

The background of the slide features a large, light blue watermark of the City of Vancouver's coat of arms. The crest is shield-shaped and divided into four quadrants. The top-left quadrant shows a sailing ship on the water. The top-right quadrant shows a stag's head with antlers. The bottom-left quadrant shows a beaver. The bottom-right quadrant shows a grizzly bear. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield contains the motto "A NE FOR A".

# **AGENDA ITEM**

**3**

**Minutes**

**DRAFT**

**FALKIRK COUNCIL**

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,  
Falkirk on Wednesday 17 August 2016 at 9.30 a.m.**

**Councillors:** Steven Carleschi  
Colin Chalmers  
Paul Garner  
Adrian Mahoney  
Craig Martin  
John McLuckie (Convener)  
Malcolm Nicol  
Alan Nimmo  
Martin Oliver  
Baillie Joan Paterson  
Sandy Turner

**Officers:** Kevin Collins, Transport Planning Co-ordinator  
Ian Dryden, Development Manager  
Rhona Geisler, Director of Development Services  
Rose Mary Glackin, Chief Governance Officer  
Iain Henderson, Legal Services Manager  
Crawford Sibbald, Environmental Health Officer  
Antonia Sobieraj, Committee Services Officer  
Russell Steedman, Network Co-ordinator  
Bernard Whittle, Development Management Co-ordinator

**P27. Apologies**

Apologies were intimated on behalf of Baillie Buchanan.

**P28. Declarations of Interest**

No declarations were made.

**P29. Minute**

**Decision**

**The minute of meeting of the Planning Committee held on 21 June 2016  
was approved.**

Baillie Paterson and Councillor C Martin entered the meeting during consideration of the following item of business.

**P30. Erection of Dwellinghouse and Domestic Garage on Land to the West of 10 Agricultural Holdings, Kilsyth Road, Longcroft for Mrs Fiona Carlin – P/16/0359/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a four bedroom two storey detached dwellinghouse and an attached double garage on a site consisting of open grazing land lying to the west of an existing dwellinghouse on land to the west of Agricultural Holdings, Kilsyth Road, Longcroft. The proposal had been the subject of a previous planning application which was approved on 27 April 2016. The current application had been submitted due to the application site increasing in size by extending further to the north. The location of the proposed dwellinghouse had therefore materially changed and would sit further back into the site.

**Decision**

**The Committee (1) noted the undertaking by the owner of the entire H10 site that she (a) has no intention now or in the future of allowing development of the site with the exception of the self build house which is the subject of the application; and (b) will support removal of the site from the Falkirk Local Development Plan; and (2) agreed to grant planning permission subject to the following conditions:-**

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority;**
- (2) No development shall commence until the exact details of the colour and specification of the proposed external finishing materials have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details;**
- (3) No development shall commence until the exact details of the height, location, construction, colour and plant species etc. of all proposed means of boundary enclosure have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and a timescale(s) to be agreed in writing by the Planning Authority;**

- (4) The dwellinghouse shall not be occupied until acoustic glazing with a specification of 10/12/6 or acoustic equivalent is installed and permanent ventilation is provided in order that windows can be kept closed without loss of ventilation. The acoustic glazing shall ensure that internal levels with the windows closed do not exceed 35dB daytime and 30dB nighttime, when measured as LAeq,T.;**
- (5) Vehicular access to the property shall be via a dropped kerb footway crossing, formed in accordance with details to be approved in writing by the Planning Authority;**
- (6) The driveway shall be formed with a maximum gradient of 1 in 10 and in a manner to ensure that no surface water is discharged, or loose material is carried, onto the public road; and**
- (7) The dwellinghouse shall not be occupied until visibility splays measuring 2.4 metres x 59 metres are provided in both directions from the access onto the A803. There shall be no obstruction to visibility greater than 600mm above the height of the carriageway within these splays.**

**Reason(s):-**

- (1) As these drawings and details constitute the approved development.**
- (2,3) To safeguard the visual amenity of the area.**
- (4) To ensure the occupiers of the property are safeguarded against excessive noise intrusion from transportation noise.**
- (5-7) To safeguard the interests of the users of the highway.**

**Informative(s):-**

- (1) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04 and 05.**
- (3) Formation of the dropped kerb will require Minor Roadworks Consent. The applicant should contact Roads Services on 01324 506070 to obtain the relevant application form.**

- (4) The applicant is advised to ensure that noisy works that are audible at the application site boundary are only conducted during the following hours:-**

**Monday to Friday 0800 to 1800 hours**

**Saturday 0900 to 1700 hours**

**Sunday/ Bank Holidays 1000 to 1600 hours**

**Deviation from these hours will not be permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.**

- (5) The applicant is advised to ensure that all works on the affected of the application site cease in the event that any made ground, suspect substances or odours are encountered following the commencement of the development. In such circumstances, the applicant is required to notify the Planning Authority immediately, carry out a contaminated land assessment and undertaken any necessary remediation works, and only recommence the development with the prior written approval of the Planning Authority**

The Committee noted that the following application had been withdrawn as the same proposal had been approved at the meeting of the Local Planning Review Committee on 12 August 2016.

