

Draft

Minute of meeting of the Planning Committee held On Site on Monday 6 August 2018 commencing at 9.30 a.m.

Councillors: David Alexander (Convener) (for application P/18/0190/PPP)
Jim Blackwood
Gary Bouse
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie (Depute Convener) (for application P/18/0100/FUL)
Lynn Munro
Laura Murtagh

Officers: Kevin Brown, Planning Officer (for application P/18/0190/PPP)
Arlene Fraser, Committee Services Officer
John Milne, Senior Planning Officer (for application P/18/0100/FUL)
Russell Steedman, Network Co-ordinator
Karen Quin, Senior Solicitor
Bernard Whittle, Development Management Co-ordinator

P45. Apologies

Apologies were intimated on behalf of Provost Buchanan; Councillors Bissett and Coombes.

P46. Declarations of Interest

In accordance with his non-financial interest at the meeting of the Planning Committee on 19 June 2018 (Paragraph P36 refers), Councillor Alexander was not present at the site visit (P/18/0100/FUL). Councillor McLuckie assumed the role of Convener in his absence.

P47. Erection of Dwellinghouse at Land to the West of Rumah, Shieldhill Road, Reddingmuirhead for Mr Ashley Beaumont – P/18/0190/PPP

With reference to the minute of the meeting of the Planning Committee held on 19 June 2018 (Paragraph P42 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission for the erection of dwellinghouse at land to the west of Rumah, Shieldhill Road, Reddingmuirhead.

An apology had been submitted by Councillor Nicol, Local member.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

Ms M Montinaro, a representative of Shieldhill & California Community Council, objectors, was heard in relation to the application.

Mr F Beaumont and Ms M Aitken, were heard in support of the application.

The objections included the following issues:-

- adverse impact on the natural environment and the loss of green belt and agricultural land
- concern of merging communities of Shieldhill and Reddingmuirhead
- importance of maintaining village identity
- 5 year housing land supply is not accurate
- concerns regarding the Tappernail development

Questions were then asked by members of the Committee.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 15 August 2018.

P48. Erection of Residential Care Home (Class 8 – Residential Institution) at Falkirk Ambulance Station, Windsor Road, Falkirk, FK1 5EW for Mealmore Ltd – P/18/0100/FUL

With reference to the minute of the meeting of the Planning Committee held on 19 June 2018 (Paragraph P43 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission for the erection of residential care home (class 8 – residential institution) at Falkirk Ambulance Station, Windsor Road, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer outlined the nature of the application. He also referred to additional representations to the application, which had been received in the form of a petition. He advised that a formal response to the additional points would be included in the updated report to be considered by the Planning Committee at its meeting on 15 August.

The applicant's agent was heard in relation to the application.

Mr A O'Doherty, an objector and lead petitioner, was heard in relation to the application.

Mrs R Wilson, an objector, was heard in relation to the application.

Mrs L Surgenor, an objector, was heard in relation to the application.

Mr D Irvine, an objector, was heard in relation to the application.

Ms L Park, an objector, was heard in relation to the application.

Mrs E O'Doherty, an objector, was heard in relation to the application.

Mrs Y Irvine, an objector, was heard in relation to the application.

Mr R Russell, an objector, was heard in relation to the application.

Mr Hopkins, an objector, was heard in relation to the application.

The objections included the following issues:-

- overdevelopment of the site in relation to the proposed size and proximity to neighbouring properties
- the proposed building will impact on the privacy and security of surrounding properties
- window to window distances and weighting
- the proposed building would diminish sunlight from existing garden ground
- an increase in noise generated from plant equipment
- road safety concerns and the suggestion of a 20 mph speed limit
- the existing traffic conditions and on-street parking would be exacerbated, in particular around the changeover shift of employees
- insufficient parking on site
- public transport, in particular bus services, have recently been reduced in the area
- the complicated junction at Maggie Woods Loan/Windsor Road requires attention
- the height of the proposed building in relation to neighbouring properties
- the eave and ridge height comparisons of the proposed development in relation to the existing building
- there will be an increase in building footprint and overall floor space from that of the existing building
- the footfall in the rear main corridor which overlooks surrounding properties
- the contour of the site and surrounding land will impact on ridge heights of the proposal
- clarification of a Class 8 use order and occupancy
- light pollution from the development, particularly through the night
- additional demand on GPs and local health provision
- impact on the drainage system and electricity supply in the area
- the excavation of the existing site

Questions were then asked by members of the Committee.

Councillor Patrick, a local Member for the area, was heard in relation to the application.

Councillor Binnie, a local Member for the area, was heard in relation to the application.

Councillor Reid, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 15 August 2018.