

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 city skyline with a diagonal beam of light. The top-right quadrant depicts a stag's head with large antlers. The bottom-left quadrant shows a three-masted sailing ship on wavy water. The bottom-right quadrant features a grizzly bear standing on its hind legs. Above the shield is a crown with four maple leaves. A banner at the bottom contains the motto "A NE FOR A".

# **Agenda Item 3**

## **Minutes**

Draft

**FALKIRK COUNCIL**

**Minute of Meeting of the Planning Committee held in the Municipal Buildings, Falkirk on Wednesday 21 November 2018 at 9.30 a.m.**

**COUNCILLORS:** David Alexander (Convener)  
Robert Bissett  
Jim Blackwood  
Gary Bouse  
Provost William Buchanan  
Joan Coombes  
Gordon Hughes  
Adanna McCue  
Lynne Munro  
Laura Murtagh

**OFFICERS:** Kevin Collins, Transport Planning Co-ordinator  
Ian Dryden, Development Manager  
Jack Frawley, Committee Services Officer  
David Gray, Environmental Protection Co-ordinator  
Iain Henderson, Legal Services Manager  
Stephen McClure, Planning Officer  
Russell Steedman, Network Co-ordinator  
Brent Vivian, Senior Planning Officer

**P81. Apologies**

There were no apologies.

**P82. Declarations of Interest**

Councillor Bouse declared a non-financial interest in agenda item 5 (ref P85) as he has formerly had dealings with the applicant company and stated that he considered that this required him to recuse himself from consideration of the item having had regard to the Objective Test in the Code of Conduct.

**P83. Minute**

**Decision**

**Minute of meeting of the Planning Committee held on 24 October 2018 was approved.**

**P84. Alterations to Shopfront at 16 & 18 Princes Street, Falkirk, FK1 1NE for Mrs Pauline Spears – P/18/0229/FUL – Continuation**

The committee considered a report by the Director of Development Services on an application for planning permission for the alteration to shopfront at 16-18 Princes Street, Falkirk.

The Committee, at its meeting of 24 October 2018,:-

- (1) agreed to continue consideration of the application and hold a hearing session at the next scheduled meeting of the committee;
- (2) requested that officers undertake discussion with the applicant regarding the potential for use of alternative materials, and
- (3) noted that Members may wish to undertake an independent inspection of the application site in advance of the next meeting.

The Convener advised that as there were no parties present who wished to address the committee the hearing element would be dispensed with.

**Decision**

**The Committee agreed that, subject to the submission of a satisfactory amended design showing a single entrance and a wood and glazed frontage, planning permission be granted.**

**Informative(s):-**

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

In line with his earlier declaration of interest Councillor Bouse left the meeting prior to consideration of the following item.

**P85. Development of Land for Residential Purposes at Land to the East of 8 - 10 Main Street, Main Street, Bo'ness for CCG (Scotland) Ltd - P/18/0424/PPP**

The committee considered a report by the Director of Development Services on an application for planning permission for the development of Land to the east of 8-10 Main Street, Main Street, Bo'ness.

## **Decision**

**The committee agreed that it is minded to Grant Planning Permission subject to:-**

- (a) Notification of the application to Scottish Ministers in relation to the HSE objection, in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009;**
- (b) Conclusion of a Legal Agreement in terms satisfactory to the Director of Development Services within 6 months of the date of a minded to Grant decision and index linked from that date, as follows:**
  - A financial contribution of £955.50 per flat and £1911.00 per house towards open space provision in the Bo'ness area; and**
  - The provision of a minimum of 15% of affordable housing (social rented accommodation to be accommodated on site).**
- (c) Thereafter, remit to the Director of Development Services, to approve the application subject to the following condition(s):-**
  - 1. Plans and particulars of the matters specified below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval. The specified matters are:**
    - (a) the siting of the building(s);**
    - (b) the design of the building(s);**
    - (c) the external appearance of the building(s);**
    - (d) details of the access arrangements;**
    - (e) details of landscaping of the site; and**
    - (f) details of proposed boundary treatments.**
  - 2. As part of the first application for the approval of Matters Specified in Conditions, a contaminated land assessment shall be submitted for the written approval of this Planning Authority. Before each dwellinghouse or flat is occupied (1) any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy and (2) any necessary remediation completion report/ validation certificate shall be submitted to and approved in writing by this Planning Authority.**

