

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 8 FEBRUARY 2016 commencing at 9.30 a.m.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi
Paul Garner (for applications P/15/0580/FUL and P/15/0364/FUL)
John McLuckie
Adrian Mahoney
Baillie Joan Paterson
Sandy Turner

OFFICERS:

Sharon Agnew, Senior Flooding Officer (for application P/15/0364/FUL)
Kevin Brown, Planning Officer (for application P/15/0266/FUL)
Ian Dryden, Development Manager
Kevin Collins, Transport Planning Co-ordinator (for application P/15/0364/FUL)
Julie Seidel, Planning Officer (for applications P/15/0580/FUL and P/15/0364/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor

P1119. APOLOGIES

Apologies were intimated on behalf of Councillors Chalmers, C Martin and Nicol.

P120. DECLARATIONS OF INTEREST

Councillor Garner declared a non financial interest in item 5 (minute P122) by virtue of him being an employee of a company responsible for carrying out maintenance on telecommunications masts, in consequence of which he recused himself from consideration of the item, having regard to the objective test in the Code of Conduct.

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

With reference to Minute of Meeting of the Planning Committee held on 1 February 2016 (Paragraph P120 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 single wind turbine and associated electric cabinet and access track at Polmont Golf Club, Maddiston, Falkirk.

The Convener introduced the parties present.

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

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

Mr Brown, Polmont Golf Club, was heard in relation to the application.

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

The submitted letter of support was noted.

The objections included the following issues:-

- That the Simpson Drive and the Golf Club access was too narrow to accommodate construction delivery vehicles;
- The visual impact from a 78 metre high turbine and the close proximity to residential properties;
- That some of the surrounding properties would get a direct view from their windows and gardens;
- The concerns about ground stability in relation to historic coal mining in the area;
- The noise nuisance by adjacent residential properties;
- That more appropriate access taken from Snabhead and not from Simpson Drive as proposed; and
- The effect on the views from adjacent settlements.

Councillor Murray, a local Member for the area, had submitted apologies for the visit. The Convener read out an email from Councillor Murray in relation to the application.

Councillor Hughes, 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 at the Planning Committee on 24 February 2016.

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

Baillie Paterson left the meeting during consideration of the following item of business.

P122. ERECTION OF TELECOMS STREETWORKS TOWER AT SCOTTISH FIRE AND RESCUE, MAIN ROAD, MADDISTON, FALKIRK FK2 0LG FOR EVERYTHING EVERYWHERE - P/15/0266/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2016 (Paragraph P119 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 telecoms streetworks tower at Main Road, Maddiston, Falkirk.

The Convener introduced the parties present.

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

Neither the applicant nor agent were present at the meeting and had not submitted apologies for the meeting.

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

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

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

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

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

The objections included the following issues:-

- The visual impact of the proposal;
- The effect on local householder property values; and
- The obstruction on the pavement from the building of the mast.

Questions were then asked by Members of the Committee.

Councillor Murray, a local Member for the area, had submitted apologies for the visit. The Convener read out an email from Councillor Murray in relation to the application.

Councillor Hughes, 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 at the Planning Committee on 24 February 2016.

Baillie Paterson and Councillor Garner re-entered the meeting prior to consideration of the following item of business.

P123. ERECTION OF 167 HOUSING UNITS WITH SUPPORTING INFRASTRUCTURE AND GREEN SPACE AT LAND TO THE SOUTH OF KINGLASS COTTAGE, BORROWSTOUN ROAD, BO'NESS FOR MILLER HOMES AND AWG PROPERTY LTD - P/15/0364/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2016 (Paragraph P121 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 167 housing units with green space at Borrowstoun Road, Bo'ness.

The Convener introduced the parties present.

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

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

Mr McArthur, the applicant's representative, was heard in relation to the application.

Mr Fearnside, the applicant's representative, was heard in relation to the application.

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

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

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

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

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

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

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

The submitted letter of support was noted.

The objections included the following issues:-

- The dangerous access road to the site;
- The lack of information about traffic calming on the access road including the change in speed limit;
- The unacceptable pressure on outlying roads including Gauze Road;
- That Councillors had guaranteed local residents that the site would never be developed;
- The existing drainage issues and a lack of information in relation to drainage in the application in terms of design and maintenance;
- That lack of allowances for the educational needs of local children and of extra provision for NHS;
- The dental surgeries being oversubscribed;
- That Bo'ness has insufficient services including police and fire;
- That effect on the existing wildlife including pipistrelle bats, badgers and deer frequenting the site;
- The cash resulting from the builders to upgrade the town centre including the construction of a new supermarket;
- The bore reports being out of date;
- The application was withdrawn then resubmitted and the mishandling of the application by the Council;
- The Council amended the Structure Plan to accommodate the proposed development;

- The loss of countryside and green belt;
- The noise pollution affecting adjacent residents;
- The residents of the adjacent Kinglass residential development having purchased their houses due to the semi-rural location;
- The impact on surrounding householder's property prices;
- The loss of prime arable farmland;
- The addition to the country's unacceptable drop in cereal production;
- The loss of urban open space contrary to policy INF03;
- The more suitable sites within Bo'ness including the foreshore and next phase of the Drum development;
- The objections from an adjacent landowner to proposed footpath links entering the area of land and for the links to be removed from the south-west corner of the application site; and
- That number of questions from residents of Kinglass Cottage being dealt with by the applicant.

Questions were then asked by Members of the Committee.

Councillor Ritchie, 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 at the Planning Committee on 24 February 2016.

Members thereafter visited sections of the adjacent road to the site.