

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 beaver, the top-right a stag, the bottom-left a sailing ship, and the bottom-right a grizzly bear. Above the shield is a crown with four maple leaves. A banner at the bottom contains the motto 'CITY OF VANCOUVER' in a stylized font.

AGENDA ITEM

3

Minutes

FALKIRK COUNCIL

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,
Falkirk on Tuesday 20 March 2018 at 9.30 a.m.**

COUNCILLORS:

David Alexander (Convener)
Robert Bissett
Gary Bouse
Provost William Buchanan
Joan Coombes
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie
Lynn Munro
Laura Murtagh

OFFICERS:

Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Russell Steedman, Roads Development Co-ordinator
Antonia Sobieraj, Committee Services Officer

P111. Apologies

Apologies were intimated on behalf of Councillor Blackwood.

P112. Declarations of Interest

No declarations were made.

P113. Minutes

Decision

- (a) The minute of meeting of the Planning Committee held on 20 February 2018 was approved;
- (b) The minute of meeting of the Planning Committee On-Site held on 5 March 2018 was approved; and
- (c) The minute of special meeting of the Planning Committee held on 5 March 2018 was approved.

P114. Extension to Dwellinghouse at Roselea, 69 Tamfourhill Road, Falkirk FK1 4RJ for Mr Greig Anderson – P/17/0687/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 20 February 2018 (Paragraph P100 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 full planning permission for the extension to a semi detached one and a half storey dwellinghouse by way of a two storey flat roof to the rear to provide two floors of additional living accommodation on the ground and first floor levels at Roselea, 69 Tamfourhill Road, Falkirk.

Decision

The Committee agreed to grant planning permission as the proposal is considered to be sympathetic to the existing building and the surrounding area and not to be detrimental to the surrounding area, such grant to be subject to conditions determined by the Director of Development Services including a condition to the effect that the materials and external finishes shall be consistent with the existing property.

P115. Change of Use of First Floor Ancillary Storage Area (for Public House, Restaurant and Function Suite) to Hotel (Class 7), Extension to Bar and External Alterations at Mango Restaurant, Masonic Arms, 224 Glasgow Road, Longcroft, Bonnybridge, FK4 1QP for Mango Restaurant – P/17/0783/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the change of use of a first floor ancillary storage area (for a public house, restaurant and function suite) to form a 14 bedroom hotel (class 7) including an extension to the existing ground floor bar and other external alterations at the Mango Restaurant, Masonic Arms, 224 Glasgow Road, Longcroft, Bonnybridge.

Decision

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

P116. Extension to Existing Decking, Erection of Pergola (over deck and entrance door) and Timber Cladding to West and North Elevation (Retrospective) at Craiglee Inn, Redding Road, Reddingmuirhead, Falkirk, FK2 0DP for Alchemy Inns – P/17/0757/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission (in retrospect) for the extension to existing raised timber decking area to the front of an established public house and restaurant, the erection of a timber pergola over the extended decking area and the entrance doors and the installation of timber cladding to the west and north elevations at Craiglee Inn, Redding Road, Reddingmuirhead, Falkirk.

Decision

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

P117. Erection of 5 Flatted Dwellinghouses and Associated Infrastructure on Land to South of 7 Shore Road, Shore Road, Airth for Gean Developments – P/17/0781/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of five flatted dwellinghouses and associated infrastructure within the conservation area on land to the south of 7 Shore Road, Shore Road, Airth.

Decision

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

P118. Erection of Dwellinghouses and Integrated Garage (Plot 3) on Land to the South of the Stables, Braeface Road, Banknock for the Coach House – P/18/0048/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a detached single storey dwellinghouse with an integral garage (amendment to plot 3 relating to planning permission in principle P/12/0124/PPP) on a site at Cloybank Estate on land to the south of the Stables, Braeface Road, Banknock.

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 plans 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) The development shall not commence until the precise details of the colour and specification of all proposed external finishing materials and surface materials have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- (3) The development shall not commence until a scheme of soft landscape works has been submitted to and approved in writing by the Planning Authority. The details of the scheme shall include (as appropriate):-**

 - (i) An indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration;**
 - (ii) The location of all new trees, shrubs, hedges and grassed areas;**
 - (iii) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and**
 - (iv) A programme for subsequent maintenance.**
- (4) Unless otherwise agreed, the proposed dwellinghouse shall not be occupied until the soft landscape works as indicated on the Landscape Plan approved under P/16/0660/MS have been fully completed to the satisfaction of the Planning Authority.**
- (5) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 54 metres in a northerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.**
- (6) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 48 metres in a southerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.**

