

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 sailing ship on wavy lines representing 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

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on Thursday 27 October 2016 at 9.40 A.M.

Councillors: Baillie William Buchanan (Convener)
Colin Chalmers
John McLuckie

Officers: Iain Henderson, Legal Services Manager
Antonia Sobieraj, Committee Services Officer
Brent Vivian, Senior Planning Officer

PRC34. Apologies

No apologies were intimated.

PRC35. Declarations of Interest

No declarations were made.

PRC36. Minute

Decision

The minute of meeting of the Planning Review Committee held on 19 September 2016 was approved.

PRC37. Opening Remarks

The Convener welcomed everyone in attendance to the meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

PRC38. Planning Application P/16/0215/FUL - Erection of Dwellinghouse on Land to South East of Tappernail Farm, Hillcrest Square, Reddingmuirhead

The Committee considered documents which related to the Application for Review for planning application P/16/0215/FUL for the erection of a two storey detached dwellinghouse on land to south east of Tappernail Farm, Hillcrest Square, Reddingmuirhead.

After discussion, the Committee **AGREED** that it did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an unaccompanied inspection of the site.

The meeting adjourned at 9.50 a.m. for the purpose of conducting a site inspection and reconvened at 11.05 a.m., with all those present as per the sederunt.

PRC39. Planning Application P/16/0215/FUL - Erection of Dwellinghouse on Land to South East of Tappernail Farm, Hillcrest Square, Reddingmuirhead

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/16/0215/FUL for the erection of a two storey detached dwellinghouse on land to south east of Tappernail Farm, Hillcrest Square, Reddingmuirhead.

The Committee requested and heard a short presentation from Mr Vivian, who provided a summary of the application and the papers before the Committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed, the applicant's supporting statement and the representations.

After further discussion and having sought and heard advice from Mr Henderson and Mr Vivian, and having given consideration to the material contained within the documentation, the Committee considered:-

- (1) Trees and Development Supplementary Guidance SG06;
- (2) Housing Opportunity Site H69 - Rural South – Slamannan;
- (3) Policies D02 and GN04 of the Local Development Plan;
- (4) the consultation responses received;
- (5) the representations submitted;
- (6) the site history;
- (7) the supporting documents provided by the applicant;
- (8) the benefit of the site inspection.

After discussion, the Committee considered that it did not have sufficient information to allow it to make a determination. Thereafter, the Committee **AGREED:-**

- (1) that the matter be continued to a future meeting of the Committee on a date to be agreed;
- (2) that further information in the form of a written submissions, be provided by the applicant and the Director of Development Services within a period of 14 days from receipt of the requests;
- (3) that the applicant's submission:-
 - (a) provide information as to how the design of the proposed roof terrace can avoid detrimental impact to the privacy of residents at Hillcrest Square; and
 - (b) be made available to interested parties and the Director of Development Services in order that they may make comments in reply and that the respective comments, be made available to the applicant to make further comments thereon with each being allowed a period of 14 days from receipt of the request; and
- (4) that the Director of Development Service's submission:-
 - (a) provide information as undernoted:-
 - (i) With reference to the additional plans/information submitted by the applicant, would these, generally, have changed any of the refusal reasons noted in the Report on Handling;
 - (ii) Do the amended plans/information address concerns in relation to satisfactory visibility and sightlines at the junction of Hillcrest Square and the B810 Shieldhill Road;
 - (iii) Do the amended plans/information address concerns in relation to boundary treatments and planting and respecting the rural setting of the application site;
 - (iv) Do the amended plans/information address concerns in relation to orientation of the main front elevation of the proposed property and, generally, the disposition of the proposed development; and
 - (v) In the event (and for the avoidance of doubt, not pre-judging the decision of the Committee on the review) that the Committee were to be minded to grant permission, would any financial contributions be applicable and, if so, how much would they be and what would they be in respect of; and

- (b) be made available to the applicant and interested parties in order that they may make comments in reply and that the respective interested parties' comments be made available to the applicant to make further comments thereon, and with each being allowed a period of 14 days from receipt of the request.