

The officer considers the access road topography and visibility as detrimental to the application. As the site frontage is the only viable entry point to the wider site, if the road junction is unsuitable for the current two house proposal, then it stands to reason that it is equally unacceptable to access a much larger site.

With reference to the “best interests of urban design and placemaking”

- i) This is a village setting and not “urban”. The definition of urban is “characteristic of a town or city”
- ii) Our proposal reflects the development pattern to the West, where there are a series of houses spaced widely up a steep slope.

#### **4. The detailed clarification on the requirement for developer contributions**

The applicant is willing to make a reasonable and calculated developer contribution for their site.

#### **Conclusion**

It is still our firm belief is that the application has been inappropriately assessed in terms of the wider site.

In the officer’s response, the continual use of the phrase “salami slicing” implies that the site it being developed in a piecemeal fashion, to avoid paying developer contributions. This could not be further from the truth. Given the complex ownerships and associated infrastructure costs, it is our opinion that H73 would be extremely difficult to deliver as a single site.

The case officer mentions setting a precedent, however every application is assessed on its own merits. The proposal ought to have been considered as the two houses which we applied for and not the larger allocated site, which our client is not capable of developing.

**FALKIRK COUNCIL**

**MINUTE of MEETING of the ECONOMIC STRATEGY AND DEVELOPMENT COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on 14 JUNE 2011 at 9.30 a.m.**

**PRESENT:** Provost Reid; Councillors Carleschi, Coleman, Lemetti, Jackson, Mahoney, A MacDonald, McNeill, Oliver, Patrick and Waddell.

**CONVENER:** Councillor Mahoney.

**ATTENDING:** Director of Development Services; Head of Economic Development; Employment and Training Manager; Manager (Strategic Projects); Planning and Environment Manager; Legal Services Manager (I Henderson); Development Plan Co-ordinator (A Shaw); Senior Forward Planning Officer (R Teed); Senior Planning Officer (I Ludbrook); Planning Officer (K Brown); and Committee Officer (H Forster)

**ALSO**

**ATTENDING:** A Mitchell, Falkirk and District Town Centre Manager and C Cuthbertson, Falkirk Bid.

**APOLOGY:** Councillor Goldie

**DECLARATIONS OF INTEREST:** Councillor Mahoney declared a non-financial interest in Item ESD9 – Falkirk and District Town Centre Management Ltd as Falkirk Council's representative on the BID Management Committee but did not consider that this required him to recuse himself from consideration of and discussion on the item given the nature of the presentation.

**ESD8. MINUTE**

There was submitted and **APPROVED** Minute of Meeting of the Economic Strategy and Development Committee held on 19 April 2011.

**ESD9. FALKIRK AND DISTRICT TOWN CENTRE MANAGEMENT LTD**

Alistair Mitchell, Falkirk and District Town Centre Manager gave a presentation to Committee on the current position regarding Falkirk Business Improvement District (BID) and a range of activities and events undertaken by Falkirk and District Town Centre Management during 2010/11, including:-

- Gum Bins
- Gutter Cleaning Project
- Crime Reduction Project

- Taxi Marshalls
- Street Ambassadors
- Farmers Market
- Christmas Events

Committee were advised that Falkirk had been placed seventh in Scotland in respect of the CACI rankings.

Details of events at the various district centres were outlined including:-

- Bo'ness Victorian Street Fair
- Denny Summer Event
- "Wrap it Up" in Stenhousemuir
- Grangemouth Music Festival

Discussion took place on the following:-

- Rateable values reassessment
- Impact of BID money on overall town centre management budget
- Businesses locating in the Falkirk area e.g. Airdrie Savings Bank
- Subsidising shop owners in respect of BID levy
- Core and additional funding for Falkirk and District Town Centre Management

The Convener thanked Alistair Mitchell for his presentation and for the work undertaken by Falkirk and District Town Centre Management across the district.

Councillor A MacDonald joined the meeting during consideration of the foregoing item of business.

#### **ESD10. REVIEW OF SUPPLEMENTARY PLANNING GUIDANCE: EDUCATION AND NEW HOUSING DEVELOPMENT**

There was submitted Report (circulated) dated 6 June 2011 by the Director of Development Services (a) advising that a consultation exercise had been undertaken in respect of the Review of Supplementary Planning Guidance: Education and New Housing Development; (b) highlighting the recommendations based on the consultation, and (c) enclosing, as an appendix, the revised Supplementary Planning Guidance: Education and New Housing Development.

