

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 the 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. Below the shield is a banner with the motto "A NE FOR A".

Agenda Item

3

Minutes

DRAFT

FALKIRK COUNCIL

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,
Falkirk on Wednesday 22 March 2017 at 9.30 a.m.**

COUNCILLORS:

Baillie William Buchanan (Convener)
Jim Blackwood
Steven Carleschi
Colin Chalmers
Baillie Joan Coombes
Paul Garner
Adrian Mahoney
Craig Martin
John McLuckie
Malcolm Nicol
Martin Oliver
Sandy Turner

OFFICERS:

John Angell, Head of Planning and Transportation
Kevin Collins, Transport Planning Co-ordinator
Rose Mary Glackin, Chief Governance Officer
Philip Harris, Senior Planning Officer
Iain Henderson, Legal Services Manager
Alex Lewis, Planning Officer
Craig Russell, Roads Development Officer
Julie Seidel, Planning Officer
Crawford Sibbald, Environmental Health Officer
Antonia Sobieraj, Committee Services Officer
Brent Vivian, Senior Planning Officer
Bernard Whittle, Development Management Co-ordinator

P144. Apologies

No apologies were intimated.

P145. Declarations of Interest

No declarations were made.

P146. Requests for Site Visits

Having heard requests by members for site visits, the Committee agreed at the start of the meeting to the continuation of planning applications P16/0762/FUL and P/16/0530/FUL and that a decision be taken on the applications at a special meeting of the Committee on 3 April 2017.

P147. Minutes

Decision

- (a) The minute of meeting of the Planning Committee held on 23 February 2017 was approved; and**
- (b) The minute of meeting of the Planning On-Site Committee held on 6 March 2017 was approved.**

P148. Erection of 96 Dwellinghouses, 16 Flatted Dwellinghouses Formation of Access, Open Space, SUDS, Landscaping and Related Infrastructure on Land to the South West of Tappernail Farm, Reddingmuirhead for Persimmon Homes (East Scotland) - P/16/0706/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 23 February 2017 (Paragraph P116 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 erection of 96 dwellinghouses, 16 flatted dwellinghouses, the formation of access, open space, SUDS landscaping and related infrastructure on land to the south west of Tappernail Farm, Reddingmuirhead, Falkirk.

Decision

The Committee agreed to continue consideration to allow officers to assess the recently submitted information provided by the applicant and that a decision be taken on the application at a special meeting of the Committee on 3 April 2017.

P149. Alterations to Existing Frontage, Installation of Glazed Splash Screen and Washing Booms. Change of Use from Car Sales to Vehicle Repair Workshop (Including Tyre Sales and MOT Test Centre) at 7A and 7C High Station Road, Falkirk, FK1 5LP for Mr Abdul Rehman - P/16/0768/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 23 February 2017 (Paragraph P134 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 alterations to an existing car wash frontage, the installation of a glazed splash screen and washing booms, the change of use from a car sales to vehicle repair workshop (including Tyre Sales and MOT Test Centre) at 7a and 7c High Station Road, Falkirk.

Decision

The Committee agreed to grant planning permission subject to 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) The parking spaces shown on approved plan 03, titled 'Proposed Floor Plans and Front Elevation' (drawing reference FL2016-03/2 Revision B), shall be kept free from obstruction and made available for use by customers and employees at all times.**

Reason(s):-

- (1) As these drawings and details constitute the approved development.**
- (2) To ensure that adequate car parking is provided.**

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03 and 04.**
- (2) 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**

Councillor Oliver left and re-entered the meeting during consideration of the following item of business.

Councillor Carleschi entered the meeting during consideration of the following item of business.

During consideration of the following item of business, Councillors Garner and Blackwood informed the Committee that as the application had been previously considered on a number occasions prior to them being members of the Committee, they would not take part in consideration of the application.

