

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held in Maddiston Primary School, Main Road, Maddiston on Tuesday 7 November 2017 commencing at 7.00 p.m.

The purpose of the meeting was to hold a pre-determination hearing in terms of the Planning etc. (Scotland) Act 2006. When sitting in this capacity, the Planning Committee comprises all members of the Council.

Councillors: David Alexander (convener)
David Balfour
Jim Blackwood
Gary Bouse
William Buchanan
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie
Cecil Meiklejohn
Lynn Munro
Laura Murtagh
Malcolm Nicol
Pat Reid

Officers: Kevin Collins, Transport Planning Co-ordinator
Sarah Colquhoun, Modern Apprentice (Governance)
Ian Dryden, Development Manager, Development Services
David Gray, Environmental Health Co-ordinator
Iain Henderson, Legal Services Manager
Alex Lewis, Planning Officer
Stephanie McGhee, Committee Assistant
Brian Pirie, Democratic Services Manager
Ken Short, Transport Planning Officer
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer

**Also
Attending:** Scott Graham, McInally Associates Ltd
Alex Muirhead, ERM Ltd
Karen Strang, Strategy and Development Co-ordinator
Terry Walker, ERM Ltd

P57. Apologies

Apologies were intimated on behalf of Provost Coleman, Depute Provost Ritchie and Councillors Bissett, Black, Collie, Flynn, Garner, Grant, Harris, Patrick and Spears.

P58. Declarations of Interest

No declarations were made.

P59. Mixed Use Development to include a Mixed Tenure Care Village including Residential Care Home, Retirement Housing, Supported Housing Units and Hotel all with Associated Services, Landscaping and Infrastructure at Land to the North of Manor House, Maddiston, Falkirk for ERM Ltd - P/16/0756/PPP

The Committee considered a report by the Director of Development Services on an application for planning permission in principle for a mixed use development to include a Mixed Tenure Care Village including Residential Care Home, Retirement Housing, Supported Housing Units and Hotel all with Associated Services, Landscaping and Infrastructure at Land to the North of Manor House, Maddiston.

1. The Convener formally welcomed those present and outlined the procedures relating to the meeting.
2. The Senior Planning Officer outlined the nature of the application.
3. The applicant's representative was heard in relation to the application.

Councillor Kerr left the meeting at this point.

4. The consultee present was heard in relation to the application.
5. Questions were then asked by Members of the Committee as follows:-

Q(a) Clarification was sought whether the applicant had consulted with the NHS on the application, noting that as a statutory consultee the NHS had not responded in regard to the application.

Response by the applicant:-

The applicant stated that he had engaged with local businesses and the Haining Nursing Home. He was happy to work with them. The Haining Nursing Home had expressed the view that the development would be a benefit to the area. Bed blocking was a problem and in his view in the future care will be delivered at home.

Q(b) Clarification was sought on the provision of residential, nursing and specialist dementia care packages within the proposal.

Response by the applicant's representative:-

The concept was for one party to manage the whole village and that specialist packages can be provided to meet individual needs, with a menu from parties to choose from.

- Q(c) Clarification was sought on the developer's proposal to provide a private bus service, noting that for residents without cars accessing the development would be difficult.

Response by the applicant's representative:-

The applicant was willing to accept a condition to provide a private bus service until provision is available.

- Q(d) Various proposals in regard to the provision of an access road to Easton Maddiston Village had been refused in the past.

Response by the applicant's representative:-

The preferred access option was as set out in the Development Framework- for a link road from Glendevon Drive to the A801. The application would not preclude development of this link, it would provide the required access to the Maddiston East Strategic Growth Area.

- Q(e) Information was sought on whether the land could be used for social housing.

Response by the Development Manager:-

This was not part of the application. Anyone can make an application and if an application was made, it would be considered at the appropriate time.

- Q(f) Clarification was sought on whether the proposal could be considered given that the Council has yet to approve the Local Development Plan 2.

Response by the Development Manager:-

The committee can have regard to the proposal LDP2 as a material consideration. The officer's report to planning authority will include an assessment.

6. Section 38A of the Town and Planning (Scotland) Act 1997 together with Regulation 27 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 give those persons who have submitted representations on relevant planning applications the right to be heard before a Committee of the Council before the application is determined. On this occasion, there were no persons present who had submitted representations and no members of the public were in attendance.

7. Close of Meeting

There being no further questions, the Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by Falkirk Council on 6 December 2017.