- (7) The proposed dwellinghouse shall not be occupied until the first 15 metres of the Cloybank Estate access road has been widened to a position to the west of the access that will serve the 6 private dwellinghouses, in accordance with precise details to be agreed in writing by the Planning Authority.**
- (8) The individual driveways shall be formed so that their gradients do not exceed 1 in 10.**
- (9) The development shall not commence until detailed design information for the proposed foul and surface water drainage system has been submitted to and approved in writing by the Planning Authority. The information to be submitted for approval shall include the network calculations, the methodology for calculating the infiltration rates and the proposed ownership and maintenance arrangements. Thereafter the development shall be carried out and maintained in accordance with the approved details.**
- (10) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-**
 - (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and**
 - (ii) a Statement of Conformity which confirms that 10%, of the CO2 emissions reduction is achieved through the installation of low and zero carbon generating technologies.**

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

- (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order), no development within Class 3 E (Gates, Fences, Walls or any other means of Enclosure) shall be undertaken without the express prior consent of the Planning Authority.**

Reasons:-

- (1) As these drawings and details constitute the approved development.**
- (2-4) To safeguard the visual amenity of the area.**

- (5-7) In the interests of road safety.**
- (8) To ensure the construction is fit for purpose.**
- (9) To ensure that adequate drainage is provided.**
- (10) To ensure the development achieves the required CO2 emission reduction as a result of development.**
- (11) To safeguard the visual amenity of the area.**

Informatives:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01,02B, 03B and 04A.**
- (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) 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 the boundary

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

- (4) In the event that unexpected contamination is encountered following the commencement of development, the applicant is advised to notify the Planning Authority immediately, carry out a contaminated land assessment, undertake any necessary remediation works and only commence the development with the prior written approval of the Planning Authority.**
- (5) Care should be taken to minimise air emissions/ suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance for the construction phase.**

**P119. Erection of Dwellinghouses and Detached Garage (Plot 1) on Land to the South of the Stables, Braeface Road, Banknock for Mr Graham Anderson – P/18/0063/FUL
Decision**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a detached single storey dwellinghouse with an integral garage (amendment to plot 1 relating to planning permission in principle P/12/0124/PPP) on a site at Cloybank Estate on land to the south of the Stables, Braeface Road, Banknock.

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 plans 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) The development shall not commence until the precise details of the colour and specification of all proposed external finishing materials and surface materials have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- (3) The development shall not commence until a scheme of soft landscape works has been submitted to and approved in writing by the Planning Authority. The details of the scheme shall include (as appropriate):-**
 - (i) An indication of existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their restoration;**
 - (ii) The location of all new trees, shrubs, hedges and grassed areas;**
 - (iii) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and**
 - (iv) A programme for subsequent maintenance.**
- (4) Unless otherwise agreed, the proposed dwellinghouse shall not be occupied until the soft landscape works as indicated on the**

Landscape Plan approved under P/16/0660/MS have been fully completed to the satisfaction of the Planning Authority.

- (5) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 54 metres in a northerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.**
- (6) The proposed dwellinghouse shall not be occupied until it has been confirmed that there is a visibility splay measuring 4.5 metres x 48 metres in a southerly direction at the junction of the Cloybank Estate access road and Braeface Road, within which there is no obstruction to visibility greater than 1 metre above carriageway level.**
- (7) The proposed dwellinghouse shall not be occupied until the first 15 metres of the Cloybank Estate access road has been widened to a position to the west of the access that will serve the 6 private dwellinghouses, in accordance with precise details to be agreed in writing by the Planning Authority.**
- (8) The individual driveways shall be formed so that their gradients do not exceed 1 in 10.**
- (9) The development shall not commence until detailed design information for the proposed foul and surface water drainage system has been submitted to and approved in writing by the Planning Authority. The information to be submitted for approval shall include the network calculations, the methodology for calculating the infiltration rates and the proposed ownership and maintenance arrangements. Thereafter the development shall be carried out and maintained in accordance with the approved details.**
- (10) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-**
 - (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and**
 - (ii) a Statement of Conformity which confirms that 10%, of the CO2 emissions reduction is achieved through the installation of low and zero carbon generating technologies.**

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall

be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

- (11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or any Order revoking and re-enacting that Order), no development within Class 3 E (Gates, Fences, Walls or any other means of Enclosure) shall be undertaken without the express prior consent of the Planning Authority.

Reasons:-

- (1) As these drawings and details constitute the approved development.
- (2-4) To safeguard the visual amenity of the area.
- (5-7) In the interests of road safety.
- (8) To ensure the construction is fit for purpose.
- (9) To ensure that adequate drainage is provided.
- (10) To ensure the development achieves the required CO2 emission reduction as a result of development.
- (11) To safeguard the visual amenity of the area.

Informatives:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01,02B, 03B and 04A.
- (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.
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Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Manager.

- (4) In the event that unexpected contamination is encountered following the commencement of development, the applicant is advised to notify the Planning Authority immediately, carry out a contaminated land assessment, undertake any necessary remediation works and only commence the development with the prior written approval of the Planning Authority.**
- (5) Care should be taken to minimise air emissions/ suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance for the construction phase.**