**P31. Extension to Dwellinghouse at 60 Alma Street, Falkirk FK2 7HE for Mrs Nicola Cattnach – P/16/0362/FUL**

**P32. Change of Use from Beauty Salon to Hotel Annex (Retrospective) at 21A Orchard Street, Falkirk FK1 2RF for Mr Stuart Crawford – P/16/0214/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the change of use from beauty salon, located on the ground floor of a building sub divided into flatted dwellings, to a hotel annex (in retrospect) at 21A Orchard Street, Falkirk.

### **Decision**

**The Committee agreed to continue consideration of this item of business to allow an inspection of the site by Committee.**

**P33. Alterations and Change of Use from Retail/Offices to Hotel and Alterations, Extension and Change of Use from Office and Hairdressers to Hotel (Partially Retrospective) at 22 and 26 Princes Street, Falkirk FK1 1NE and 2, 4, & 6 Kerse Lane, Falkirk FK1 1RG for Mr Stuart Crawford – P/16/0162/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the change of use of two units operating as retail/offices and associated alterations (partially in retrospect) adjoining a hotel comprising several buildings, the main building being category B listed, on a site surrounded by a mixture of both commercial and residential properties and fronting onto Kerse Lane and Princes Street, Falkirk.

**Decision**

**The Committee agreed to continue consideration of this item of business to allow an inspection of the site by Committee.**

**P34. Extension of Dwellinghouse (Amendment to Planning Permission P/15/0706/FUL) (Partly Retrospective) at Priorsford, 75 Grahamsdyke Road, Bo'ness EH51 9DZ for Mr David Ness – P/16/0201/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for a conservatory extension on two levels to the rear of a two storey detached dwellinghouse (amendment to planning permission P/15/0706/FUL) (partly in retrospect) and a covered raised patio area at Priorsford, 75 Grahamsdyke Road, Bo'ness.

**Decision**

**The Committee agreed to continue consideration of this item of business to allow an inspection of the site by Committee.**

**P35. Erection of Sprinkler Tank, Pumphouse, Storage Cabin, Stacked Staff Welfare Unit, Weighbridge Ticket Office, Fuel Tank, Vehicle Wash Kiosk and Underground Weighbridges at Masterton Ltd, Bo'ness Road, Grangemouth FK3 9XF for FCC Environment – P/16/0260/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of sprinkler tank, storage cabin, stacked staff welfare unit, weighbridge ticket office, fuel tank, vehicle wash kiosk and underground weighbridges on a site located at the west side of Inchyra Road at the former Masterton Ltd site waste recycling and transfer facility, Bo'ness Road, Grangemouth.

## **Decision**

**The Committee agreed to grant planning permission subject to the following condition:-**

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informatives below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**

## **Reason:-**

- (1) As these drawings and details constitute the development.**

## **Informative(s):-**

- (1) In accordance with section 58(1) of the Town and Country Planning(Scotland) Act 1997 (as amended), the permission lapses on the expiration of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.**
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01A, 02B, 03, 04 and 05.**
- (3) The application site falls within or is partially within the Development Low Risk Area as defined by the Coal Authority. However, as coal mining activity was undertaken at depth, no recorded surface hazards currently exist which could pose a risk to new development. Unrecorded coal mining related hazards could still exist. It is not necessary to consult the Coal Authority on any planning applications which fall within the Development Low Risk Area.**

### **P36. Change of Use of Open Space to Extend Car Compound at Adjacent (Class 6) Storage and Distribution Business and Erection of 2.1m Boundary Fence at D J Manning Auctioneers, Bridgeness Road, Bo'ness EH51 9SF for John Pye Auctioneer Ltd – P/16/0127/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the change of use of an area of open space extending 748 square metres (forming part of a larger area of open space) for the extension of a car park (for the existing commercial premises) and the erection of a 2.1 metre boundary fence on a site at D J Manning Auctioneers, located on the north side of Bridgeness Road at the junction of Carriden Brae, Bo'ness.

## **Decision**

**The Committee agreed to continue consideration of this item of business to allow an inspection of the site by Committee.**