P150. Distributor Road and Associated Earth Works on Land to the North of Shamistle, Maddiston, Falkirk for Manor Forrest Ltd and Land Options West Ltd - P/14/0483/PPP (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 27 May, 25 June and 28 October 2015 and 24 February 2016 and 25 January 2017 (Paragraphs P23, P35, P80, P136 and P111 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 on an application for planning permission in principle for the construction of a distribution road and associated earth works measuring 7.3 metres in width with 2 x 2 metre wide verges and a 3 metre wide footway/cycleway linking to the recently constructed roundabout at the Parkhall housing development at Maddiston to an approved roundabout on the A801 on land to the north of Shamistle, Maddiston, Falkirk.

Decision

The Committee agreed to refuse planning permission in principle for the following reasons:-

- (1) The application is considered to be contrary to Policy D09 (Listed Buildings) of the Falkirk Local Development Plan as the development proposal has the potential for significant adverse effects on the setting of a B-Listed building (The Haining).**
- (2) The application is considered to be contrary to Policy D12 (Historic Gardens and Designed Landscapes) of the Falkirk Local Development Plan as the development proposal would not retain the character and setting of a non-inventory designed landscape (The Haining).**
- (3) The application is considered to be contrary to Policy GN04 (Trees, Woodland and Hedgerows) of the Falkirk Local Development Plan as the development proposal would not protect a long established woodland of plantation origin as a habitat resource of irreplaceable value.**
- (4) The application does not reflect the guidance as contained in the approved Development Framework for the Maddiston East Strategic Growth Area which indicates that the preferred strategic access option is to the north of The Haining walled garden. Granting the application would be premature in advance of a detailed assessment to determine the best and precise alignment of the strategic access.**

Councillor Turner left and re-entered the meeting during consideration of the following item of business.

P151. Mixed Development Comprising 98 Flats Over 4-6 Storeys, 2 Integrated Small Commercial Units, Replacement Chapel, Associated Infrastructure and Public Space on Land North of 58 Bridge Street, Bonnybridge for Mr Colin Peat - P/07/0635/FUL

With reference to Minutes of Meetings of the former Regulatory Committee held on 21 May and 18 June 2008 (Paragraphs R24 and R29 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 on an application for full planning permission for the erection of 98 flats, two commercial units, a replacement chapel and associated infrastructure on land north of 58 Bridge Street, Bonnybridge.

Decision

The Committee:-

- (1) noted the report; and**
- (2) agreed to continue consideration of the application and if the outstanding flood related matters and Section 75 Planning Obligation has not been satisfactorily concluded and planning permission granted by 30 September 2017, in accordance with the terms detailed in in the recommendations within the report, the Director of Development Services shall be authorised to refuse the application.**

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:-

P152. Erection of Dwellinghouse and Associated Ground Works on Land to the West of 153 Stirling Street, Denny for Mr Peter Moffat – P16/0762/FUL

P153. Change of Use of Vacant Land to Form Private Permanent Gypsy/Traveller Pitch (1 Static Caravan and 1 Touring Caravan), Erection of Boundary Wall and Formation of Hardstanding (Partly Retrospective) at Wesleymount, Church Road, California, Falkirk for Mr Alister Fowler - P/16/0530/FUL

P154. Use of Premises as Shop (Class 1) at 18 Nisbet Drive, Denny FK6 6AQ for Mrs Rajwinder Kaur – P/17/0139/CPE

The Committee considered a report by the Director of Development Services on an application for a certificate of lawfulness for the use of ground floor premises as a shop (class 1) at 18 Nisbet Drive, Denny.

Decision

The Committee agreed to issue the Certificate of Lawfulness as detailed in the report.

P155. Exclusion of Public

RESOLVED in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude from the meeting the press and public for the following item of business on the ground that it would involve the likely disclosure of exempt information as defined in Paragraph 12 of Part 1 of Schedule 7A to the said Act.

Baillie Coombes left the meeting during consideration of the following item of business.

P156. Planning Review Committee Procedure

The Committee considered a report by the Director of Corporate and Housing Services in relation to a matter concerning procedure on a Planning Review Committee review.

Decision

The Committee agreed to approve the recommendations within the report.

P157. Valedictory Remarks

The Convener on behalf of the Committee referred to the impending departure of Rose Mary Glackin, Chief Governance Officer and John Angell, Head of Planning and Transportation from the Council. He thanked them for their major contributions and support to the Committee over the years and wished them well for the future.