

FALKIRK COUNCIL

Minute of meeting of the Planning Committee held On Site on Monday 7 August 2017 commencing at 9.30 a.m.

Councillors:

David Alexander (Convener) (except for application P/17/0017/FUL)
Gary Bouse (for applications P/17/0017/FUL, P/17/0044/FUL and P/17/0064/VRC)
Joan Coombes (for applications P/17/0017/FUL and P/17/0044/FUL)
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie
Lynn Munro
Laura Murtagh
Malcolm Nicol

Officers:

Kirsty Hope, Assistant Planning Officer (for application P/17/0049/FUL)
Stephen McClure, Planning Officer (for application P/17/0017/FUL)
Brian Pirie, Democratic Services Manager
Karen Quin, Solicitor
Crawford Sibbald, Environmental Health Officer
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer (for application P/17/0064/VRC)
Bernard Whittle, Development Management Co-ordinator

P22. Apologies

Apologies were intimated on behalf of Councillors Bissett and Blackwood.

P23. Declarations of Interest

In accordance with his non financial declaration of interest at the meeting of the Planning Committee on 27 June 2017 (Paragraph P11 refers), Councillor Alexander was not present at this site visit (P/17/0017/FUL). Councillor McLuckie assumed the role of Convener in his absence.

P24. Erection of Restaurant (Class 3) Unit and Hot Food Takeaway Unit at Land to the South of 58 Grahams Road, Grahams Road, Falkirk for Eskgate Ltd – P/17/0017/FUL

With reference to Minute of Meeting of the Planning Committee held on 27 June 2017 (Paragraph P15 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 a restaurant unit and hot food takeaway at land to the south of 58 Grahams Road, Grahams Road, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

Mr John Russell, a representative for John Russell Partnership, the applicants agent, spoke in support of the application.

Mr Gugen, a supporter, was heard in relation to the application.

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

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

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

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

The objections included the following issues:-

- The lack of clarity in regard to the location of a proposed 8ft close knit fence.
- Removal of tree to south-east of the site would damage 50/50a Grahams Road through subsidence;
- Planting of new native species of tree as replacements for a tree removed will cause damage to 50/50a Grahams Road, and would block access for maintenance, as well as affecting the drainage on the building;
- The rear garden of 50a Grahams Road would be overlooked by restaurant windows on the south facing elevation, as well as the proposed roof windows;
- The proposal would create general noise issues to residents from sources such as cars and extraction fans
- Pollution and smells would blow directly over the garden ground of 50a Grahams Road;
- The removal of the tree to the south-east of the site would cause subsidence to gardens of adjacent residential properties;
- No requirement for an additional restaurant or hot food takeaway, there are plenty nearby;

- The proposed access to the restaurant car-park would cause chaos to traffic flow on Grahams Road, which already cannot cope;
- The proposed landscaping would affect access for 50a Grahams Road to maintain fencing and hedging;
- A new fence of adequate design and height would require to be erected around the site boundary;
- The proposed restaurant and hot food takeaway would have a greater impact on the amenity of the area compared with past uses and proposals.

Councillor Cecil Meiklejohn, a local Member for the area, was heard in relation to the application.

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 16 August 2017.

Councillor Alexander resumed the Convenership of the meeting following consideration of the foregoing item of business.

P25. Formation of Car Wash and Valet Centre, Including Siting of No. 2 Containers, Erection of Shelter, 2.2 Metre High Acoustic Fence and 3 Metre High Polycarbonate Screen (Partially Retrospective) at Land to the South East of Tannery Garage, Grangemouth Road, Falkirk for Wash & Valet North Ltd - P/17/0044/FUL

With reference to Minute of Meeting of the Planning Committee held on 27 June 2017 (Paragraph P14 refers), Committee gave further consideration to a report by the Director of Development Services on an application for full planning permission for the formation of a car wash and valet centre, on land to the rear of the New Tannery Garage, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (B Whittle) outlined the nature of the application.

Mr McCormack, a representative for Inhouse Design was heard in relation to their representation to the application.

Mr Malik, the applicant, was heard in relation to the application.

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

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

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

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

The objections included the following issues:-

- The proposed car wash would be too close to adjacent residential properties and would cause nuisance by way of noise and increased traffic (vehicular and pedestrian);
- Even although the noise would be low level, there would be a constant drone;
- The proposed development would have an unacceptable impact on parking and traffic generation in an already busy area;
- The visual impact of a 3 metre high barrier would be unacceptable in terms of residential and visual amenity;
- Spray would come over the proposed barrier into adjacent gardens;
- Existing drainage is inadequate;
- The siting of the car wash could be altered to minimise the description to neighbouring properties.
- The residential amenity of adjoining properties would be unacceptably affected;
- Gardens could not be used;and
- Loss of privacy and amenity;

Councillor Cecil Meiklejohn, a local Member for the area, was heard in relation to the application.

