

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 8 DECEMBER 2015 at 9.30 A.M.**

**COUNCILLORS:** Baillie William Buchanan (Convener)  
Colin Chalmers  
Paul Garner (for application P/14/0428/FUL (minute PRC 28 and 30)  
John McLuckie  
Malcolm Nicol

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

**PRC24. APOLOGIES**

No apologies were intimated.

**PRC25. DECLARATIONS OF INTEREST**

Councillor Garner declared a non financial interest in item 4 (minute PRC27 and PRC31) by virtue of him being a close neighbour of the applicant, in consequence of which he recused himself from consideration of the item, having regard to the objective test in the Code of Conduct.

**PRC26. 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.

**PRC27. PLANNING APPLICATION - P/15/0320/FUL - ERECTION OF 3 DWELLINGHOUSES AND ASSOCIATED ACCESS ROAD ROUGHMUTE TRANSPORT DEPOT, LARBERT FK5 3NP**

The Committee considered documents which related to the Application for Review for planning application P/15/0320/FUL for the erection of three dwellinghouses and associated access road at Roughmute Transport Depot, Larbert.

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 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.

**PRC28. PLANNING APPLICATION - P/14/0428/FUL - DEMOLITION OF EXISTING CLUBHOUSE BUILDING AND ERECTION OF 14 NO. RESIDENTIAL UNITS WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE WESTQUARTER WORKERS WELFARE, WESTQUARTER AVENUE, WESTQUARTER, FALKIRK**

The Committee considered documents which related to the Application for Review for planning application P/14/0428/FUL for the demolition of an existing clubhouse building and the erection of 14 residential units with associated parking, landscaping and infrastructure at Westquarter Workers Welfare, Westquarter Avenue, Westquarter, 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 unaccompanied inspection of the site.

The meeting adjourned at 9.50 a.m. for the purpose of conducting the site inspections and reconvened at 11.30 a.m., with all those present as per the sederunt.

**PRC29. ORDER OF BUSINESS**

In terms of Standing Order 14.2(i), the Convener advised of a variation to the order of business from that detailed on the agenda for the meeting. The following items have been recorded in the order that they were taken.

**PRC30. PLANNING APPLICATION - P/14/0428/FUL- DEMOLITION OF EXISTING CLUBHOUSE BUILDING AND ERECTION OF 14 NO. RESIDENTIAL UNITS WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE WESTQUARTER WORKERS WELFARE, WESTQUARTER AVENUE, WESTQUARTER, FALKIRK**

The Committee gave further consideration to the Application for Review for planning application P/14/0428/FUL for the demolition of an existing clubhouse building and the erection of 14 residential units with associated parking, landscaping and infrastructure at Westquarter Workers Welfare, Westquarter Avenue, Westquarter, 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) Scottish Government Designing Streets;
- (2) Scottish Planning Policy;
- (3) Education and New Housing Development Supplementary Guidance SG10;
- (4) Open Space and New Development Supplementary Guidance SG13;
- (5) Open Space and New Development Environmental Report Supplementary Guidance SG13;
- (6) Policies HSG03, HSG04, INF02, INF04, INF05, D03, and GN04 of the Falkirk Local Development Plan;
- (7) the consultation responses received;
- (8) the site history;
- (9) the supporting documents provided by the applicant; and
- (10) the benefit of the site inspection.

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

- (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.

The meeting adjourned at 12.25 p.m. and reconvened at 12.35 p.m., with all those present as per the sederunt.

**PRC31. PLANNING APPLICATION - P/15/0320/FUL - ERECTION OF 3 DWELLINGHOUSES AND ASSOCIATED ACCESS ROAD ROUGHMUTE TRANSPORT DEPOT, LARBERT FK5 3NP**

The Committee reconvened to give further consideration to the Application for Review for planning application P/15/0320/FUL for the erection of three dwellinghouses and an associated access road at Roughmute Transport Depot, Larbert.

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, CG02, CG03 and GN28 of the Falkirk Local Development Plan;
- (2) the Cycle Application Plan;
- (3) the consultation responses received;
- (4) the representation 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 (a) conditions relating to (1) lighting at the access to the site; (2) turning left onto the A804, and (3) there being no access to the site from the transport depot, and (b) other 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.