

**Draft**

**Minute of meeting of the Planning Committee held On Site on Monday 27 August 2018 commencing at 9.30 a.m.**

**Councillors:** David Alexander (Convener)  
Robert Bissett  
Jim Blackwood  
Gary Bouse  
Provost Buchanan  
Gordon Hughes  
James Kerr  
Adanna McCue  
John McLuckie  
Lynn Munro  
Laura Murtagh

**Officers:** Douglas Blyth, Team Leader  
Brian Pirie, Democratic Services Manager  
Julie Seidel, Planning Officer  
Russell Steedman, Network Co-ordinator  
Brent Vivian, Senior Planning Officer  
Bernard Whittle, Development Management Co-ordinator

**P60. Apologies**

An apology was intimated on behalf of Councillor Coombes.

**P61. Declarations of Interest**

There were no declarations of interest.

**P62. Erection of Dwellinghouse and Associated Works at the Wood Yard, Cauldcoats Holdings, Linlithgow EH49 7LX for Genius Loci Architectural Design - P/18/0175/FUL**

With reference to the minute of the meeting of the Planning Committee held on 15 August 2018 (Paragraph P59 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission for the erection of dwellinghouses and associated works at the Wood Yard, Cauldcoats Holdings, Linlithgow.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

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

Questions were then asked by members of the Committee.

Depute Provost Ritchie, a local Member, was heard in relation to the application.

Councillor Aitchison, a local Member, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 12 September 2018.

**P63. Redevelopment of Existing Farm Buildings to Form 6 Dwellinghouses and Erection of 4 Dwellinghouses at Burnhouse Farm, Denny FK6 6QY for Rustic ECO Properties Ltd - P/17/0437/FUL**

With reference to the minute of the meeting of the Planning Committee held on 15 August 2018 (Paragraph P58 refers), Committee gave further consideration to a report by the Director of Development Services on an application for planning permission for the redevelopment of existing farm buildings to form 6 dwellinghouses and erection of 4 dwellinghouses at Burnhouse Farm, Denny.

The Convener introduced the parties present.

The Senior Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

Colin Belbin, a representative of Denny and District Community Council, objectors, was heard in relation to the application.

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

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

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

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

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

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

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

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

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

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

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

The objections included the following issues:-

- Protected wildlife such as bats live in the area;
- There are concerns with access to the road;
- Barnego Road at this present time is a major concern for normal access and the Community Council is receiving complaints all the time concerning traffic;
- First Bus operate a service on Barnego Road and are having difficulty accessing the route due to parked cars; and
- Local infrastructure cannot cope with any further development.
- The fields adjoining the farmhouse/outbuildings continue as a working farm (used by four farmers) with farm machinery using the single track access daily;
- The single track access is in a poor state of repair with significant potholes;
- It is regularly damaged by the traffic already using it; it was recently damaged by a lorry hauling material away from the site;
- It has no passing places, footpaths or lighting;
- It is over-used;
- It is inadequate for its existing use;
- Inadequate visibility at the junction of the single track access and Northfield Road;
- Potential damage to property and drainage sited close to the single track access;
- Unsuitability of single track access to serve the development;
- The existing single track access cannot accommodate an increase in traffic;
- Traffic using the single track access will at least double;
- Increase in traffic will impede farming operations;
- Potential blocking of single track access by construction traffic;
- Construction traffic will likely have a significant detrimental effect on the single track access;
- Substantial upgrade of the single track access will be required, preferably to adoptable standards;
- The single track access would have to be dug up to provide a new water supply; there is nowhere to build a temporary alternate access road;
- Delivery vehicles dangerously reverse onto the main road because of a lack of passing places;
- High traffic speeds on the single track access;
- There are blind corners and blind summits on the single track access;
- There is a blind bend at the Croftfoot entrance;

- The entrances to existing properties served by the single track access are hazardous;
- There have been accidents on the single track access;
- Increased volume of traffic on the single track access will increase the risk of accidents;
- Existing roads in the area are already congested/ not suitable for an increase in traffic;
- Barnego Road is a bottleneck/ already congested, especially at peak times;
- Existing congestion at the junction of Barnego Road and Stirling Street;
- Barnego Road is not fit for purpose/ already over-capacity/ visibility is compromised;
- Barnego Road is a bus route;
- On-street parking causes problems for access by buses and lorries;
- The buses cause hold-ups; there is little room for them;
- Barnego Road can be blocked for up to 10 minutes or more during school drop off/ pick up times;
- Barnego Road is the only practicable means of daily egress and access for local residents;
- Barnego Road residents are already in talks with the Council on how to overcome the existing problems on this street; concerns have been raised with the local community council and councillors;
- The Council should come up with an improvement plan for traffic in the local area before planning is granted;
- A new entrance/ exit road is required to relieve Barnego Road;
- A traffic survey of the vehicles using Barnego Road should be undertaken;
- An increase in traffic on Barnego Road will only make the situation worse, especially for emergency vehicles needing access;
- Construction traffic would cause chaos on Barnego Road;
- Northfield Road has a 60mph speed limit despite being single track with blind corners and summits;
- Northfield Road has seen an increase in traffic due to the livery;
- Northfield Road is used by families, dog walkers, runners and cyclists;
- Existing infrastructure can't cope with additional traffic;
- Northfield Road would require significant investment to sustain an increase in traffic;
- Unsafe for children to have to walk to the nearest bus stop at the top of Barnego Road;
- Safety issues near to the swing park on Barnego Road with children walking to and from Dunipace Primary School;
- Many near misses involving pedestrians and vehicles on Barnego Road
- Children's and people's safety should be paramount;
- School children from the development would have to be transported to school by taxi at the Council's expense;
- Close proximity to existing residences;
- Soak-aways from septic tanks for the new builds will cause undue smells; no mention of a maintenance plan;

- Potential for nuisance/ disruption from noise and construction traffic, lasting for years due to the phasing of the project;
- Mess/ damage associated with construction works;
- Significantly larger than any other development in the vicinity;
- There are only 25 existing residences west of the M80 between Barnego Road and Northfield Quarry so the proposal represents a 52% increase on those numbers;
- Existing groups of houses in the area are in clusters of up to four;
- The use of white render/ modern roofing materials is not in keeping with the area;
- The prospect of a phased development means that construction related impact such as air quality and pollution could last for years;
- Contamination risks to existing private water supplies;
- A full environmental impact assessment is required;
- Disturbance to wildlife;
- A bat survey should be carried out;
- Proposal is detrimental to the Area of Great Landscape Value (AGLV) designation;
- Prominent position high on the hillside;
- Water supply inadequate to serve an additional 13 properties;
- Flooding is a problem at various sections of Barnego Road and Northfield Road, and at the junction with the single track access;
- There is no mention of a sustainable urban drainage system (SUDS) for the car park areas.
- No attempt has been made to demonstrate what light pollution will occur during the hours of darkness;
- The traffic flows are significantly understated in the report;
- Croftfoot and other properties serviced by the road cannot be considered as 'normal' properties as there are frequent deliveries not associated with a 'normal urban environment';
- The ownership of the road is unclear and should be proven before any decisions on the road are made;
- The applicant does not have a legal right to use the grass verge for passing places;
- The proposed road around the cottages, although being a safer option, would cross over the water and sewage pipes for both cottages;
- Ownership and liability for maintenance of the single track access is unclear;

Questions were then asked by members of the Committee.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 12 September 2018.