

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 facing left with a cross above its antlers. The bottom-left quadrant shows a beaver. The bottom-right quadrant shows a grizzly bear standing on its hind legs. 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

Minutes

FALKIRK COUNCIL

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,
Falkirk on Wednesday 25 October 2017 at 9.30 a.m.**

COUNCILLORS:

David Alexander (Convener)
Jim Blackwood
Gary Bouse
Joan Coombes
Gordon Hughes
James Kerr
Lynn Munro
Adanna McCue
John McLuckie
Laura Murtagh
Malcolm Nicol

OFFICERS:

Ian Dryden, Development Manager
David Gray, Environmental Health Co-ordinator
Iain Henderson, Legal Services Manager
Antonia Sobieraj, Committee Services Officer
Russell Steedman, Network Co-ordinator

P48. Apologies

Apologies were intimated on behalf of Councillor Bissett.

P49. Declarations of Interest

No declarations were made.

P50. Minutes

Decision

- (a) The minute of meeting of the Planning Committee held on 13 September 2017 was approved; and**
- (b) The minute of meeting of the Planning Committee On-Site held on 25 September 2017 was approved.**

Councillors Coombes and Hughes entered the meeting during consideration of the following item of business.

P51. Change of Use From Private Garden Ground to Form Business with Six Self Catering Holiday Units at Upper Kinneil House, Kinneil House, Bo'ness Road, Polmont, Falkirk FK2 0QS for GMS (Recordings) Ltd - P/17/0348/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 13 September 2017 (Paragraph P43 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 planning permission to change the use of private garden ground within the walled garden of a category B listed building at Kinneil House, Polmont to form a business consisting of the siting of six self-catering holiday units at Upper Kinneil House, Kinneil House, Bo'ness Road, Polmont, 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) Prior to the start of work on site, full details of the location of all proposed service trenches shall be submitted to and approved in writing by the Planning Authority. Thereafter, the service trenches shall be completed in accordance with these approved details and any trenches proposed within root protection zones of existing trees shall be dug by hand;**
- (3) Prior to the start of work on site, full details of additional landscaping proposals including a scheme of implementation and details of maintenance arrangements shall be submitted to and approved in writing by the Planning Authority. Thereafter, landscaping shall be carried out in accordance with these approved details;**
- (4) Prior to the start of work on site, details of all external lighting provision shall be submitted to and approved in writing by the Planning Authority. Thereafter, all lighting shall be carried out in accordance with these details; and**
- (5) Prior to the siting of each unit, full details of the size, design and finishing materials for each unit shall be submitted to and**

approved in writing by the Planning Authority. Thereafter, each unit shall be developed in accordance with these details unless otherwise agreed in writing with the Planning Authority.

Reason(s):-

- (1) As these drawings and details constitute the approved development.**
- (2) To protect existing trees within the site and avoid root severance.**
- (3) To safeguard the landscape quality of the site and maximise privacy levels.**
- (4) To avoid light pollution and safeguard residential amenity levels.**
- (5) To safeguard visual amenity levels.**

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, 04 and 09.**
- (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 to which the permission relates is begun before that expiration.**
- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**
- (4) The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:-**

Monday to Friday 08:00 - 19:00 Hours

Saturday 08:00 - 13:00 Hours

Sunday / Bank Holidays No noise audible at site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Unit.

- (5) **Details of the financial and legal arrangement between business revenue generated from the proposal and the maintenance of the category B listed building on the site should be submitted to the Planning Authority.**

P52. Change of Use from Existing Restaurant, Hot Food Takeaway, Distribution Centre and Office Accommodation to Form Hotel (Class 7) at 262, 264 and 268 Grahams Road, Falkirk FK2 7BH for Dunvegan Properties UK Limited - P/17/0429/FUL

The Committee considered a report by the Director of Development Services on an application for planning permission for the change of use from an existing restaurant, hot food takeaway, distribution centre and office accommodation to form a hotel (class 7) at 262, 264 and 268 Grahams Road, Falkirk.

Councillor McCue, seconded by Councillor Murtagh, moved that Committee agree that it had sufficient information within the papers provided in relation to the application to take a decision at this meeting and a site inspection is not required.

By way of an amendment, Councillor Blackwood, seconded by Councillor McLuckie, moved that Committee agree to continue consideration of the application to allow an inspection of the site by Committee.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (4) - Councillors Bouse, Coombes, McCue and Murtagh.

For the amendment (7) - Councillors Alexander, Blackwood, Hughes, Kerr, McLuckie, Nicol and Munro.

Decision

The Committee agreed to continue consideration of the application to allow an inspection of the site by Committee.

Councillors Coombes, McCue and Murtagh left and re-entered the meeting during consideration of the following item of business.

Councillor Nicol left the meeting during consideration of the following item of business.

P53. 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 (Continuation)

With reference to Minutes of Meetings of the Planning Committee held on 27 June and 16 August 2017 (Paragraphs P21 and P34 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 to (i) 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 yard; and (ii) remove condition 3 of the said planning permission 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.

Councillor McLuckie, seconded by Councillor Kerr, moved that Committee grant planning permission subject to (1) conditions determined appropriate by the Director of Development Services including conditions to regulate the height of the material in the north west part of the yard to no more than 5 metres and to require the site access gate (northern entrance) to be relocated back for a distance of 20 metres from the edge of Hillview Road; and (2) informatives requiring monitoring of the site by the Council's Environment Health Section while material is being transported onto the site by the applicant and the applicant being required to work closely with the Environment Health Section in implementing the permission.

By way of an amendment, Councillor Bouse, seconded by Councillor Murtagh, moved that Committee refuse planning permission in accordance with the recommendations within the report.

Notice of a further amendment was given by Councillor Coombes.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 10 members present with voting as undernoted:-

For the motion (5) - Councillors Blackwood, Kerr, Munro, Nicol and McLuckie.

For the amendment (5) - Councillors Alexander, Bouse, Hughes, McCue and Murtagh.

Councillor Coombes abstained.

In accordance with Standing Order 22.6, in the case of equality of votes, the Convener used his casting vote for the amendment.

The amendment thereafter became the substantive motion on which the further amendment was moved by Councillor Coombes and seconded by Councillor McLuckie. The further amendment was that Committee agree to continue consideration of the application to the meeting of the Committee in January 2018 to allow (1) the applicant an opportunity to discuss with and propose noise mitigation approaches to the Council's Environmental Health Section and Planning Section; (2) the Environmental Health Section and Planning Section to carry out a desktop assessment of such noise mitigation proposals; (3) the Environmental Health Section to conclude ongoing investigations in relation to noise emanating from the site with officers reporting back; and (4) officers to prepare a further report for Committee,

. In terms of Standing Order 22.1, a vote was taken by roll call, there being 10 members present with voting as undernoted:-

For the substantive motion (6) - Councillors Alexander, Blackwood, Bouse, Hughes, McCue and Murtagh.

For the amendment (4) - Councillors Coombes, Kerr, Munro and McLuckie.

Decision

The Committee agreed to refuse planning permission in accordance with the recommendations within the report.