- 3. As part of the first application for the approval of Matters Specified in Conditions, the proposed surface water drainage strategy and associated design detail (as appropriate) shall be submitted for the written approval of this Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.**
- 4. No development shall commence on site until an appropriate scheme of intrusive site investigation works has been undertaken to confirm coal mining conditions, including mine entries on site. The findings and details of any necessary remedial or other mitigation measures to ensure safety and stability of the proposed development shall be submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be implemented prior to the development commencing.**
- 5. No development shall commence on site until a material schedule, of all external materials, has been submitted to and approved in writing by the Planning Authority. Thereafter, only the approved materials shall be used, unless otherwise agreed in writing.**
- 6. No development shall commence on site 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 required CO<sub>2</sub> 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.**

- 7. The development shall be designed in accordance with the National Roads Development Guide.**
- 8. For the avoidance of doubt, the development shall make provision for and shall include the existing vehicular and pedestrian access to 8-10 Main Street, Bo'ness.**

**Reason(s):-**

- 1. To ensure that the matters specified are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.**
- 2, 4. To ensure the ground is made suitable for the approved development.**
- 3. To ensure that adequate drainage is provided.**
- 5. To safeguard the visual amenity of the area.**
- 7. To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.**
- 7, 8. To safeguard the interests of the users of the highway.**

**Informative(s):-**

- 1. Plans and particulars of the matters listed above shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of Falkirk Council as planning authority has been given, and the development shall be carried out in accordance with that approval.**
- 2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 and Supporting Documents.**
- 3. The applicant shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:**

<b>Monday to Friday</b>	<b>08:00 - 19:00 Hours</b>
<b>Saturday</b>	<b>08:00 - 13:00 Hours</b>
<b>Sunday/Bank Holidays</b>	<b>No noise audible at site boundary</b>

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

Councillor Bouse re-joined the meeting following consideration of the previous item.

**P86. Erection of 4 Dwellinghouses and Access Road at Home Farm, Drove Loan, Head of Muir, Denny, FK6 5LH for Mr Stephen Russell - P/18/0461/PPP**

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of 4 dwellinghouses and access road at Home Farm, Drove Loan, Head of Muir, Denny.

Councillor Blackwood, seconded by Councillor Bissett, moved that the Committee agrees to continue consideration of the item to allow a combined inspection of the site and hearing session.

As an amendment, Councillor Murtagh, seconded by Councillor McCue, moved that the Committee agrees not to continue consideration of the item to allow a combined inspection of the site and hearing session to be held and proceeds to consider the application at this meeting.

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 (6) – Provost Buchanan and Councillors Bissett, Blackwood, Bouse, Hughes and Munro.

For the amendment (4) – Councillors Alexander, Coombes, McCue and Murtagh.

**Decision**

**The committee agreed the motion.**

**P87. Erection of Dwellinghouse at Hareburn Hatchery, Falkirk, FK1 2JE for Mr & Mrs Gavin Haddow - P/18/0361/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of a dwellinghouse at Hareburn Hatchery, Falkirk.

**Decision**

**The committee agreed to grant planning permission subject to the following condition(s):-**

- 1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this 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. i. No development shall commence on site unless otherwise agreed with the planning authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority.**  
**ii. Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.**  
**iii. Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and agreed in writing by the Planning Authority.**  
**iv. If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.**
- 3. Prior to works commencing on site, the details of all external materials and finishes, including details of the proposed roof lights, exterior windows and doors shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall proceed in accordance with the approved details.**



4. The development hereby approved shall 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 required CO<sub>2</sub> 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.

5. Prior to works commencing on-site, a plan shall be submitted showing the finalised parking and turning arrangements within the confines of the site, which require to include a minimum of three car parking spaces 2.5m wide by 5m long, with the turning area allowing vehicles to enter and exit the site in a forward gear, with the finalised details being approved in writing by the Planning Authority.
6. Prior to works commencing on-site, details of the proposed drainage strategy shall be submitted to and approved in writing by the Planning Authority.
7. A residential caravan shall be sited in accordance with the approved plan (online reference No. 04) for a period not exceeding 2 years from the date of this permission unless otherwise agreed in writing with the Planning Authority. Thereafter all temporary residential accommodation shall be permanently removed from the site.

