

Draft

Minute of meeting of the Planning Committee held On Site on Tuesday 7 May 2019 commencing at 9.20 a.m.

Councillors: David Alexander (Convener)
Allyson Black
Jim Blackwood
Gary Bouse
Provost William Buchanan
David Grant
Gordon Hughes
Lynn Munro
Laura Murtagh

Officers: Donald Campbell, Development Management Co-ordinator
Jack Frawley, Committee Services Officer
Kirsty Hope, Assistant Planning Officer
Karen Quin, Senior Solicitor
Julie Seidel, Planning Officer
Russell Steedman, Network Co-ordinator

P18. Apologies

Apologies were intimated on behalf of Councillors Bissett, Coombes and McCue.

P19. Declarations of Interest

There were no declarations of interest.

P20. Part Demolition of Dwellinghouse, Subdivision of Garden Ground and Erection of Dwellinghouse with Associated Infrastructure at 6 Booth Place, Falkirk, FK1 1BA for Mr John Anderson – P/19/0071/FUL

With reference to the minute of the meeting of the Planning Committee held on 24 April 2019 (ref P14), Committee gave further consideration to a report by the Director of Development Services on an application for part demolition of dwellinghouse, subdivision of garden ground and erection of dwellinghouse with associated infrastructure at 6 Booth Place, Falkirk.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

Mr and Mrs Sinclair, objectors, were heard in relation to the application.

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

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

The objections included the following issues:-

- The proposed development would result in a loss of privacy to neighbouring properties.
- The development would restrict the open view and overshadow surrounding properties which is a violation of Human Rights.
- The proposed development could damage the roots of trees within a Tree Preservation Order Area.
- The design and materials are not in-keeping with the surrounding area and the proposed house would be overbearing.
- The application would represent an overdevelopment of the site.
- The north side of the street is a conservation area and the proposed development would be unsympathetic to the appearance and character of the surrounding area. The application is in an area of townscape value and would be detrimental to the quality, character and amenity of the area.
- The construction of the house would require access to the neighbouring property which would not be allowed.
- Construction works would be disruptive to local residents.
- The proposed driveway could not accommodate 5 cars. The application would be to the detriment of highway safety and would increase traffic generation.
- The title deeds have burdens attached, which prohibits the subdivision and erection of additional dwellinghouses. It is assumed that the application site has a similar burden.
- The application is contrary to the Local Development Plan and the Proposed Local Development Plan 2.
- Planning application P/11/0804/FUL was not finished in accordance with the approved plans as a larger window was installed. This raises concerns that this application would not be built in accordance with the approved plans.

Questions were then asked by members of the committee.

Questions included the following:-

- Where access to the new property would be drawn from.
- What the footprint of the new property would be.
- Where the rear boundary of the new building would be.
- If it was proposed that decking would be installed.
- What the levels of the new building would be.
- Where the ridge line of the new building would be.

- Whether certain parts of the drawings showed windows, obscured windows or light wells.
- The gap between the existing property and the proposed new building.

Councillor Reid, 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.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 22 May 2019.

P21. Formation of Vehicular Access at 138 Carronshore Road, Carron, Falkirk, FK2 8EB for Mr David Foley – P/19/0044/FUL

With reference to the minute of the meeting of the Planning Committee held on 24 April 2019 (ref P11), Committee gave further consideration to a report by the Director of Development Services on an application for the formation of vehicular access at 138 Carronshore Road, Carron, Falkirk.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant was heard in relation to the application.

Questions were then asked by members of the committee.

Questions included the following:-

- Whether the front garden could provide an adequate turning circle if landscaping features were removed.
- Why a number of other neighbouring properties did have dropped kerbs and off street parking in place.
- Whether parking outside the property would be in a lay-by or on the main road.

Councillor Flynn, a local member for the area, was heard in relation to the application and asked questions which included the following.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 22 May 2019.