

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 sailing ship on wavy lines representing water. The top-right quadrant depicts a stag's head with large antlers. The bottom-left quadrant contains a beaver. The bottom-right quadrant shows a grizzly bear standing on its hind legs. 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 Tuesday 24 September 2019 at 9.30 a.m.

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

OFFICERS: Donald Campbell, Development Management Co-Ordinator
Karen Chambers, Committee Services Officer
Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Julie Seidel, Planning Officer
Russell Steedman, Roads Co-ordinator

P44. Apologies

Apologies were intimated on behalf of Councillors Black and McCue.

P45. Declarations of Interest

There were no declarations of interest.

P46. Minutes

Decision

- (a) the minute of meeting of the Planning Committee held on 28 August 2019 was approved, and**
- (b) the minute of meeting of the Planning Committee – On-Site held on 10 September 2019 was approved.**

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
(Continuation)**

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 (Continuation).

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

Councillor Munro seconded by Councillor Coombes moved that the committee agrees to refuse the application for planning permission on the grounds that it considers, exercising its planning judgement, that the development:

- (1) would not respect the setting of the surrounding area of townscape value and the neighbouring conservation area. The design, materials and proportions would not respect the character and settlement pattern of the area;
- (2) would have a detrimental impact on privacy and sunlight for neighbouring properties;
- (3) would constitute overdevelopment of the site; and
- (4) could create an undesirable precedent for future development.

As an amendment, Councillor Bouse seconded by Councillor Grant moved that the committee agrees to grant the application for planning permission 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, Bisset, Blackwood, Coombes, Hughes, Munro and Murtagh.

For the amendment (2) – Councillors Bouse and Grant.

Decision

The committee agreed the motion.

- P48. Erection of 3 Dwellinghouses and Associated Infrastructure at Victoria House, Braeface Road, Banknock, Bonnybridge, FK4 1UE for Mr Logan Dunsmore - P/19/0190/FUL (Continuation)**

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. (Continuation).

Decision

The committee, exercising its planning judgement, agreed to grant planning permission for the erection of 3 dwellinghouses and associated infrastructure on the grounds that it considered that the proposed development constituted appropriate development in the location, it was satisfied on issues of transportation and road safety and it considered that the site could be a brownfield site given the evidence of previous workings on the site.

The Director of Development Services was delegated authority to determine appropriate conditions to which the permission would be subject.

P49. Subdivision of Garden Ground and Erection of 2 Dwellinghouses at 6 Thistle Avenue, Grangemouth, FK3 8YH for Mr Neil Foy - P/19/0280/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the subdivision of garden ground and erection of 2 dwellinghouses at 6 Thistle Avenue, Grangemouth.

With reference to Standing Order 33.2 the Convener referred to a deputation request received from an objector.

The committee agreed to hear the deputation.

Decision

The committee refused planning permission for the following reason(s):-

- 1. The backland nature of the development proposed fails to respect the well established building lines and pattern of development within the surrounding area and would result in the unacceptable erosion of privacy, through overlooking, within the rear garden ground of the donor property to the detriment of townscape character and residential amenity. The proposal is contrary to policy HSG05 'Infill Development and Subdivision of Plots' of the Falkirk Local Development Plan and Falkirk Council Supplementary Guidance SG02 'Neighbourhood Design'.**

2. **The proposal fails to adequately address potential noise impacts from transportation (M9 Motorway traffic) within the proposed properties to the potential detriment of residential amenity levels. The proposal is contrary to the terms of policy HSG03 'Windfall Housing' 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) 01A and 02B.**

P50. Extension to Dwellinghouse at 19 Craigs Crescent, Rumford, Falkirk, FK2 0ET for Mr and Mrs J Duffy - P/19/0335/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the extension to dwellinghouse at 19 Craigs Crescent, Rumford, Falkirk.

Councillor Bouse seconded by Councillor Murtagh moved that the committee agrees to grant planning permission subject to the following condition(s):-

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. Noise associated with the completed development shall not give rise to a noise level, assessed with the windows open, within any dwelling as noise sensitive buildings in excess of the equivalent to Noise Rating curve (NRC) 35 between 0700 hours and 2200 hours at any time.

Reason(s):-

1. As these drawings and details constitute the approved development.
2. To ensure that the occupants of adjacent residential premises are protected against excessive noise intrusion.

Informative(s):-

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) 01C, 02B, 03A, 04B, 05B, 06A, 07 and 08C.
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.

4. 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.

As an Amendment, Councillor Hughes seconded by Provost Buchanan moved that committee agrees not to determine the application at this meeting but rather to continue consideration of the matter to a future meeting in order to allow the committee to undertake a combined site inspection and hearing session at the development site.

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) –Councillors Alexander, Bisset, Blackwood, Bouse, Coombes, Grant, Munro and Murtagh.

For the amendment (2) – Councillors Buchanan and Hughes.

Decision

The committee agreed the motion.

P51. Amendment to Planning Permission P/13/0513/FUL - Repositioning of 20m Native Broadleaf Species Tree Planting, Formation of Individual

Vehicular Access and Re-positioning of Dwellinghouse – Plot 1 at Land to the South East of Byways, Glen Road, Torwood, for Mr Peter Hoggan - P/19/0348/FUL

The committee considered a report by the Director of Development Services on an application for amendment to planning permission P/13/0513/FUL - repositioning of 20m native broadleaf species tree planting, formation of individual vehicular access and re-positioning of dwellinghouse – Plot 1 at Land to the South East of Byways, Glen Road, Torwood.

Decision

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

P52. Amendment to Planning Permission P/13/0514/FUL - Repositioning of 20m Native Broadleaf Species Tree Planting, Formation of Individual Vehicular Access and Re-positioning of Dwellinghouse - Plot 2 at Land to the South East of Byways, Glen Road, Torwood, for Roy Mitchell, - P/19/0349/FUL

The committee considered a report by the Director of Development Services on an application for amendment to planning permission P/13/0514/FUL - repositioning of 20m native broadleaf species tree planting, formation of individual vehicular access and re-positioning of dwellinghouse - Plot 2 at Land to the South East of Byways, Glen Road, Torwood.

Decision

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

P53. Amendment to Planning Permission P/13/0509/FUL – Repositioning of 20m Native Broadleaf Species Tree Planting, Formation of Individual Vehicular Access and Re-positioning of Dwellinghouse – Plot 3 at Land to The South East of Byways, Glen Road, Torwood, for Mr Allan Gilmour - P/19/0350/FUL

The committee considered a report by the Director of Development Services on an application for amendment to planning permission P/13/0509/FUL - repositioning of 20m native broadleaf species tree planting, formation of individual vehicular access and re-positioning of dwellinghouse - Plot 3 at Land to the South East of Byways, Glen Road, Torwood.

Decision

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

P54. Erection of 2 Dwellinghouses at Lochview House, Limerigg, Falkirk, FK1 3BZ, for Mrs Norma Moffat – P/19/0386/PPP

The committee considered a report by the Director of Development Services on an application for the erection of 2 dwellinghouses at Lochview House, Limerigg, Falkirk.

Decision

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

P55. Formation of Vehicle Access at 138 Main Street, Bonnybridge, FK4 1AJ, for Mrs Mary Kinloch, P/19/0298/FUL

The committee considered a report by the Director of Development Services on an application for the formation of vehicle access at 138 Main Street, Bonnybridge.

Decision

The committee agreed to continue consideration of the application to a future meeting of the committee to allow the applicant's application for a disabled parking space to be considered.