

The background of the slide features a large, light blue watermark of the City of Vancouver's coat of arms. The crest is a shield divided into four quadrants. The top-left quadrant shows a city skyline with a prominent tower. The top-right quadrant depicts a stag's head with large antlers. The bottom-left quadrant shows a three-masted sailing ship on the water. The bottom-right quadrant features a grizzly bear standing on its hind legs. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield contains the motto in French.

AGENDA ITEM

3

MINUTES

FALKIRK COUNCIL

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,
Falkirk on Wednesday 14 September 2016 at 9.30 a.m.**

COUNCILLORS: Baillie William Buchanan (Convener)
Colin Chalmers
Paul Garner
Adrian Mahoney
Craig Martin
John McLuckie
Malcolm Nicol
Alan Nimmo
Martin Oliver
Sandy Turner

OFFICERS: John Angell, Head of Planning and Transportation
Kevin Collins, Transport Planning Co-ordinator
Ian Dryden, Development Manager
Elspeth Forsyth, Senior Planning Officer (Landscape)
Rose Mary Glackin, Chief Governance Officer
Iain Henderson, Legal Services Manager
Martin Macniven, Environmental Health Officer
Crawford Sibbald, Environmental Health Officer
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer

P43. Minute's Silence

The Convener, prior to the commencement of business, referred to the recent passing and funeral of longstanding former Councillor J Lemetti, close friend and a very valuable member of this Committee. He paid tribute to Councillor Lemetti and to the high esteem in which he was held. The Committee expressed its condolences to Councillor Lemetti's family and observed a minute's silence in his memory.

P44. Apologies

No apologies were intimated.

P45. Declarations of Interest

No declarations were made.

Prior to consideration of business, the Member below made the following statement:-

Councillor Chalmers informed the Committee as he had not attended the site visit he would not take part in consideration of planning application P/16/0127/FUL (minute P50) but he would take part in consideration of planning applications P/16/0214/FUL and P/16/0162/FUL (minute P48 and P49) as he was sufficiently familiar with the sites.

P46. Request for Site Visits

Having heard requests by members for site visits, the Committee agreed to the continuation of planning applications P/16/0385/FUL, P/16/0393/FUL and P/16/0360/FUL.

P47. Minutes

Decision

- (a) The minute of meeting of the Planning Committee held on 17 August 2016 was approved; and
- (b) The minute of meeting of the Planning Committee On-Site held on 29 August 2016 was approved.

P48. 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 (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director 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 grant planning permission.

Informative:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02 and 03.

P49. 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 (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director 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 the matter to allow officers the opportunity for further discussion with the applicant in relation to options to address issues around noise encroachment from the proposed frontage of the building onto Kerse Lane.

P50. 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 (a) further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director 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 that it is Minded to Grant planning permission subject to the satisfactory completion, within six months, of a Planning Obligation within the terms of section 75 of the Town and Country Planning (Scotland) Act 1997 or a legal agreement within the terms of Section 69 of the Local Government (Scotland) Act 1973 in terms satisfactory to the Director of Development Services in respect of the payment of a financial contribution towards qualitative improvements in

other parts of the green network, to offset the loss of an area of open space, in the sum of £15,708;

And thereafter, on the conclusion of the foregoing matters, remit to the Director of Development Services to grant planning permission subject to (a) a condition that, prior to the start of work on site, a full landscaping plan covering details of the planting for the screening of the front of the development shall be submitted to and approved in writing by the Planning Authority, and (b) 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 work shall commence on site until written communication from SEPA and Scottish Water, confirming acceptance of drainage discharge from the site, are submitted to and approved in writing by the Planning Authority; and**
- (3) Unless otherwise agreed in writing by the Planning Authority, all approved landscaping works shall be implemented by the end of the first planting and seeding season following the commencement of development on site.**

Reason(s):-

- (1) As these drawings and details constitute the approved development.**
- (2) To ensure the extended car park can be adequately drained.**
- (3) To safeguard the visual amenity of the area.**

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 and 02.**
- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall**

not recommence without the prior written approval of the Planning Authority.

Councillor Garner left the meeting during consideration of the following item of business.

P51. Use of Land for End of Life Vehicle Decontamination and Deliquidising Facility and Storage of Scrap Material (Retrospective) at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge for All Parts Auto Salvage - P/14/0094/FUL

With reference to Minutes of Meetings of the Planning Committee held on 25 March, 29 April, 25 June and 28 October 2015 and 1 February, 24 February, 23 March and 27 April 2016 (Paragraphs P132, P10, P34, P77, P115, P135, P150 and P10 refer), Committee (a) gave further consideration to reports to those meetings by the Director of Development Services; and (b) considered an additional report by the said Director in relation to conditions imposed in a planning permission granted for the use of land for an end of life vehicle decontamination and de-liquidising facility and storage of scrap material (retrospective) at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge.

Decision

The Committee:-

- (1) noted the contents of the report; and**
- (2) agreed to consider a further update report at a future meeting.**

In accordance with the decisions taken at the start of the meeting, **NOTED** that the following items had been continued to a future meeting to allow an inspection of the sites by Committee:-

P52. Extension to Dwellinghouse at 11 Callendar Park View, Falkirk FK1 1SX for Mr Shraz Khaliq - P/16/0385/FUL

P53. Change of Use of Public Open Space to Garden Ground and Erection of Boundary Fence (Retrospective) at 32 Howieson Avenue, Bo'ness EH51 9JG for Mr David Stewart - P/16/0393/FUL

P54. Erection of 15 Dwellinghouses, Retail Unit and Associated Infrastructure at Bowling Club, Glen Crescent, Glen Village, Falkirk FK1 2AQ for Alpha Glen Developments Ltd - P/16/0360/FUL