

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.