

FALKIRK COUNCIL

Minute of meeting of the Planning Committee held On Site on Monday 26 September 2016 commencing at 9.30 a.m.

Councillors:

Baillie William Buchanan (Convener)
Steven Carleschi (Items P57 & P58)
Colin Chalmers (Items P57 & P58)
Adrian Mahoney
Malcolm Nicol (Item P59)
Martin Oliver (Item P57)
Sandy Turner (Item P59)

Officers:

Kevin Collins, Transport Planning Co-ordinator (for application P/16/0360/FUL)
Jack Frawley, Committee Services Officer
Kirsty Hope, Assistant Planning Officer (for application F/16/0385/FUL)
Karen Quin, Senior Solicitor
Julie Seidel, Planning Officer (for applications P/16/0360/FUL and P/16/0393/FUL)
Russell Steedman, Network Co-ordinator (for applications P/16/0360/FUL and P/16/0393/FUL)
Bernard Whittle, Development Management Co-ordinator

P55. Apologies

Apologies were intimated on behalf of Baillie Paterson; Councillors Garner, McLuckie, C Martin and Nimmo.

P56. Declarations of Interest

No declarations were made.

P57. 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

With reference to Minute of Meeting of the Planning Committee held on 14 September 2016 (Paragraph P54 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the erection of 15 dwellinghouses, retail unit and associated infrastructure at Bowling Club, Glen Crescent, Glen Village, Falkirk.

The Convener introduced the parties present.

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

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

Mr McIntosh, a resident was heard in relation to his neutral representation to the application.

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

Mrs Myles, an objector, was heard in relation to the application.

Ms Martin, an objector, was heard in relation to the application.

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

Ms Nimmo, an objector, was heard in relation to the application.

Mrs Hunter, an objector, was heard in relation to the application.

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

Mrs Sheldon, an objector, was heard in relation to the application.

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

Ms Brown, an objector, was heard in relation to the application.

Mrs Riley, an objector, was heard in relation to the application.

Mrs Niven, an objector, was heard in relation to the application.

Mr & Mrs Wallace, objectors, were heard in relation to the application.

The objections included the following issues:-

- properties at Glenbank (backing onto the application site from the south) will not be able to have oil heating delivered, as access is currently taken from the application site
- Glen Crescent is already busy and the development will increase traffic
- no provision has been made for existing residents, including the post office, who use the application site to park
- road, parking and access issues at the proposed development site
- Glen Crescent is too narrow
- anti-social behaviour problems associated with the retail development
- no demand for retail units and impact on the business of the Glen Village post office due to the proximity
- application includes land outwith the applicant's ownership

- issues relating to the water supply
- loss of community facility

Questions were then asked by members of the committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 26 October 2016.

P58. Extension to Dwellinghouse at 11 Callendar Park View, Falkirk FK1 1SX for Mr Shraz Khaliq - P/16/0385/FUL

With reference to Minute of Meeting of the Planning Committee held on 14 September 2016 (Paragraph P52 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the extension to dwellinghouse at 11 Callendar Park View, Falkirk.

The Convener introduced the parties present.

The Assistant Planning Officer (Kirsty Hope) outlined the nature of the application.

The applicant was not in attendance.

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

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

Mr & Mrs Yeardley, objectors, were heard in relation to the application.

Mrs Mincher, objector, was heard in relation to the application.

Miss Brogan, objector, was heard in relation to the application.

The objections included the following issues:-

- the scale of the extension and the affect this would have on the value of neighbouring property
- privacy and overshadowing concerns
- the visual impact
- noise, dust, disruption and overall site safety concerns during the construction
- shared access and parking concerns
- the length of time the project would take
- the monitoring of the project during construction
- who would be responsible for any damages

- concerns that the house would be used as a house in multiple occupation
- concerns relating to the storing of materials, skips, scaffolding plant and machinery and the impact of piling

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 26 October 2016.

P59. 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

With reference to Minute of Meeting of the Planning Committee held on 14 September 2016 (Paragraph P53 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 public open space to garden ground and erection of boundary fence (retrospective) at 32 Howieson Avenue, Bo'ness.

The Convener introduced the parties present.

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

Mrs Stewart, the applicant's wife, was heard in relation to the application.

Mrs Elliot, an objector, was heard in relation to the application.

The objections included the following issues:-

- major loss of amenity due to felling of the trees
- visually intrusive fence line
- the development is not on land owned by the applicant
- access to open space area has been blocked

Questions were then asked by members of the committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 26 October 2016.