

**DRAFT**

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 22 MARCH 2016 at 9.30 A.M.**

**COUNCILLORS:** Baillie William Buchanan (Convener)  
Steven Carleschi  
Adrian Mahoney  
John McLuckie

**OFFICERS:** Iain Henderson, Legal Services Manager  
John Milne, Senior Planning Officer (for application P/15/0353/PPP (minute PRC57 and PRC 59))  
Antonia Sobieraj, Committee Services Officer  
Bernard Whittle, Development Management Co-ordinator (for application P/15/0449/FUL (minute PRC58 and PRC60))

**PRC52. APOLOGIES**

Apologies were intimated on behalf of Councillor Oliver.

**PRC53. DECLARATIONS OF INTEREST**

No declarations were made.

**PRC54. MINUTES**

**Decision**

**The minute of meeting of the Planning Review Committee held on 25 February 2016 was approved.**

**PRC55. 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.

**PRC56. PLANNING APPLICATION - P/15/0353/PPP - ERECTION OF DWELLINGHOUSE ON LAND TO THE SOUTH OF DONALDSON LODGE, LINLITHGOW**

The Committee considered documents which related to the Application for Review for planning application P/15/0353/PPP for the erection of a dwellinghouse on land to the south of Donaldson Lodge, Linlithgow.

The Committee requested and heard a short presentation from Mr Milne, 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, the applicant's supporting statement and representations.

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.

**PRC57. PLANNING APPLICATION - P/15/0449/FUL - ERECTION OF DWELLINGHOUSE AT KINGSBARN EQUESTRIAN CENTRE, FALKIRK FK1 3AT**

The Committee considered documents which related to the Application for Review for planning application P/15/0449/FUL for the erection of a dwellinghouse at Kingsbarn Equestrian Centre, Falkirk.

The Committee requested and 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 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 10.30 a.m. for the purpose of conducting the site inspections and reconvened at 11.55 a.m., with all those present as per the sederunt.

**PRC58. PLANNING APPLICATION - P/15/0353/PPP - ERECTION OF DWELLINGHOUSE ON LAND TO THE SOUTH OF DONALDSON LODGE, LINLITHGOW**

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/15/0353/PPP for the erection of a dwellinghouse on land to the south of Donaldson Lodge, Linlithgow.

The Committee requested and heard a short presentation from Mr Milne, 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, the applicant's supporting statement and representations.

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

- (1) Supplementary Guidance SG01 - Development in the Countryside;
- (2) Policies CG01, CG03, D13, GN02, GN03 and RW06 of the Falkirk Local Development 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) That the decision of the Director of Development Services to **REFUSE** planning permission in principle be **UPHELD** for the reasons set out in the original notice of decision namely:-
  - That the application is considered to be contrary to Policies CG01 'Countryside' and CG03 'Housing in the Countryside' of the Falkirk Local Development Plan and to Falkirk Council's Supplementary Guidance SG01 for 'Development in the Countryside'. In particular, it has not been demonstrated that there is an essential need for the development proposal at this countryside location and the proposal is not considered to represent appropriate infill development. The proposal therefore represents unjustifiable and inappropriate development in the countryside;
  - The development proposal would introduce additional turning traffic onto the de-restricted, unlit rural road (the B825) and the visibility requirement to the west of the proposed new access is unable to be satisfied due to existing obstructions. The development proposal is therefore not considered to be in the best interests of road safety; and

- The application is considered to be contrary to Policy RW06 'Flooding' of the Falkirk Local Development Plan as it has not been demonstrated that the development proposal would be free of significant flood risk or avoid an increase in the level of flood risk to existing development; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

**PRC59. PLANNING APPLICATION - P/15/0449/FUL - ERECTION OF DWELLINGHOUSE AT KINGSBARN EQUESTRIAN CENTRE, FALKIRK FK1 3AT**

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/15/0449/FUL for the erection of a dwellinghouse at Kingsbarn Equestrian Centre, Falkirk.

The Committee requested and 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) Supplementary Guidance SG01 - Development in the Countryside;
- (2) Policies CG01 and CG03 of the Falkirk Local Development 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 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.