Discussion took place in respect of the following issue:-

- Developer contributions in respect of planning gain
- Management of projects to utilise planning gain.

#### **AGREED:-**

- (1) the revisions to Supplementary Planning Guidance: Education and New Housing Development, as set out in Appendix A to the report; and

- (2) to refer to Policy and Resources Committee with a recommendation to approve:
- (a) the Supplementary Planning Guidance: Education and New Housing Development as revised, as set out in the report; and
  - (b) that any future changes to the appendix of Supplementary Planning Guidance: Education and New Housing Development, be delegated to the Director of Development Services, in consultation with the Director of Education.

**ESD11. REVIEW OF POLICY SC4 OF FALKIRK COUNCIL LOCAL PLAN: AFFORDABLE HOUSING**

There was submitted Report (circulated) dated 6 June 2011 by the Director of Development Services (a) advising that consultation had been undertaken in respect of the Review of Policy SC4 of Falkirk Council Local Plan: Affordable Housing, and (b) detailing the proposed changes to the policy document.

Discussion took place in respect of the following:-

- cost of affordable housing
- formula for establishing base level cost of affordable housing
- social and affordable housing
- viability statement to be included in revised policy
- means of providing affordable housing

**AGREED:-**

- (1) the proposed revised policy SC4, as set out in the Report; and
- (2) to refer the proposed revised policy SC4 to Policy and Resources Committee with a recommendation to approve.

**ESD12. STANDBURN HOUSING ALLOCATION: DRAFT SUPPLEMENTARY PLANNING GUIDANCE**

There was submitted Report (circulated) dated 6 June 2011 and Supplementary Note (tabled) dated 13 June 2011 by the Director of Development Services (a) advising that consultation had been undertaken in respect of the Standburn Housing Allocation: Draft Supplementary Planning Guidance; (b) summarising the comments received and proposed Council responses; (c) enclosing, as an appendix, the revised Supplementary Planning Guidance, and (d) advising of the issues raised by Carronvale Homes Ltd.

**NOTED** the points made in the letter dated 3 June 2011 from the solicitors acting on behalf of Carronvale Homes Ltd.

**AGREED:-**

- (1) to instruct officers to prepare a full response in respect of the letter received from the solicitors acting for Carronvale Homes Ltd, in conjunction with the Council's Legal Services, reflecting the views detailed in the Supplementary Note.; and
- (2) to refer the finalised Standburn Housing Allocation: Supplementary Planning and Guidance to Policy and Resources Committee with a recommendation to approve.

**ESD13. CONSULTATIVE DRAFT SUPPLEMENTARY PLANNING GUIDANCE: LETHAM HOUSING ALLOCATION**

There was submitted Report (circulated) dated 14 May 2011 by the Director of Development Services (a) enclosing, as an appendix, the Consultative Draft Supplementary Planning Guidance: Letham Housing Allocation, and (b) recommending the draft SPG forms the basis of consultation with the local community, land owners and potential developers.

Discussion took place in respect of the following issues:-

- type of new housing suitable for Letham
- impact on Airth Primary School
- traffic calming requirements
- proposed level of increase in housing in the village
- proposed line of carbon capture pipeline
- effect of shale gas exploration in the area

Councillor Mahoney proposed that the consultation period be extended to eight weeks which was unanimously agreed by Committee.

Accordingly, **AGREED:-**

- (1) the content of the Consultative Draft Supplementary Planning Guidance Note for a Housing Allocation at Letham; and
- (2) to request officers to consult with stakeholders over an eight week consultation period and report back to Committee on the outcomes in due course.

**ESD14. SUPPLEMENTARY PLANNING GUIDANCE: FRONTIERS OF THE ROMAN EMPIRE (ANTONINE WALL) WORLD HERITAGE SITE, CONSULTATIVE DRAFT**

There was submitted Report (circulated) dated 20 April 2011 by the Director of Development Services (a) enclosing, as an appendix, the Supplementary Planning Guidance: Frontiers of the Roman Empire (Antonine Wall) World Heritage Site,

Consultative Draft, and (b) seeking approval for the guidance to be published for consultation.