**Reason(s):-**

1. As these drawings and details constitute the approved development.
2. To ensure the ground is suitable for the proposed development.
3. To safeguard the visual amenity of the area.

4. To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.
5. To ensure that adequate car parking is provided.
6. To ensure that adequate drainage is provided.
7. As the caravan is not a suitable permanent form of development.

**Informative(s):-**

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03 and 04.
2. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this 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:

<b>Monday to Friday</b>	<b>08:00 - 19:00 Hours</b>
<b>Saturday</b>	<b>08:00 - 13:00 Hours</b>
<b>Sunday/Bank Holidays</b>	<b>No noise audible at site boundary</b>

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

4. The Coal Authority considers that the content and conclusions of the latest Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore withdraws its objection to the proposed development. However, further more detailed considerations of ground conditions, foundation design and gas protection measures may be required as part of any subsequent building warrant application.

**P88. Development of Land for Residential Use with Associated Infrastructure at Land to the North of Crownerland Farm, Linlithgow for Malcolm Whitecross Ltd - P/17/0797/PPP**

The committee considered a report by the Director of Development Services on an application for planning permission for the development of Land for residential use with associated infrastructure at land to the north of Crownerland Farm, Linlithgow.

**Decision**

**The committee agreed that it is minded to Grant Planning Permission in Principle subject to:-**

- (a) The completion within 6 months 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 payment of a proportionate financial contribution towards improvements to the M9 Junction 4 (Lathallan Roundabout);**
  - (ii) The payment of a proportionate financial contribution towards improvements to Myrehead Road and its junction with the A803;**
  - (iii) The payment of a financial contribution to fund improvements to the existing bus service;**
  - (iv) The payment of a proportionate financial contribution at the overall rate of £6,900 per dwellinghouse and £2,900 per flat towards improving capacity at Whitecross Primary School (£4,800 per dwellinghouse and £1,850 per flat) and Graeme High School (£2,100 per dwellinghouse and £1,050 per flat);**
  - (v) The provision of 25% of the total site units as affordable housing units;**
  - (vi) The payment of a financial contribution towards the improvement and maintenance of existing open space in the local area, if this is agreed as an alternative to full on-site open space provision;**
  - (vii) Addressing any shortfall identified by NHS Forth Valley in the capacity of the local health services to accommodate the proposed development; and**

**(viii) The payment of a financial contribution to fund the provision of a cycle/footpath crossing of the Manuel Burn to connect the development site to the recreation ground on Vellore Road.**

**(b) and thereafter, on conclusion of the foregoing matters, remit to the Director of Development Services to grant planning permission in principle subject to the following condition(s):-**

**1. Plans and particulars of the matters specified below shall be submitted for consideration by the planning authority in accordance with the timescales and other limitations in Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No development shall begin within each respective development area until the written approval of the planning authority has been given in respect of the relevant specified matters (unless otherwise agreed). The specified matters are:-**

- (a) Existing and proposed site levels;**
- (b) Proposed finished floor levels;**
- (c) The siting of the buildings;**
- (d) The design of the buildings;**
- (e) The external appearance of the buildings;**
- (f) Details of the access arrangements;**
- (g) Details of landscaping and open space provision;**
- (h) Details of proposed boundary treatments;**
- (i) A tree protection plan, including the precise location and details of the protective fencing;**
- (j) A construction environmental management plan;**
- (k) An updated protection species survey, including a badger protection plan;**
- (l) An invasive species survey;**
- (m) The provision of biodiversity enhancement measures;**
- (n) A detailed surface water drainage strategy, including design and calculations;**

