

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 a rocky outcrop. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield 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 28 August 2019 at 9.30 a.m.

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

OFFICERS: Karen Chambers, Committee Services Officer
Kevin Collins, Transport Planning Co-ordinator
Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Julie Seidel, Planning Officer
Russell Steedman, Roads Co-ordinator
Brent Vivian, Senior Planning Officer
Bernard Whittle, Development Management Co-ordinator

P34. Apologies

Apologies were intimated on behalf of Councillors Bissett and McCue.

P35. Declarations of Interest

Councillor Bouse declared a non-financial interest in agenda item 5 (ref P38) 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.

P36. Minute

Decision

The minute of meeting of the Planning Committee held on 19 June 2019 was approved.

P37. 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

The committee considered a report by the Director of Development Services on an application for planning permission for the part demolition of a dwelling house, subdivision of garden ground and erection of dwellinghouse with associated infrastructure at 6 Booth Place, Falkirk.

Decision

The committee agreed to continue consideration of the application to allow a combined inspection of the site and hearing session by the Committee.

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

P38. Development of Land for Residential Purposes at Land to the East of 8-10 Main Street, Bo'ness for CCG (Scotland) Ltd - P/18/0424/PPP

The committee considered a report by the Director of Development Services in relation to an application for planning permission in principle for the development of land for residential purposes at land to the east of 8-10 Main Street, Bo'ness for CCG (Scotland) Ltd - P/18/0424/PPP.

Decision

The committee agreed to an extension of time of 6 months (from the date of the request being made) to 1 January 2020. If the Legal Agreement is not concluded by 1 January, the application should be refused for the following:-

Reason(s):-

- 1. The applicant has not concluded a Legal Agreement within a reasonable timescale. The development would exacerbate deficiencies and impose increased burdens on existing infrastructure without contributing towards the provision, upgrading or maintenance of existing facilities contrary to policies HSG02 'Affordable Housing', INF02 'Developer Contributions to Community Infrastructure' and INF04 'Open Space and New Residential Development' and Supplementary Guidance SG12 'Affordable Housing' and SG13 'Open Space and New Development' of the Falkirk Local Development Plan.**

Informative(s):-

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

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

P39. Change of Use of Quarry to Garden Ground at Hillview, Glen Road, Torwood, Larbert, FK5 4SN for Mr Gillies Guthrie – P/19/0187/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the change of use of quarry to garden ground at Hillview, Glen Road, Torwood, Larbert.

Decision

The committee, on the basis that it considered that the development would enhance the visual amenity of the area, agreed to grant planning permission for change of use of quarry to garden ground at Hillview, Glen Road, Torwood, Larbert, FK5 4SN subject to conditions determined by the Director of Development Services including conditions in relation to landscaping and boundary treatment.

Informative(s):-

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

P40. Deletion of Condition 2 of Planning Permission P/09/0771/FUL to Make Temporary Access Permanent at Hillview, Glen Road, Torwood, Larbert for Mr Gillies Guthrie – P/19/0292/FUL

The committee considered a report by the Director of Development Services on an application for the deletion of Condition 2 of planning permission on P/09/0771/FUL to make temporary access permanent at Hillview, Glen Road, Torwood, Larbert.

Provost Buchanan, seconded by Councillor Grant, moved that the committee agrees to grant permission to delete Condition 2 on the basis that it is satisfied on matters of road safety and access and considers that the amenity of the area will be enhanced.

As an amendment, Councillor Bouse, seconded by Councillor Murtagh, moved that the committee agrees to refuse the application to delete the condition in accordance with the recommendations in the officer's report.

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 (8) – Provost Buchanan; and Councillors Alexander, Blackwood, Black, Coombes, Grant, Hughes and Munro.

For the amendment (2) – Bouse and Murtagh.

Decision

The committee agreed the motion.

P41. Erection of 3 Dwellinghouses and Associated Infrastructure at Victoria House, Braeface Road, Banknock, Bonnybridge, FK4 1UE for Mr Logan Dunsmore – P/19/0190/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of 3 dwellinghouses and associated infrastructure at Victoria House, Braeface Road, Banknock, Bonnybridge.

Decision

The committee agreed to continue consideration of the application to allow a combined inspection of the site and hearing session by the Committee.