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 16 August 2017.

P26. Extensions to Dwellinghouse and Creation of Access at 116 Larbert Road, Bonnybridge, FK4 1EP for Mr Gordon Fowler – P/17/0049/FUL

With reference to Minute of Meeting of the Planning Committee held on 27 June 2017 (Paragraph P20 refers), Committee gave further consideration to a report by the Director of Development Services on an application for a one and a half storey extension that would replace an existing single storey rear extension.

The Convener introduced the parties present.

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

Mr Fowler, the applicant, was heard in relation to the application

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

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

The objections included the following issues:-

- Balconies would overlook the property to the rear.
- Unsure of the height of the wall/fence for new boundary.
- Visual amenity concerns regarding the bin location. Could this be concealed.
- Existing overflowing bins a concern.
- Damage to neighbouring vehicles from blown over bins.
- Red line boundary is incorrect as the line includes part of a neighbouring driveway and public path.
- Outlook and privacy concerns to neighbour's bedroom.
- Overlooking concerns to neighbouring garden from rooflight/balcony.
- The proposed extension would be closer to the existing boundary and inaccuracies in the measurements to the boundary.
- Would like assurances that any skips are kept within the site and existing boundaries are not damaged.
- Inaccuracy of the existing and proposed rear driveway profile. The incline is steeper than shown and significant excavation would be required.
- Proposed boundary wall may cause damage to neighbouring property. No details on plans of how this wall would be constructed.

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 16 August 2017.

P27. Variation of Condition 2 of Planning Permission P/14/0094/FUL to allow for the Storage of Additional Scrap Metal in the North West Part of the yard and Removal of Condition 3 of Planning Permission P/14/0094/FUL to Allow for Storage within the North West Part of the Yard on a Permanent Basis at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge, FK4 2BD for A-Braidwood & Son Ltd – P/17/0064/VRC

With reference to Minute of Meeting of the Planning Committee held on 27 June 2017 (Paragraph P21 refers), Committee gave further consideration to a report by the Director of Development Services on an application for vary condition 2 of planning permission P/14/0094/FUL to allow for the storage of additional scrap metal in the north-west part of the site and remove condition 3 of planning permission P/14/0094/FUL to allow for storage within the north-west part of the site on a permanent basis at All Parts Auto Salvage, Hillview Road, High Bonnybridge, Bonnybridge.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

Mr Snow, the applicant, was heard in relation to the application.

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

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

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

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

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

The objections included the following issues:-

- Noise levels when the last increase in scrap took place were unacceptable.
- Unable to enjoy garden last time.
- Noise levels will increase.
- Noise levels will be unacceptable.
- The noise levels are excessive when there is no monitoring as the scrap is dropped from a greater height.
- Noise levels for the railway line will have to be revised as electrification of the line will reduce the noise levels by 30%.
- This is a quiet and peaceful residential area.
- The resultant pile of scrap would not be left in perpetuity so there is certainty that noise will always be an issue.
- The noise survey showed clearly that the noise would be higher than is permissible
- Serious concerns with impacts on local environment.
- Increase in heavy traffic on Bonnyhill Road.
- Unacceptable volume of traffic on a B road.
- The roads in the area are totally unsuited to an increase in heavy traffic.
- Issues with Bonnyhill Road/ Tamfourhill Road in terms of sharp bends, damage to grass verges and restricted width.
- The small back road is frequently used by local people.
- Heavy use by industrial vehicles would greatly increase the risk of accidents.
- The northern splay at the secondary entrance is poor.
- Under the 2014 application, the secondary access was solely to provide access for vehicles stored on a short term basis for insurance assessment.
- Need confirmation of the operating hours/ days and timescales.
- Is the material only coming from the Bankside premises?
- More unsightly high piles of scrap.
- Assume maximum height is still 5 metres?

- The bund does not reach the eastern boundary and reduces in height below 2.5 metres towards this point.
- Visual impact is to the detriment of the area.
- There has been no regard to the area around the site, where roadside trees have been cut down and metal fencing topped with razor wire.
- Is the condition of the bund and tree growth to be monitored?
- What area of the site is to be used to store the material?

Provost Tom Coleman, a local Member for the area, was heard in relation to the application.

Councillor William Buchanan, a local Member for the area, was heard in relation to the application.

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 16 August 2017.