURE AND GREEN SPACE ON LAND TO THE SOUTH OF KINGLASS COTTAGE, BORROWSTOUN ROAD, BO'NESS FOR MILLER HOMES AND AWG PROPERTY LTD - P/15/0364/FUL**
- P123. ERECTION OF DWELLINGHOUSE AT CASTLEHILL, LINLITHGOW EH49 6LW FOR MR DAVID MORTON - P/15/0662/PPP**

The Committee considered a report by the Director of Development Services on an application for planning permission in principle for the erection of a dwellinghouse on as site comprising land forming part of a former group of redundant agricultural buildings (now demolished), including a farmhouse, and a farm extending north to meet the B825 at the east end of the Loan village at Castlehill, Linlithgow.

Decision

The Committee considered that the dwellinghouse proposed by the development while not strictly in accord with the Development Plan was acceptable in the circumstances of the particular case as the proposed development would be (1) within the footprint of the former demolished agricultural buildings; (2) sympathetic to the former character of the site; (3) in accord with Policy GN02 "Landscape", and (4) an enhancement to the visual amenity of the area. The Committee accordingly agreed to grant planning permission in principle subject to (a) a condition requiring the submission of an up to date flood risk assessment in terms satisfactory to the Director of Development Services; (b) the provision of a bellmouth and visibility splays at the entrance to the site satisfactory to the Director of Development Services, and (c) such other conditions as shall be determined by the Director of Development Services.