- (o) A contaminated land assessment;
  - (p) The provision of pedestrian and cycle facilities, including suitable linkages to the wider network;
  - (q) The provision of new bus related infrastructure;
  - (r) Detailed proposals for the realignment of the carriageways of Manuel Terrace and the B825 adjoining the application site;
  - (s) Detailed proposals for the re-design of the 5-arm junction within the existing Whitecross Village;
  - (t) Detailed proposals for traffic management measures to create a 'quiet lane' on Station Road;
  - (u) The precise details of the provision of on-site low and zero carbon generating technologies;
  - (v) A travel pack;
  - (w) The phasing / timing of the development, including the timing of provision of green infrastructure, open space facilities and new cycle / footpath linkages, including new crossings of the burns;
  - (x) Details of watercourse crossings demonstrating that they are designed to convey the 1 in 200 year flow. Assessment of blockage conditions should also be provided to demonstrate that any overtopping will not result in any flooding of properties;
  - (y) The provision of public art / a village gateway feature; and
  - (z) The carrying out of pre and post construction electrofishing studies.
2. That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006, in the case of the matters specified, application for approval must be made before:-
- (a) The expiration of 3 years from the date of the grant of planning permission in principle; or
  - (b) The expiration of 6 months from the date on which an earlier application for such approval was refused; or

- (c) The expiration of 6 months from the date on which an appeal against such refusal was dismissed,**

**whichever is the latest.**

**Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.**

- 3. That the development to which this permission relates must be begun not later than whichever is the later of the following dates:-**
  - (a) The expiration of 5 years from the date of grant of this planning permission in principle; or**
  - (b) The expiration of 2 years from the final approval of the specified matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.**
- 4. The development shall be carried out in general accordance with the land uses, layout, landscape framework, street hierarchy, design principles and phasing shown on the submitted masterplan (Revision C) and phasing plan (Revision A) (unless otherwise agreed).**
- 5. The number of residential units shall not exceed 225 (unless otherwise agreed).**
- 6. Further to condition 1(g), the scheme of landscaping shall include the following details (as appropriate):-**
  - (a) An indication of all existing trees, shrubs and hedges proposed to be removed, those to be retained and, in the case of damage, proposals for their restoration;**
  - (b) The location of all proposed new trees, shrubs, hedges and grassed areas;**
  - (c) A schedule of plants to comprise species, plant sizes and proposed numbers, densities and nursery stock sizes;**
  - (d) Methods of protection (tree shelters / guards / staking / fencing) and including initial maintenance to aid rapid establishment; and**
  - (e) A programme for completion and subsequent maintenance.**

- 7. No trees shall be removed until such time as (a) the tree protection fencing is in place in accordance with the details approved under condition 1(i) above and (b) the fencing as erected has been inspected by the Planning Authority and is to its satisfaction.**
- 8. The temporary protective fencing shall remain in place until all works within the respective development area have been completed. No further tree removal, excavation, level changes, trenching, material storage or machinery access shall take place within the fenced off areas.**
- 9. There shall be no tree, scrub or grassland clearance within the bird nesting season (March to August inclusive) unless a nesting bird check is carried out by a suitably qualified ecologist prior to commencement of the clearance works. The findings of any nesting bird check shall be submitted to and approved in writing by this Planning Authority prior to the works commencing.**
- 10. Further to condition 1(k), an updated protected species survey will be required if it has been more than 12 months since the last protected species survey.**
- 11. The roads layout shall be designed and constructed in accordance with the National Roads Development Guide (NRDG) and Falkirk Council Addendum.**
- 12. The parking provision on the site shall accord with the National Roads Development Guide (NRDG) and Falkirk Council Addendum.**
- 13. Further to condition 1(r), no residential unit within Phase 1 of the development as shown on Phasing Plan Revision A shall be occupied until the approved realignment of Manuel Terrace has been fully completed.**
- 14. Further to condition 1(r), no residential unit within Phase 2 of the development as shown on Phasing Plan Revision A shall be occupied until the approved realignment of the B825 has been fully completed.**
- 15. Further to conditions 1(s) and 1(t), no residential unit shall be occupied until the approved re-design of the 5-arm junction within the existing Whitecross Village and the approved measures to create a 'quiet lane' on Station Road have been fully completed (unless otherwise agreed).**

16. The development shall not commence until appropriate mitigation measures have been agreed to address the impact of the development on M9 Junction 4 (Lathallan Interchange). The nature of the mitigation shall either by physical improvements to these junctions in the form of traffic signals, generally as illustrated on Dougall Baillie Associates' Drawing No. 17424-SK-20, or a financial contribution in lieu of the said physical works. The details of the physical works or the level of the financial contribution required shall be agreed in writing with the Planning Authority, in consultation with Transport Scotland.
17. Further to conditions 1(a) and 1(b), the existing and proposed site levels along with proposed finished floor levels shall demonstrate that the site layout accords with the recommendations within the Flood Risk Assessment provided in ensuring development is outwith the floodplain and floor levels are raised an appropriate level above the design flood level. There should be not landraising within the functional floodplain.

