

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on FRIDAY 27 NOVEMBER 2015 at 1.30 P.M.

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

OFFICERS: Donald Campbell, Development Management Co-ordinator
Iain Henderson, Legal Services Manager
Antonia Sobieraj, Committee Services Officer

PRC16. APOLOGIES

No apologies were intimated.

PRC17. DECLARATIONS OF INTEREST

No declarations were made.

PRC18. MINUTES

Decision

The minute of meeting of the Planning Review Committee held on 25 September 2015 was approved.

PRC19. 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.

PRC20. PLANNING APPLICATION - P/15/0238/FUL - ERECTION OF 2 DWELLINGHOUSES, BRAESIDE YARD, SLAMANNAN ROAD, LIMERIGG, FALKIRK FK1 3BJ

The Committee considered documents which related to the Application for Review for planning application P/15/0238/FUL for the erection of two dwellinghouses at Braeside Yard, Slamannan Road, Limerigg, Falkirk.

The Committee heard a short presentation from Mr Campbell, 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.

PR21. PLANNING APPLICATION - P/15/0022/FUL - DEVELOPMENT OF LAND TO FORM HOLIDAY PARK WITH RAISED DECK MOUNTED CHALETS, CAMPING PODS, DECK MOUNTED RECEPTION BUILDING AND ANCILLARY ROADS AND DRAINAGE LAND TO THE SOUTH WEST OF DENOVAN HOUSE, DENNY

The Committee considered documents which related to the Application for Review for planning application P/15/0022/FUL for the development of land to form a holiday park with raised deck mounted chalets, camping pods, a deck mounted reception building and ancillary roads and drainage land to the south west of Denovan House, Denny

The Committee heard a short presentation from Mr Campbell, 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.

The meeting adjourned at 1.55 p.m. for the purpose of conducting the site inspections and reconvened at 4.15 p.m., with all those present as per the sederunt.

PRC22. PLANNING APPLICATION - P/15/0238/FUL - ERECTION OF 2 DWELLINGHOUSES, BRAESIDE YARD, SLAMANNAN ROAD, LIMERIGG, FALKIRK FK1 3BJ

The Committee reconvened to give further consideration to the Application for Review for planning application P/15/0238/FUL for the erection of two dwellinghouses at Braeside Yard, Slamannan Road, Limerigg, Falkirk.

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 CG03, HSG05 and RW06 of the Falkirk Local Development Plan - Proposed Plan;
- (2) Policies EQ16, SC03, SC08 and ST12 of the Falkirk Council Local 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 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.

PRC23. PLANNING APPLICATION - P/15/0022/FUL - DEVELOPMENT OF LAND TO FORM HOLIDAY PARK WITH RAISED DECK MOUNTED CHALETS, CAMPING PODS, DECK MOUNTED RECEPTION BUILDING AND ANCILLARY ROADS AND DRAINAGE LAND TO THE SOUTH WEST OF DENOVAN HOUSE, DENNY

The Committee reconvened to give further consideration to the Application for Review for planning application P/15/0022/FUL for the development of land to form a holiday park with raised deck mounted chalets, camping pods, a deck mounted reception building and ancillary roads and drainage land to the south west of Denovan House, Denny.

The Committee considered in detail the undernoted:-

- (1) Biodiversity and Development Supplementary Guidance SG05;
- (2) Trees and Development Supplementary Guidance SG06;
- (3) Landscape Character Assessment and Landscape Designations Supplementary Guidance SG09;
- (4) Policy ECON.7 of the Falkirk Council Structure Plan;

- (5) Policies CG01 CG04 Policy D09 - D12 - GN03 GN04 INF12 of the Local Development Plan;
- (6) Policies EP16, EQ14, EQ18, EQ19, EQ24, EQ25, EQ26 and ST11 of the Falkirk Council Local Plan;
- (7) Falkirk Council Tourism Strategy 2015 - 2020;
- (8) the consultation responses received;
- (9) the representations submitted;
- (10) the site history;
- (11) the supporting documents provided by the applicant;
- (12) the benefit of the site inspection; and the advice sought from Mr Campbell and Mr Henderson.

After discussion, the Committee considered that it did not have sufficient information to allow it to make a determination. Thereafter, the Committee **AGREED:-**

- (a) that the matter be continued to a future meeting of the Committee on a date to be agreed;
- (b) that further information in the form of written submissions, be submitted by the applicant as undernoted:-
 - (i) Information in relation to justification as to why the proposed development in terms of matters such as its scale, siting and design is appropriate at this countryside location;
 - (ii) An ecological assessment including a Phase 1 habitat survey and protected species survey;
 - (iii) An assessment of the proposal's effect on the designed landscape of Denovan including a desk top assessment/survey to provide baseline information of Denovan Estate/original historic features;
 - (iv) An assessment of the proposal's effect on Denovan House as a listed building including a desk top assessment/survey to provide baseline information of Denovan Estate/original historic features;
 - (v) A visual landscape assessment, including an assessment of the visual effects from the adjacent road, nearby dwellings and the wider countryside to the south;
 - (vi) Clarification in respect of aspects of the submitted Tree Report in terms of demonstrating environmental sustainability and impact on local landscape, amenity and nature conservation interests;

- (vii) A landscape planting plan with specification of planting to demonstrate mitigation of the identified visual effects of the proposed building/works (screening) and to ensure a diverse woodland character is retained and enhanced in the long term;
 - (viii) A management plan/statement for the woodland to demonstrate that the newly planted native trees and under-storey shrubs will be maintained in initial years to aid rapid establishment and to detail any replacements required and general tree surgery/maintenance;
 - (ix) Superimposing of the final layout (and ideally utility routes) on the plan of the tree root protection areas to fully illustrate the avoidance of damage to tree roots;
 - (x) A basic tree protection plan showing the position of temporary protective fencing around the root protection areas of trees nearest to working areas during the construction process and showing the trees to be removed;
 - (xi) A drainage strategy;
 - (xii) Information on the design, construction and location of the pods, how they integrate into the proposed development and what services would be required by them such as electricity; and
 - (xiii) The status of the timber cabin located on the site of the proposed development; and
- (c) that the written submissions requested be provided within a period of three months from the date of receipt of the request, and
- (d) that the written submissions requested be copied to the interested parties in order that they may make comments in reply.