

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 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**

## **Minute**

Draft

**FALKIRK COUNCIL**

**Minute of Meeting of the Planning Committee held in the Municipal Buildings,  
Falkirk on Wednesday 20 February 2019 at 9.30 a.m.**

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

**OFFICERS:** Kevin Collins, Transport Planning Co-ordinator  
Ian Dryden, Development Manager  
Arlene Fraser, Committee Services Officer  
Iain Henderson, Legal Services Manager  
Russell Steedman, Network Co-ordinator  
Richard Teed, Senior Forward Planning Officer

**P104. Apologies**

There were no apologies.

**P105. Declarations of Interest**

There were no declarations of interest.

**P106. Minute**

**Decision**

**The minute of meeting of the Planning Committee held on 24 January  
2019 was approved.**

**P107. Development of Land for Residential Use with Associated Works, Including Access, Infrastructure and Landscaping at Scottish Fire and Rescue, Main Road, Maddiston, Falkirk, FK2 0LG for Scottish Fire and Rescue Service – P/17/0347/PPP**

The committee considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential use with associated works, including access, infrastructure and landscaping at Scottish Fire and Rescue, Main Road, Maddiston.

**Decision**

**The committee refused planning permission in principle for the following reasons:-**

**Reasons:-**

- 1. The site is located at the core of the village of Maddiston and offers a brownfield opportunity for retail, business or community use, which would provide necessary improvements to the range of facilities available in this growing community. The site has been allocated as opportunity site BUS22 in the Falkirk Local Development Plan 2, Proposed Plan (September 2018) (FLDP2) to be developed for these purposes. The FLDP2 Proposed Plan sets out the latest and most up to date policy position of the Council and is a material consideration. The proposed residential development is contrary to allocation BUS22 and would prejudice development of the site for retail, business or community use in accordance with the Council's current policy position.**
- 2. The proposed development does not accord with Policy HC02 "Windfall Housing" of the Falkirk Local Development Plan 2 Proposed Plan (September 2018) in that the proposal would prejudice the identified development of the site for retail, business or community use in accordance with Falkirk Local Development Plan 2, Proposed Plan (September 2018) allocation BUS22.**

**P108. Erection of Dwellinghouse (Amendment to House Type P/16/0707/FUL, Plot 3) and Associated Infrastructure at Land to the South of 1-2 Livingstone Rise, Glen Brae, Falkirk for Mrs Jenna Hudson – P/18/0659/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of dwellinghouse (amendment to house type, Plot 3) and associated infrastructure at land to the south of 1-2 Livingstone Rise, Glen Brae, Falkirk.

## **Decision**

**The committee granted planning permission subject to the following conditions:-**

- 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) Unless otherwise agreed in writing no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites.**  
**(ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.**  
**(iii) Prior to the commencement of development the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.**  
**(iv) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**
- 3. 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 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.

- 4. The first floor windows on the north elevation of each dwellinghouse shall be obscure glazed before occupation and thereafter shall be retained as obscure glazed windows for the lifetime of the development.

**Reasons:-**

- 1. As these drawings and details constitute the approved development.
- 2. To ensure the ground is suitable.
- 3. To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.
- 4. To safeguard the privacy of occupants of adjacent properties.

**Informatives:-**

- 1. 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.
- 2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02B, 03B, 04 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:

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

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

**P109. Demolition of Outbuilding and Erection of Dwellinghouse with Associated Infrastructure at Candiehead House, Standburn, Falkirk, FK1 2LE for Mr Eric Graham – P/18/0645/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the demolition of outbuilding and erection of dwellinghouse with associated infrastructure at Candiehead House, Standburn, Falkirk.

**Decision**

**The committee granted planning permission subject to the following conditions:-**

- (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 until a contaminated land assessment has been submitted to and approved in writing by the Planning Authority. 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.**
  - (ii) Where contamination (as defined by Part iiA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination should be submitted to and approved in writing by the Planning Authority.**
  - (iii) Prior to the commencement of development on site, the remediation works must be carried out in accordance with the strategy approved at (ii). 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 approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority.**

- (3) No development shall commence on site until a full specification for all exterior materials and finishes, including details of the proposed exterior windows and doors shall be submitted to and approved in writing by the Planning Authority. Thereafter 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.**

**Reasons:-**

- (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 countryside.**
- (4) To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.**

**Informatives:-**

- (1) 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.**
- (2) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01 - 03, 04A, 05 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.**