

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.