P42. Formation of Petrol Filling Station and Alterations to Car Park at Asda, 21 Hallam Road, Stenhousemuir, Larbert, FK5 3BF for Asda Stores Limited – P/18/0648/FUL

The committee considered a report by the Director of Development Services on an application for planning permission on the formation of Petrol Filling Station and alterations to car park at Asda, 21 Hallam Road, Stenhousemuir, Larbert.

With reference to Standing Order 33, the Convener referred to a deputation request received from the applicant to be heard in relation to this item.

The committee agreed to hear the deputation.

Councillor Murtagh, seconded by Councillor Bouse moved that the committee agrees to grant planning permission for the formation of a Petrol Filling Station and Alterations to the Car Park at Asda, 21 Hallam Road, Stenhousemuir, Larbert, FK5 3BF for Asda Stores Limited on the grounds that the committee is satisfied on the number of parking spaces that will be available following development, on matters of road safety and in relation to access by Heavy Goods Vehicles (HGV). Committee also considers that the

development will be complimentary to the role of Stenhousemuir Town Centre as a District Centre and the mix of uses within the Town Centre with associated economic benefits. The Director of Development Services is delegated authority to determine appropriate conditions and advisories to which the permission will be subject, including an advisory in relation to HGV access to the site in terms of routes and timings, having particular regard to school opening and closing times.

As an amendment, Councillor Black seconded by Councillor Coombes, moved that the committee agrees to refuse the application for the development in accordance with the recommendations in the officer's report.

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 (7) – Councillors Alexander, Blackwood, Bouse, Grant, Hughes, Munro, Murtagh.

For the amendment (3) –Provost Buchanan; and Councillors Black and Coombes.

Decision

The committee agreed the motion.

P43. Redevelopment of the Former Manuel Brickworks Site – Mixed Use Development Comprising Approximately 400 Residential Dwellings, Associated Local Retailing and Community Facilities (Classes 1, 2 and 3) and Approximately 29,000m² Total Gross Area of Commercial Units (10% Class 4: Business & 90% Class 6: Storage/Distribution) at Land to the East of Almondhall Farm, Falkirk for CWC Group – P/17/0792/PPP

The committee considered a report by the Director of Development Services on an application for planning permission in principle on the redevelopment of the former manual brickworks site – mixed use development comprising approximately 400 residential dwellings, associated local retailing and community facilities (Classes 1, 2 and 3) and approximately 29,000m² Total Gross Area of Commercial Units (10% Class 4: Business & 90% Class 6: Storage/Distribution) at Land to the East of Almondhall Farm, Falkirk.

With reference to Standing Order 33, the Convener referred to a deputation request received from the applicant to be heard in relation to this item.

The committee agreed to hear the deputation.

With reference to Standing Order 38.1(x) the Convener referred to a request to be heard from Councillor Kerr in respect of this item. The Convener having given his consent, then invited Councillor Kerr to address the committee.

Councillor Alexander, seconded by Councillor Hughes moved that the committee agrees to continue consideration of the application to a future meeting of the committee to allow officers to consider whether there are means of overcoming infrastructure issues identified in the report in relation to access and transportation.

As an amendment, Provost Buchanan, seconded by Councillor Blackwood moved that the committee, being satisfied on matters of access and transportation and agreeing the benefits of the development as set out in paragraph 7C.2 of the report, agrees that it is minded to grant planning permission in principle subject to the completion of a Planning Obligation within the terms of Section 75 of the Town and County Planning (Scotland) Act 1997, in terms satisfactory to the Director of Development Services, in respect of:-

1. An education contribution at a rate of £4800 per dwellinghouse and £1850 per flat towards addressing future capacity issues at Whitecross Primary School.
2. An education contribution at a rate of £2100 per dwellinghouse and £1050 per flat towards addressing future capacity issues at Graeme High School.
3. A transport contribution towards the upgrade of M9 Junction 4 (Lathallan Roundabout).
4. A transport contribution to fund diversion of the existing local bus service into the site.
5. The provision of 25% of the units at the site as affordable housing.
6. An open space contribution at the rate of £1911 per dwellinghouse (£882 for active open space and £1026 for passive open space), which will be determined by the amount and type of on-site provision.
7. A healthcare contribution towards addressing local healthcare impacts.
8. Upgrade of Myrehead Road and its junction with the A803 including provision of a new full width railway crossing, and
9. The provision of a suitable footway/ cycle-path between the site and the existing village,

and thereafter on conclusion of the foregoing matters, remit to the said Director to grant planning permission in principle subject to appropriate conditions as determined by her.