Discussion took place regarding the following issues:-

- development within the buffer zone
- consultation with owners of properties in the near vicinity of the Antonine Wall

Provost Reid suggested an extended consultation period for the consultation process which was unanimously agreed by Committee.

Accordingly **AGREED:-**

- (1) to approve the attached Supplementary Planning Guidance: Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, Consultative Draft for consultation; and
- (2) to instruct officers to consult with stakeholders over an eight week period and report back to Committee in due course.

#### **ESD15. TAMFOURHILL UPDATE**

There was submitted Report (circulated) dated 6 June 2011 by the Director of Development Services (a) identifying progress to date in respect of the Tamfourhill Regeneration Project; (b) advising of the progression of the next phase of the project to outline planning stage, and (c) detailing the marketing arrangements for the Regeneration Project.

Discussion took place on the following:-

- information to be provided to the local community of progress in respect of the regeneration project
- the condition of the area surrounding the Rosebank Distillery site
- extent of contamination in the former industrial site
- the appropriateness of the name Portdownie.

**NOTED:-**

- (1) the progress of the Tamfourhill regeneration opportunity and the positive outcome of securing the Council's decision that it is minded to grant outline planning consent; and
- (2) the proposals for branding of the regeneration area as *Portdownie* and the proposal to conduct a review of the project delivery framework to support the marketing strategy.

**AGREED:-**

- (1) that the report be submitted to Policy & Resources Committee, providing an update on progress of the scheme and the Collaboration Agreement; and
- (2) that prior to formal marketing, the Director of Development Services refers further reports to Committee on the regeneration proposals and progress.

**ESD16. FALKIRK EMPLOYABILITY ACTION PLAN WELFARE REFORM**

There was submitted Report (circulated) dated 6 June by the Director of Development Services (a) advising of the key changes in respect of welfare reforms by the Department of Work and Pensions and (b) providing information in respect of the delivery of employability support and the implications for the Falkirk Employability Action Plan.

**NOTED** the contents of the Report.

**AGREED** the proposed actions as outlined in paragraph 3 of the Report.

**ESD17. EMPLOYMENT AND TRAINING: NATIONAL TRAINING PROGRAMME CONTRACTS**

There was submitted Report (circulated) dated 6 June 2011 by the Director of Development Services (a) outlining the current engagement with National Training Programmes, and (b) enclosing, as an appendix, a summary of National Programme contracts.

Discussion took place on the following:-

- government initiatives
- number of young persons involved in the Get Ready for Work and Modern Apprenticeship Programmes
- percentage of school leavers achieving positive destinations
- consideration of a seminar for Elected Members in respect of the current welfare changes and training programmes

**NOTED** the contents of the Report.

**AGREED** to receive further progress reports as appropriate.

**ESD18. BUSINESS GATEWAY CONTRACT – 2010/2011**

There was submitted Report (circulated) dated 6 June 2011 by the Director of Development Services (a) outlining the Business Gateway performance during 2010/2011; (b) highlighting the recent evaluation of the existing Business Gateway model, and (c) advising of the arrangements for the delivery of Business Gateway services.

Discussion took place in respect of the following:-

- concerns for small businesses and the impact on Start Ups
- future arrangements in respect of Business Gateway
- impact of retendering process

**NOTED:-**

- (1) the results of the Council's management and Forth Valley consortium's delivery of the Business Gateway contract for the Forth Valley Area during 2010/2011;
- (2) the update on the national evaluation and proposals for the recommissioning of the Business Gateway contract, and
- (3) that a further report on the arrangements for recommissioning of the service will be submitted to Committee in due course.

**ESD19. PORTFOLIO MANAGEMENT PLAN UPDATE**

There was submitted Report (circulated) dated 6 June 2011 (a) enclosing, as appendices Portfolio Management Plan Disposal Monitoring: May 2011 and the Reinvestment Programme 2011/12, and (b) detailing proposals for reinvestment at Winchester Avenue, Denny.

Discussion took place in respect of the following issues:-

- South Bridge Street, Grangemouth
- Total income generated from the Property Portfolio
- Percentage return on the value of property assets
- Void properties
- Spread of portfolio

**NOTED:-**

- (1) performance of the Portfolio Management Plan and the contribution that it is making to the local economy and Council budgets; and
- (2) that a further report on this update and proposals for reinvestment at Winchester Avenue, Denny will be forwarded to Policy and Resources Committee in due course.

