

Draft

FALKIRK COUNCIL

Minute of meeting of the Planning Committee held On Site on Monday 29 August 2016 commencing at 9.30 a.m.

Councillors:

Baillie William Buchanan (Convener)
Adrian Mahoney
Malcolm Nicol
John McLuckie
Sandy Turner

Officers:

Ian Dryden, Development Manager
Stephen McClure, Planning Officer (for applications P/16/0214/FUL and P/16/162/FUL)
Julie Seidel, Planning Officer (for application P/16/0127/FUL)
Crawford Sibbald, Environmental Health Officer (for applications P/16/0214/FUL and P/16/162/FUL)
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Karen Quin, Solicitor

P37. Apologies

Apologies were intimated on behalf of Baillie Paterson and Councillors Chalmers, Garner and Oliver.

P38. Declarations of Interest

No declarations were made.

P39. 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

With reference to Minute of Meeting of the Planning Committee held on 17 August 2016 (Paragraph P32 refers), Committee gave further consideration to 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.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Murray, the applicant's agent, was heard in relation to the application.

Mr Lumsden, an objector, was heard in relation to the application.

The objections included the following issues:-

- The inadequate parking arrangements for the site;
- The latest of a number of retrospective applications;
- The initial information stated that the property would only be used for office purposes by the hotel;
- That the chalked blackboard sign placed in the front grounds of the hotel was not suitable for a residential area;
- The detrimental effect on traffic and parking;
- The extension of facilities of the main hotel but not including rooms;
- The delay between the submission of the application and the officer site visit in April 2016;
- The vehicles using the site often double parked on Orchard Street or blocked residents driveways;
- That the hotel room residents generated a lot of noise in early mornings and in late evenings thereby disturbing residents of neighbouring dwellings;
- That the building met minimum requirements for the purposes of leasing out rooms and operating as an office;
- The disturbance to residents in adjacent properties from hotel staff using the main front entrance at night and the activation of the security light;
- The already inadequate parking at the hotel; and
- The inaccuracy of the submitted plans because the works on site had already been completed.

Prior to Members commencing their questions on the application, the Committee meeting adjourned and members and Council officers viewed the former Beauty Salon building from the outside.

The meeting thereafter reconvened in the car park of the Orchard Hotel.

Questions were then asked by Members of the Committee.

Provost Reid, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 14 September 2016.

P40. 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

With reference to Minute of Meeting of the Planning Committee held on 17 August 2016 (Paragraph P33 refers), Committee gave further consideration to 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.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr Murray, the applicant's agent, was heard in relation to the application.

Mr Lumsden, an objector, was heard in relation to the application.

The objections included the following issues:-

- The excessive noise nuisance as the two rear windows and a fire door could be left open;
- The ongoing noise issue relating to the hotel;
- The larger number of people gathering and loitering around the access areas to the rear of the hotel;
- The ongoing issues with parking in Orchard Street due to hotel overspill and the exacerbation due to the proposal;
- That the hotel had expanded enough within the current site;
- The retrospective application;
- The concern on the reasoning for the creation of a further bar area rather than additional hotel accommodation;
- The outstanding issues with the unit being absorbed into the hotel on Princes Street;
- The current noise from hotel visitors and residents in the rear parking area and the expected exacerbation;
- The existing plans did not accurately reflect the work on site particularly the completed work;
- The storing of an access ramp for the Princes Street entrance;
- The replacement of several windows facing the car park with UPVC without planning permission;
- That works had already taken place on the units on Kerse Lane;
- The overlooking to neighbouring dwellings on Orchard Street, especially in relation to the proposed roof windows;

- The creation of a visually intrusive design into the area and that it did not match the neighbouring sandstone villas;
- The rear access not being for emergency use only but rather for staff and hotel guests including smokers; and
- The roof windows in the rear extension overlooked properties in Orchard Street.

Prior to Members commencing their questions on the application, the Committee meeting adjourned and members and Council officers entered the two premises previously the former retail/officers and offices and hairdressers.

The meeting thereafter reconvened in the car park of the Orchard Hotel.

Questions were then asked by Members of the Committee.

Provost Reid, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 14 September 2016.

The Committee noted that the following application had been withdrawn since the Planning Committee meeting on 17 August 2016 and therefore no visit to the site would take place.

P41. 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

P42. 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

With reference to Minute of Meeting of the Planning Committee held on 17 August 2016 (Paragraph P36 refers), Committee gave further consideration to 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.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

Mr Reid, the applicant's agent, was heard in relation to the application.

Mr Hicking, the applicant's representative, was heard in relation to the application.

The Committee Services Officer, at the request of the Convener, read out an email from Mr Hunt, an objector, in relation to the application, having submitted his apologies for the meeting.

Mr McBlain, on behalf of his wife, an objector, was heard in relation to the application.

The objections included the following issues:-

- The existing noise nuisance from traffic and the additional vehicles, including HGVs;
- That the road was not designed to cope with the large volume of traffic associated with surrounding industrial and commercial uses;
- The accidents on Bridgeness Road at the junction of the site;
- The double yellow lines being ignored by drivers and the lack of monitoring by Police Scotland;
- That the adjacent commercial premises affected the residential amenity of surrounding residents resulting in them being pushed out of the area;
- The impact on the visual amenity of the area; and
- The traffic generation and road safety.

Questions were then asked by Members of the Committee.

Councillor Ritchie, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined at the Planning Committee on 14 September 2016.

Members thereafter viewed the rear car parking area of the site.