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 (7) – Councillors Alexander, Black, Bouse, Coombes, Hughes, Munro and Murtagh.

For the amendment (3) – Councillors Blackwood, Provost Buchanan and Grant.

Decision

The committee agreed the motion.

Draft

Minute of meeting of the Planning Committee held On Site on Tuesday 10 September 2019 commencing at 9.30 a.m.

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

**Local Members
in Attendance:**

Councillor Harris (for item P46)
Councillor L Binnie (for item P47)
Councillor J Patrick (for item P47)

Officers: Karen Chambers, Committee Services Officer
Arlene Fraser, Committee Services Officer
Stuart Irwin, Graduate, Democratic Services
Karen Quin, Senior Solicitor
Julie Siedel, Planning Officer
Russel Steedman, Network Co-ordinator
Bernard Whittle, Development Management Co-ordinator

P44. Apologies

Apologies were intimated on behalf of Councillors Bisset, Blackwood and Coombes.

P45. Declarations of Interest

There were no declarations of interest.

P46. Erection of 3 Dwellinghouses and Associated Infrastructure at Victoria House, Braeface Road, Banknock, Bonnybridge, FK4 1UE for Mr Logan Dunsmore – P/19/0190/FUL

With reference to the minute of the meeting of the Planning Committee held on 28 August 2019 (ref P41), committee gave further consideration to a report by the Director of Development Services on an application for the

erection of 3 dwellinghouses and associated infrastructure at Victoria House, Braeface.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant's agent, Daniel Henderson, was heard in relation to the application.

The applicant, Logan Dunsmore was also heard in relation to the application.

Questions were then asked by members of the committee.

Questions related to:-

- the outbuildings on the land and their previous use;
- clarification on the coal authority's position;
- clarification on the difference between a brownfield and a greenfield site, and
- vehicular and pedestrian access.

Councillor Collie, a local member for the area had submitted a representation by email, with the agreement of the Convener, this was read out on her behalf by Councillor Harris.

Councillor Harris, 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 24 September 2019.

P47. 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 28 August 2019 (ref P37), 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 and in particular to the amended plans submitted by the applicant.

The Convener introduced the parties present.

The Planning Officer outlined the nature of the application.

The applicant, John Anderson was heard in relation to the application.

Alan Hutchison, an objector, was heard in relation to the application.

Robert Lee, an objector, was heard in relation to the application.

Mark Dimmock, a supporter, was heard in relation to the application.

Alec Fish, an objector, was heard in relation to the application.

Mary Fish, an objector, was heard in relation to the application.

Ian Scott, an objector, was heard in relation to the application.

Kate Sinclair, an objector, was heard in relation to the application.

Mairi Summers, an objector, was heard in relation to the application.

Graeme Sinclair, an objector, was heard in relation to the application.

The representations included the following issues:-

- that if granted planning permission would set a precedent for similar builds in the area, contributing to over development;
- that such a development would spoil the look of the area due to its height and design.
- if is granted, guidelines previously drawn up on historical sites in the area will have been ignored and such a grant of planning permission will be chipping away at the Victorian and Edwardian streetscapes of Falkirk;
- infrastructure in the area could not cope with increased building;
- the new building would encroach on the bedroom privacy of 6 Rosehall Terrace;
- the ground floor level would be looking over the wall of number 6 Rosehall Terrace;
- the building would be 2.5 times the height of the existing hut which is on the land;
- there will be overshadowing on the grounds of numbers 4 and 8 Booth Place;
- applicant used the 45 degree test for shadowing but did not submit the results of the 3 failed tests;
- adequate privacy could not be given to neighbours;
- the scale, density, disposition and design do not respect the townscape value of the area;
- it impacts the privacy and daylighting of adjoining properties due to its elevation and quantity of windows.

Ryan Marshall, the applicant's agent, was heard in response to the issues raised.

Councillor Lorna Binnie, a local member for the area, was heard in relation to the application.

Councillor John Patrick, a local member for the area, was heard in relation to the application.

Questions were then asked by members of the committee in relation to the following issues:-

- to ascertain the height of the new build;
- the position of the new build in relation to the garden hut;
- if there could be a comparison of the profile of the proposed new build compared to the property at number 8 Rosehall Terrace.

The Convener concluded by thanking the parties for their attendance. The matter would be determined by the Planning Committee on 24 September 2019.