**AGREED**

- (1) to the Portfolio Management Plan being progressed as described in the Report; and
- (2) to refer the report to Policy and Resources Committee with a recommendation to approve amendment of the Portfolio Management Plan to include Newhouse



Business Park in the Disposal Plan and revision of the masterplan of South Bridge Street, Grangemouth as detailed in paragraph 4.5 of the Report.

Provost Reid left the meeting during consideration of the foregoing item of business.

## **ESD20. CONSULTATION PAPER ON MAINTENANCE OF LAND ON PRIVATE HOUSING ESTATES**

There was submitted Report (circulated) 6 June 2011 by the Director of Development Services (a) advising that the Scottish Government is carrying out a consultation exercise in respect of maintenance of land on private housing estates, and (b) enclosing, as an appendix, the Council's response to the consultation document.

Discussion took place in respect of the following issues:-

- payment of contributions towards upkeep
- maintenance and supervision of maintenance of housing development greenspace

**AGREED** to submit to the Scottish Government the Council's response, as detailed in the Appendix to the Report, to the Scottish Government's Maintenance of Land of Private Housing Estates Consultation Paper (March 2011).

**FALKIRK COUNCIL**

**MINUTE of MEETING of the POLICY AND RESOURCES COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 9 AUGUST 2011 at 9.30 a.m.**

**PRESENT:** Provost Reid; Depute Provost Black; Councillors Alexander, Fry, Hughes and C Martin.

**CONVENER:** Councillor C Martin.

**APOLOGIES:** Councillors Kenna and Spears.

**ATTENDING:** Chief Executive, Director of Development Services; Acting Director of Social Work Services; Chief Governance Officer; Acting Chief Finance Officer; Heads of Business Services and of Educational Support; and Senior Committee Services Officer.

**DECLARATIONS**

**OF INTEREST:** Provost Reid declared a non financial interest in Item 3 Gaelic Language Plan by virtue of his position as Treasurer of the Falkirk Branch of An Comunn Gaidhealach, but did not consider that this required him to recuse himself from consideration of the item, having had regard to the objective test in the Code of Conduct

**PR29. MINUTE**

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Policy and Resources Committee held on 31 May 2011.

**PR30. DECISIONS TAKEN UNDER DELEGATED POWERS**

There was submitted Report (circulated) dated 1 August 2011 by the Chief Governance Officer detailing decisions taken by Service Directors, following appropriate consultation, under powers delegated by Falkirk Council on 22 June 2011. From the period of 23 June to 8 August 2011 the undernoted 2 decisions were taken by the Director of Development Services:-

- Rewiring and Heating Upgrade, Wallacestone Primary School – Award of Contract
- Smarter Choices, Smarter Places – submission of bid to Scottish Government for additional funding.

**NOTED.**

### **PR31. GAELIC LANGUAGE PLAN**

There was submitted Report (circulated) dated 2 August 2011 by the Chief Executive submitting a Statutory Gaelic Language Plan, which examines and identifies the most practical and effective methods to preserve and sustain Gaelic in accordance with the principles of the Gaelic Language (Scotland) Act 2005, and which, following a 6-12 week public consultation period, should be submitted to Bòrd na Gàidhlig for approval by 31 October 2011.

**AGREED** the draft Gaelic Language Plan for consultation.

### **PR32. FINANCIAL POSITION 2011/12**

There was submitted Report (circulated) dated 25 July 2011 by the Chief Finance Officer presenting an initial update on the financial position of the Council for 2011/12, reflecting the situation as at 30 June 2011.

**NOTED** the initial projection of revenue account spending for 2011/12.

### **PR33. CAPITAL PROGRAMMES UPDATE REPORT**

There was submitted Report (circulated) dated 25 July 2011 by the Chief Finance Officer (a) advising of the outturn position for the 2010/2011 Capital Programmes, and (b) presenting an update on the progress of both the General Services and the Housing Capital Investment Programmes for 2011/2012.

**NOTED:-**

- (1) the outturn position for 2010/2011 subject to audit; and
- (2) the status of the General Services and the Housing Capital Investment Programmes for 2011/12.