**Reason(s):-**

1. To ensure that the matters specified are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
2. To accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
3. To accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006.
4. To ensure compliance with the general principles of the masterplan, in the interests of good place-making.
5. The submitted masterplan is predicated on 200 to 225 residential units.
6. To safeguard the visual amenity of the area.
7. To safeguard the visual amenity of the area.
8. To safeguard the visual amenity of the area.
9. To safeguard the interests of bird species.



10. To safeguard the interests of protected species.
11. To safeguard the interests of the users of the public highway.
12. To ensure that adequate parking is provided.
13. To ensure the timely and orderly completion of the off-site roadworks, in the interests of the users of the public highway.
14. To ensure the timely and orderly completion of the off-site roadworks, in the interests of the users of the public highway.
15. To ensure the timely and orderly completion of the off-site roadworks, in the interests of the users of the public highway.
16. To mitigate the adverse impact of the development on the safe and efficient operation of the trunk road.
17. To ensure that the development is acceptable in terms of flood risk.

**Informative(s):-**

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03A, 04, 05A, 06, 07, 08, 09, 10, 11 and 12.
2. Plans and particulars of the matters listed above shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of Falkirk Council as planning authority has been given, and the development shall be carried out in accordance with that approval.
3. SEPA have advised that authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
4. SEPA have advised that the applicant may need to apply for a construction site licence under CAR for water management across the whole construction site. This will apply to sites of 4 hectares or more, sites 5km or more in length which contain more than one hectares of ground on a slope of 25 degrees or more or which cross over 500 metres of ground on a slope of 25 degrees or more. The applicant is recommended to contact their local SEPA office for pre-application discussions.

5. **Police Scotland has advised that appropriate security measures should be considered during the construction phase. These measures could / should include the installation of CCTV or 24 hour security operation and a fence at least 2.5 metres high, of weld-mesh, expanded metal or welded palisade design.**
6. **Shell UK have requested the developer to contact Penspen, Unit 2, Kirkby Lonsdale Business Park, Kirkby Lonsdale, Cumbria, prior to any excavations in order to preserve the integrity of the Shell North Western Ethylene Pipeline (NWeP).**
7. **Scottish Water have advised that the Balmore Water Treatment Works and the Whitecross Waste Water Treatment Works currently have sufficient capacity to serve the proposed development, but further investigations may be required to be carried out once a formal connection application has been submitted.**

**P89. Formation of Vehicular Access at 42 Larbert Road, Bonnybridge, FK4 1EE for Miss Nicola Foster - P/18/0479/FUL**

The committee considered a report by the Director of Development Services on an application for formation of vehicular access at 42 Larbert Road, Bonnybridge.

**Decision**

**The committee agreed to continue consideration of the item to allow a combined inspection of the site and hearing session.**

**P90. Erection of 18 Dwellinghouses, 21 Flatted Dwellings, Associated Landscaping, Roads and Drainage Infrastructure at Land to the South of Hill of Kinnaird Farmhouse, Falkirk for CALA Homes (West) Ltd - P/18/0311/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of 18 dwellinghouses, 21 flatted dwellings, associated landscaping, roads and drainage infrastructure at Land to the South of Hill of Kinnaird Farmhouse, Falkirk.

## **Decision**

**The committee agreed to continue consideration of the item to a future meeting and requested that further information is provided by officers to members on:-**

- 1. impact on education provision in the area;**
- 2. the number of residential units envisaged for the wider site, and**
- 3. whether there is scope for any additional contributions to be sought in relation to education provision, as appropriate.**