

The background of the slide is a large, light blue watermark of the City of Vancouver's coat of arms. It features a crown at the top with four maple leaves. The shield is divided into four quadrants: top-left shows a ship on water, top-right shows a stag's head with a cross, bottom-left shows a ship on water, and bottom-right shows an eagle with spread wings. A banner at the bottom reads "A NE FOR A".

Agenda Item 4

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on Friday 26 January 2018 at 9.30 A.M.

Councillors: David Alexander (Convener)
Robert Bissett
Jim Blackwood
Gary Bouse
John McLuckie

Officers: Douglas Blyth, Team Leader, Legal Services
Antonia Sobieraj, Committee Services Officer
Bernard Whittle, Development Management Co-ordinator

PRC48. Apologies

Apologies were intimated on behalf of Councillor Murtagh.

PRC49. Declarations of Interest

No declarations were made.

PRC50. Minute

The minute of meetings of the Planning Review Committee held on 18 December 2017 was approved.

PRC51. Opening Remarks

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

PRC52. Planning Application P/17/0389/FUL - Extension to Dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert FK5 4QH

The Committee considered documents which related to the Application for Review for planning application P/17/0389/FUL for a two storey extension to a rear of a detached dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert.

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.

PRC53. Planning Application P/17/0517/FUL - Erection of 2 Dwellinghouses at Land to the North East of Standburn Villa, Falkirk

The Committee considered documents which related to the Application for Review for planning application P/17/0517/FUL for the erection of two detached dwellinghouses on land to the north east of Standburn Villa, Falkirk.

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 9.40 a.m. for the purpose of conducting site inspections and reconvened at 11.00 a.m., with all those present as per the sederunt.

PRC54. Planning Application P/17/0389/FUL - Extension to Dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert FK5 4QH

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/17/0389/FUL for a two storey extension to a rear of a detached dwellinghouse at 27 Tryst Road, Stenhousemuir, Larbert.

The Committee requested and heard a short presentation from Mr Whittle, 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 Blyth and Mr Whittle, 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) Supplementary Guidance - Residential Extensions and Alterations.
- (2) Policy HSG07 - Residential Extensions and Alterations of the Falkirk Local Development Plan;

- (3) the consultation responses received;
- (4) the representation submitted;
- (5) the site history; and
- (6) the benefit of the site inspection.

After discussion, and having sought and heard advice from Mr Blyth and Mr Whittle, the Committee **AGREED:-**

- (1) To **GRANT** planning permission, subject to such conditions as the Director of Development Services shall deem appropriate; and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

PRC55. Planning Application P/17/0517/FUL - Erection of 2 Dwellinghouses at Land to the North East of Standburn Villa, Falkirk

The Committee reconvened to give consideration to documents which related to the Application for Review for planning application P/17/0517/FUL for the erection of two detached dwellinghouses on land to the north east of Standburn Villa, Falkirk.

The Committee requested and heard a short presentation from Mr Whittle, 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 Blyth and Mr Whittle, and having given consideration to the material contained within the documentation, the Committee considered:-

- (1) Supplementary Planning Guidance H.STA1 - Standburn Housing Allocation;
- (2) Policies D01, GN04, HSG02, HSG04, INF02, INF04, INF05, INF07 and INF12 of the Falkirk Local Development Plan;
- (3) Allocated Housing Site H73 of the Falkirk Local Development Plan;
- (4) the consultation responses received;
- (5) the representation submitted;
- (6) the site history; and

- (7) the benefit of the site inspection.

After discussion, the Committee considered that it still 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 written submissions, be submitted by:-
 - (a) the Director of Development Services providing information on:-
 - (i) the planning history of the allocated housing site (H73) within the Local Development Plan;
 - (ii) the previous applications relating to the application site;
 - (iii) the roads access to the application site; and
 - (iv) the detailed clarification on the requirement for developer contributions.
- (3) that the written submissions requested be provided within a period of 14 days from receipt of the request; and
- (4) that the written submissions requested from the Director of Development Services be copied to the applicant in order that the applicant may make comments in reply.