### **PR34. EXTERNAL AUDIT APPOINTMENT 2011/12 TO 2015/16**

There was submitted Report (circulated) dated 25 May 2011 by the Chief Finance Officer (a) referring to the 5 yearly review of the external audit undertaken by the Accounts Commission under the scope of the Public Finance and Accountability (Scotland) Act 2000, and (b) advising that following completion of the procurement process by the Accounts Commission, the audit of Falkirk Council will continue to be carried out by Audit Scotland for the 5 years from 2011/2012.

**NOTED** the appointment of Audit Scotland to undertake the audit of the Council's affairs for the 5 year period 2011/12 to 2015/16.

## **PR35. CONTRACTS**

### **(a) CONTRACT FOR THE SUPPLY AND FITTING OF TYRES (C/N: CNS/019/11)**

There was submitted Report (circulated) dated 1 July 2011 by the Director of Corporate and Neighbourhood Services (a) advising that in 2006 Falkirk Council, as lead authority for the Purchasing Consortium of Falkirk, Stirling and Clackmannanshire Councils, entered into a 5 year contract (which will end on 31 October 2011), for the supply and fitting of tyres for Falkirk and Clackmannanshire Councils and Central Scotland Fire and Rescue Services; (b) summarising the performance of the current contract; (c) explaining that following an evaluation of the procurement options, it was agreed that the purchasing Consortium re-tender for the contract, and (d) informing that following advertisement, 3 tenders were received for the 5 year contract, with an estimated annual value of £460,000, by the due date of 30 May 2011 and opened in accordance with Standing Order 11.2 Relating to Contracts.

**AGREED** in accordance with Standing order 6.2 (iv) to approve acceptance of the tender submitted by WH Tyres, Bonnybridge for the supply and fitting of tyres to Falkirk Council, with an estimated total value for 5 years of £2,300,000 of which £1,760,000 is for Falkirk Council.

**NOTED** the value of the proposed 5 year contract with WH Tyres, Bonnybridge for the supply and fitting of tyres to Clackmannanshire Council and Central Scotland Fire & Rescue Service with an estimated total value of £425,000 and £115,000 respectively, in order to permit these bodies to rely on this report for authority to enter into such contracts if that is their decision.

### **(b) EXTENSION TO CONTRACTS: SHORT TERM HIRE OF MOTOR VEHICLES – (CNS/025/09) AND SUPPLY OF PLANT (CNS/075/09)**

There was submitted Report (circulated) dated 25 July 2011 by the Director of Corporate and Neighbourhood Services (a) referring to the contract period of a Framework Agreement to Falkirk and Clackmannanshire Councils and Central Scotland Fire and Rescue Service for both the Short Term Hire of Motor Vehicles and Supply of Plant, which commenced on 1 November 2009 and is scheduled to end on 31 August 2011, and (b) seeking approval to extend both contracts through to 30 June 2012.

**AGREED** in accordance with Standing Order 6.2(iv), to approve an extension of the contracts as detailed in Appendix 1 to the report with an estimated total value of (a) £440,000 (approximately £260,000 of which relates to Falkirk Council) for the supply of plant and (b) £510,000 (approximately £480,000 of which relates to Falkirk Council) for the short term hire of motor vehicles.

**NOTED** the value of the proposed contracts, in order to permit Clackmannanshire Council and Central Scotland Fire & Rescue Service to rely on this report for authority to enter into such contracts if that is their decision.

**(c) FRAMEWORK AGREEMENT FOR GAS HEATING REPLACEMENT AND RELATED GAS SERVICES TO COUNCIL HOUSING PROPERTIES (CNS/164/09)**

There was submitted Report (circulated) dated 25 July 2011 by the Director of Corporate and Neighbourhood Services (a) outlining the work undertaken to establish a Framework Agreement for Gas Heating Replacement and related Gas Services to Falkirk Council Housing properties; (b) detailing the related savings and community benefits, and (c) advising that following advertisement, 7 tenders were received by the due date of 4 July 2011 and opened in accordance with Standing Order 11.2 relating to contracts, for the 3 year contract, with an option to extend for a further year, valued at £6,500,000.

In accordance with Standing Order 6.2 (iv) **AGREED** to accept the tenders, as detailed in appendix 1 to the Report, as part of a Framework Agreement to Falkirk Council.

