

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 11 FEBRUARY 2016 at 9.30 A.M.**

**COUNCILLORS:** Baillie William Buchanan (Convener)  
John McLuckie  
Baillie Joan Paterson  
Sandy Turner

**OFFICERS:** Donald Campbell, Development Management Co-ordinator  
(for application P/15/0072/FUL (minute PRC36 and PRC 38))  
Iain Henderson, Legal Services Manager  
Antonia Sobieraj, Committee Services Officer  
Bernard Whittle, Development Management Co-ordinator  
(for application P/15/0031/FUL (minute PRC37 and PRC39))

**PRC32. APOLOGIES**

No apologies were intimated.

**PRC33. DECLARATIONS OF INTEREST**

No declarations were made.

**PRC34. MINUTES**

**Decision**

- (a) The minute of meeting of the Planning Review Committee held on 27 November 2015 was approved; and
- (b) The minute of meeting of the Planning Review Committee held on 8 December 2015 was approved.

**PRC35. 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.

**PRC36. PLANNING APPLICATION - P/15/0072/FUL - ERECTION OF DWELLINGHOUSE ON LAND TO THE EAST OF AVONHILL LODGE, FALKIRK**

Prior to full consideration of this item of business, Mr Henderson requested that the Committee be issued for information with copies of the decision notice for planning application P/10/0335/FUL, following the decision of the Planning Review Committee on 17 March 2011. This decision notice should have been included in the papers for the meeting. The Committee thereafter agreed to receive this information and Members in consequence were given time to acquaint themselves with the contents.

After discussion, 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.

**PRC37. PLANNING APPLICATION - P/15/0031/FUL - PROPOSED FRONT PORCH (RETROSPECTIVE) 29 RASHIEHILL ROAD, SLAMANNAN**

After discussion, 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 9.50 a.m. for the purpose of conducting the site inspections and reconvened at 12 noon, with all those present as per the sederunt.

**PRC38. PLANNING APPLICATION - P/15/0072/FUL - ERECTION OF DWELLINGHOUSE ON LAND TO THE EAST OF AVONHILL LODGE, FALKIRK**

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/15/0072/FUL for the erection of a dwellinghouse on land to the east of Avonhill Lodge, Falkirk.

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

After further discussion and having sought and heard advice from Mr Henderson and Mr Campbell, and having given consideration to the material

contained within the documentation, the Committee considered that it did had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Policies CG01, CG03, and GN02 of the Falkirk Local Development Plan;
- (2) Policies EQ19, EQ23 and SC03 of the Falkirk Local Plan;
- (3) the consultation responses received;
- (4) the site history;
- (5) the supporting documents provided by the applicant; and
- (6) the benefit of the site inspection.

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

- (1) To **GRANT** planning permission subject to the same conditions determined by the Director of Development Services for planning application P/10/0335/FUL and any updated conditions considered appropriate by the Director of Development Services; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

**PRC39. PLANNING APPLICATION - P/15/0031/FUL - PROPOSED FRONT PORCH (RETROSPECTIVE) 29 RASHIEHILL ROAD, SLAMANNAN**

The Committee reconvened to give consideration documents which related to the Application for Review for planning application P/15/0031/FUL for the erection of a front porch (in retrospect) on a dwellinghouse at 29 Rashiehill Road, Slamannan.

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 further discussion and having sought and heard advice from Mr Henderson and Mr Whittle, and having given consideration to the material contained within the documentation, the Committee considered that it did had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) House Extensions and Alterations Supplementary Guidance Note;

- (2) Policy HSG07 of the Falkirk Local Development Plan;
- (3) Policy SC09 of the Falkirk Local Plan;
- (4) the consultation responses received;
- (5) the site history;
- (6) the supporting documents provided by the applicant; and
- (7) the benefit of the site inspection.

After discussion, and having sought and 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; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.