

P40. 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 – Continuation

With reference to Minutes of Meetings of the Planning Committee held on 20 March, 3 April and 25 April 2018 (Paragraphs P115, P3 and P9 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 planning permission for the 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.

Councillor Bouse, seconded by Councillor McCue, moved to grant the application on the grounds that the number of parking spaces able to be provided are considered adequate, the junction is no worse than others in the area and is not considered to be unacceptable and having regard to the benefits of the proposal for tourism and business development, and such grant of planning permission shall be subject to appropriate conditions as determined by the Director of Development Services including (1) conditions requiring the said Director to be satisfied as to information to be provided by the applicant in relation to accurate survey data at the entrance to the site and information for the car park extension, including proposed levels, construction materials and proposed boundary treatment (including the stability of the existing wall), and (2) a condition requiring the car park to be fully completed prior to the use being activated.

By way of an amendment, Councillor Coombes, seconded by Councillor Munro, moved that Committee refuse the planning permission for the following reasons:-

- (1) The proposed development generates an additional parking requirement of 14 in-curtilage spaces which cannot be adequately provided. The application site is located at a challenging road junction, where increased vehicular movements and demand for on-street parking would have a detrimental impact on road safety and unacceptably impact upon the residential amenity of surrounding residential properties. This is contrary to policies BUS01 'Business and Tourism' and BUS04 'Business Development outwith Designated Business Areas' of the Falkirk Local Development Plan and the National Roads Development Guide (SCOTS 2015).

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02A and 03 - 10.

In terms of Standing Order 22.1, a vote was taken by roll call, there being 10 members present with voting as undernoted:-

For the motion (5) – Councillors Alexander, Bouse, Hughes, McCue and Murtagh.

For the amendment (5) – Provost Buchanan, Councillors Bissett, Blackwood, Coombes and Munro.

There being an equality of votes, Councillor Alexander, exercised his casting vote in favour of the motion.

Decision

The Committee agreed the motion.