**(d) ACCEPTANCE OF TENDERS OVER £350,000 IN VALUE - CONTRACT FOR NEW BUILD HOUSING AT CARRON ROAD, MILLFLATS STREET AND HAUGH STREET, FALKIRK (FAL-6758)**

There was submitted Report (circulated) dated 1 August 2011 by the Director of Development Services (a) advising that in accordance with Development Services' Procedure IAM/130400 a single tender was invited from Corporate and Neighbourhood Services for the contract in respect of New Build Housing at Carron Road, Millflats Street and Haugh Street, Falkirk and (b) informing that the tender submitted by Corporate and Neighbourhood Services, The Forum, Callendar Business Park, Falkirk, was opened in accordance with Standing Order 11 relating to contracts, in the sum of £3,250,441.08 which, pro rata, represents best value for the Council.

**AGREED**, in accordance with Standing Order 6.2(iv), to accept the tender as detailed within the Report.

**(e) RECLADDING AND STRUCTURAL STEEL ROOFWORKS AT PATERSON TOWER, FALKIRK (FAL-6906)**

There was submitted Report (circulated) dated 18 July 2011 by the Director of Development Services (a) informing that tenders were issued for the re-cladding and structural steel roofworks at Paterson Tower, Falkirk on 18 July 2011 with a return date of 15 August 2011; (b) advising that the budget set for the project is £2.2m, and (c) having regard to the tight timescale for commencement of the work, seeking approval for the Director of Development Services to award the contract and to report to Members of the Committee at the earliest opportunity following the tender evaluation process.

**AGREED** to authorise the Director of Development Services to award the contract for the re-cladding and structural steel roofworks at Paterson Tower, Falkirk to the lowest tenderer, provided it is within budget and subject to a report on the outcome of the procurement being submitted to the earliest appropriate meeting of the Policy and Resources Committee following the tender evaluation process.

**(f) ACCEPTANCE OF TENDERS – FRAMEWORK AGREEMENT FOR THE PROVISION OF PROCESSING MATERIAL ARISING FROM RECYCLING CENTRES (C/N: Dev/037/11)**

There was submitted Report (circulated) dated 3 August 2011 by the Director of Development Services (a) advising that following advertisement 30 companies expressed an interest in tendering for the Framework Agreement for the Provision of Processing Material arising from Recycling Centres, (b) informing that the framework is for a fixed period of 3 years from 1 September 2011 to 31 August 2014, with the option of a one year extension; (c) intimating that 12 tenders were received by the due date of 11 July 2011 and opened in accordance with Standing Order 11.2 relating to contracts, with an estimated value totalling £603,564, and (d) explaining that given the nature of the recycle market, the companies on the framework will re-submit their price every 6 months in order to ensure best value is achieved.

**AGREED** in accordance with Standing Order 6.2(iv), to accept the tenders as detailed in appendix 1 to the report with an estimated annual value of £201,188 (£152,688 income and £48,500 expenditure) and a total contract value of £603,564 (£458,064 income and £145,500 expenditure) for the period 1 September 2011 to 31 August 2014, with the potential of a one year extension from 1 September 2014 to 31 August 2015 in respect of a Framework Agreement for the Provision of Processing Material Arising from Recycling Centres.

**(g) TENDER REPORT – PROPOSED LIFT REPLACEMENT AT EASTBURN, MARSHALL AND PARKFOOT TOWERS, FALKIRK**

There was submitted Report (circulated) dated 4 August 2011 by the Director of Development Services (a) advising that 5 tenders were submitted by the due date of 28 July 2011 for the replacement of 6 passenger lifts within Eastburn, Marshall and Parkfoot Towers, Falkirk, and (b) recommending that, following evaluation, the contract with a value of £556,206 be awarded to Clyde Valley Lifts Ltd, 120 Stepps Road, Glasgow, subject to the receipt of appropriate insurance and performance bonds.

**AGREED** in accordance with Standing Order 6.2(iv), to accept the tender as detailed within the Report

**PR36. REFERRAL FROM LEISURE TOURISM AND COMMUNITY COMMITTEE  
– 7 JUNE 2011**

With reference to Minute of Meeting of the Housing and Social Care Committee held on 7 June 2011 (Paragraph LTC10 refers), there was submitted Report (circulated) dated 1 August 2011 by the Director of Development Services enclosing a Report considered by the said Committee with the recommendation being referred to the Policy and Resources Committee, for approval, namely:-

- **Grange Terrace Conservation Area Appraisal Consultation Report**

**AGREED to:-**

- (1) approve the revised Conservation Area Boundary proposed in the Grange Terrace Conservation Area Appraisal, as detailed in the Appendix to the Report;
- (2) add to the Grange Terrace Conservation Area Appraisal further planning and design advice, as detailed in the Appendix to the Report;
- (3) rename the area Grange Conservation Area; and
- (4) instruct officers to prepare a Conservation Area Management Plan for the area.

