

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 city skyline with a diagonal beam of light. The top-right quadrant depicts a stag's head with large antlers. The bottom-left quadrant shows a three-masted sailing ship on wavy water. The bottom-right quadrant features a grizzly bear standing on its hind legs, holding a salmon in its paws. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield contains the motto in Gaelic.

AGENDA ITEM

4

Minute

Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on 3 November 2017 at 2.00 p.m.

<u>COUNCILLORS:</u>	David Alexander (Convener) Jim Blackwood James Kerr Lynn Munro
<u>OFFICERS:</u>	Douglas Blyth, Team Leader Jack Frawley, Committee Services Officer
<u>ALSO ATTENDING:</u>	Ged Hainey, Planning Adviser, Ryden LLP Niall McLean, Legal Adviser, Brodies LLP

PRC13. Apologies

There were no apologies.

PRC14. Declarations of interest

No declarations were made.

PRC15. Minute

The minute of meeting of the Planning Review Committee held on 10 October 2017 was approved.

PRC16. Planning Application P/16/0074/FUL – Erection of 3 No Dwellinghouses at Land to the South West of Wester Bonhard, Bo'ness

The Committee considered documents which related to the application for review for planning application P/16/0074/FUL for 3 dwellinghouses at land to the south west of Wester Bonhard, Bo'ness.

The Committee requested and heard a presentation from Mr Hainey, 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, the representations and the further written submissions from the applicant, Scottish Natural Heritage, the Council's Roads & Design, Environmental Health and Roads Development sections, and other interested parties.

After discussion and having sought and heard advice from Mr McLean and Mr Hainey, and having given consideration to the material contained within the documentation, the Committee considered that it had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Scottish Planning Policy 2014;
- (2) Supplementary Guidance SG01 – Development in the Countryside;
- (3) Supplementary Guidance SG15 – Low and Zero Carbon Development;
- (4) Policies CG02 (Green Belt), CG03 (Housing in the Countryside), D04 (Low and Zero Carbon Development), GN02 (Landscape), RW04 (Agriculture Land, Carbon Rich Soils and Rare Soils), RW10 (Vacant, Derelict, Unstable and Contaminated Land) of the Falkirk Council Local Development Plan;
- (5) the consultation responses received;
- (6) the representations submitted;
- (7) the site history;
- (8) the supporting documents provided by the applicant;
- (9) the further written submissions from the applicant and other interested parties; and
- (10) the benefit of the unaccompanied site inspection, which had taken place on the morning of Friday 3 November 2017.

Decision

The Committee agreed

- (1) to grant planning permission subject to the conditions, and**
- (2) to delegate the preparation and issue of the decision notice to the Chief Governance Officer.**

Councillor Alexander, with reference to Standing Order 20.5, requested that his dissent from the decision be entered in the minute.