

FC67. Mixed Use Development to Include a Mixed Tenure Care Village: Including Residential Care Home, Retirement Housing, Supported Housing Units and a Hotel all with Associated Services, Landscaping and Infrastructure at Land to the North of Manor House, Maddiston, Falkirk, for ERM Ltd – P/16/0756/PPP

Council considered a report by the Director of Development Services on an application for a major development seeking planning permission in principle for a mixed use development consisting of a mixed tenure care village, a hotel, and associated services, landscaping and infrastructure. The proposed uses were:-

- 1.5 to 2 storey retirement housing (indicative number 60 flats)
- 1.5 storey amenity and community assisted dwellinghouses (indicative number 56 units)
- 2 to 3 storey residential care home (indicative number of beds 80)
- 3 storey hotel (indicative number of rooms 30)

Councillor Hughes, seconded by Councillor Bouse, moved that Council accepts the recommendation for refusal, for the reasons as set out in section 8.1 of the report.

As an amendment, Councillor McLuckie, seconded by Councillor Bissett, moved in substitution for the motion that Council indicate that it is minded to grant planning permission in principle subject to:-

- (a) the satisfactory completion of a planning obligation within the terms of section 75 of the Town and Country Planning (Scotland) Act 1997 in terms satisfactory to the Director of Development Services in respect of:-
 - (i) the provision of affordable housing;
 - (ii) the provision of a private bus service;
 - (iii) the provision of a new bridge crossing of the Union Canal;
 - (iv) the occupancy of the proposed residential units, and
 - (v) addressing any shortfall identified in the capacity of NHS Forth Valley Services to accommodate the development
- (b) and thereafter, on the conclusion of the foregoing matters, remit to the Director of Development Services to grant planning permission in principle subject to conditions as deemed fit by the Director of Development Services.

Reason

Significant weight is afforded to the potential benefits of the proposed development, including those detailed at paragraph 7c.2 of the report, to justify grant of the application contrary to the terms of the local development plan.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 26 members present with voting as undernoted:-

For the motion (10) – Councillors Balfour, Bouse, Collie, Garner, Hughes, McCue, Meiklejohn, Murtagh, Reid, and Spears.

For the amendment (15) – Depute Provost Ritchie; and Councillors Aitchison, Binnie, Bissett, Buchanan, Flynn, Goldie, Grant, Harris, Kerr, McLuckie, Munro, Nicol, Nimmo, and Patrick.

Abstention (1) – Councillor Coombes.

Decision

Council agreed the amendment.