**PR37. REFERRALS FROM ECONOMIC STRATEGY AND DEVELOPMENT  
COMMITTEE – 14 JUNE 2011**

With reference to Minute of Meeting of the Economic Strategy and Development Committee held on 14 June 2011 (Paragraphs ESD10, ESD11, ESD12, ESD15 and ESD19 refer), there was submitted Report (circulated) dated 1 August 2011 by the Director of Development Services enclosing Reports considered by the said Committee with the recommendations being referred to the Policy and Resources Committee, for approval, namely:-

- **Review of Supplementary Guidance: Education and New Housing Development**
- **Review of Policy SC4 of Falkirk Council Local Plan: Affordable Housing**
- **Standburn Housing Allocation: Draft Supplementary Planning Guidance**
- **Tamfourhill Update**
- **Portfolio Management Plan Update**

**AGREED:-**

- (1) the Supplementary Planning Guidance Education and New Housing Development as revised, as set out in the report;
- (2) to grant delegated authority to the Director of Development Services, in consultation with the Director of Education, in respect of any future changes to

the appendix of the Supplementary Planning Guidance: Education and New Housing Development;

- (3) the revised policy SC4 of Falkirk Council Local Plan: Affordable Housing;
- (4) the finalised Standburn Housing Allocation: Supplementary Planning Guidance; and
- (5) the progress in respect of the Tamfourhill Regeneration Project and the Collaboration Agreement.

With regard to the Portfolio Management Plan Update, and following discussion on the impact thereof on sitting tenants, it was **AGREED** that a full report on the Plan would be submitted to the next meeting of the Policy and Resources Committee for consideration.

#### **PR38. EXCLUSION OF PUBLIC**

**AGREED** that the following item of business be heard in public.

#### **PR39. PORTFOLIO MANAGEMENT PLAN: DISPOSAL OF PREMISES AT BEAN ROW, FALKIRK**

There was submitted Report (circulated) dated 2 August 2011 by the Director of Development Services (a) referring to the progress of the Portfolio Management Plan and (b) seeking approval to dispose of a property at Bean Row, Falkirk as illustrated in the plan attached as an appendix to the Report.

**AGREED** the sale of the store at Bean Row, Falkirk to Mr Robert Reilly for the sum of £30,000 subject to the conclusion of missives on satisfactory terms.



**Colin Hardie**

---

**From:** brown, kevin [kevin.brown@falkirk.gov.uk]  
**Sent:** 12 July 2017 14:13  
**To:** Colin Hardie  
**Subject:** P/17/0309/FUL

Colin,

Please see attached consultation response from the Coal Authority. You will note that they have raised 'substantive concern' and as such I cannot determine the application favourably at this stage. In order to address this concern a full Coal Mining Risk Assessment is required to be undertaken. Given that a recommendation requires to be made on this application by this Friday (14<sup>th</sup> July) I would recommend that the current application be withdrawn and resubmitted when the relevant CMRA is available. I would appreciate if you could advise me of your intentions as soon as possible to allow me to progress matters.

By way of an additional update, I have today received feedback in relation to the submitted Flood Risk Assessment. Whilst it was noted that the assessment is substantially out of date, no fundamental concerns have been raised. I would suggest that withdrawal and resubmission of the current application should not therefore introduce any additional difficulties in respect of flooding matters.

Best regards

Kevin

Kevin Brown  
 Planning Officer  
 Development Management  
 01324 504701

For information, the following is the direct link to the Scottish Government eplanning website:  
<https://www.eplanning.scot/ePlanningClient/>

The link below is for the Development Management Survey which we would be grateful if you would complete and submit: [https://www.surveymonkey.com/s/dev\\_management](https://www.surveymonkey.com/s/dev_management)

---

\*\*\*\*\*  
 The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.  
 \*\*\*\*\*