

The background of the slide features the official coat of arms of the City of Vancouver. It is a shield divided into four quadrants. The top-left quadrant shows a sailing ship on the 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. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield reads "A NE FOR A".

Agenda Item 3

Minutes

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held in the Municipal Buildings, Falkirk on Wednesday 23 October 2019 at 9.30 a.m.

COUNCILLORS: David Alexander (Convener)
Robert Bissett
Allyson Black
Jim Blackwood
Gary Bouse
Provost William Buchanan
Joan Coombes
David Grant
Gordon Hughes
Adanna McCue
Lynn Munro

OFFICERS: Donald Campbell, Development Management Co-Ordinator
Karen Chambers, Committee Services Officer
Ian Dryden, Development & Buildings Standards Manager
Iain Henderson, Legal Services Manager
Russell Steedman, Roads Co-ordinator
Brent Vivian, Senior Planning Officer

P62. Apologies

An apology was intimated on behalf of Councillor Murtagh.

P63. Declarations of Interest

There were no declarations of interest.

P64. Minutes

Decision

- (a) Minute of Meeting of the Planning Committee held on 24 September 2019 was approved, and**
- (b) Minute of Meeting of the Planning Committee – On-site held on 7 October 2019 was approved.**

P65. 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 - Continuation

With reference to Minute of Meeting of the Planning Committee held on 24 September 2019 (Paragraph P51 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director 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 grant the application for amendment to planning permission P/13/0513/FUL on the grounds that the committee were satisfied that the proposals:

- (a) would be acceptable in terms of the visual amenity of the area;**
- (b) were appropriate to integrate the development into its surroundings; and**
- (c) would assist to compensate for the loss of woodlands at the site; and**

The Director of Development services was delegated authority to determine appropriate conditions which the permission would be subject to and including a condition as follows:-

Prior to the construction of the dwellinghouse, a scheme of soft landscaping shall be submitted to and approved in writing by the Planning Authority. Not least, the scheme shall include (a) the provision of a 20m depth of native broadleaf species tree planting along the rear of the site, (b) a scheme of planting and maintenance and (c) provision to retain this feature in perpetuity.

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05 and 06.**

P66. 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 – Continuation

With reference to Minute of Meeting of the Planning Committee held on 24 September 2019 (Paragraph P52 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission 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 grant the application for amendment to planning permission P/13/0514/FUL on the grounds that the committee were satisfied that the proposals:

- (a) would be acceptable in terms of the visual amenity of the area;**
- (b) were appropriate to integrate the development into its surroundings; and**
- (c) would assist to compensate for the loss of woodlands; and**

The Director of Development services was delegated authority to determine appropriate conditions which the permission would be subject to and including a condition as follows:-

Prior to the construction of the dwellinghouse, a scheme of soft landscaping shall be submitted to and approved in writing by the Planning Authority. Not least, the scheme shall include (a) the provision of a 20m depth of native broadleaf species tree planting along the rear of the site, (b) a scheme of planting and maintenance and (c) provision to retain this feature in perpetuity.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05 and 06.**

P67. 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 - Continuation

With reference to Minute of Meeting of the Planning Committee held on 24 September 2019 (Paragraph P53 refers), Committee (a) gave further consideration to a report to that meeting by the Director of Development Services; and (b) considered an additional report by the said Director on an application for planning permission 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 grant the application for amendment to planning permission P/13/0509/FUL on the grounds that the committee were satisfied that the proposals:

- (a) would be acceptable in terms of the visual amenity of the area;**
- (b) were appropriate to integrate the development into its surroundings; and**
- (c) would assist to compensate for the loss of woodlands; and**

The Director of Development services was delegated authority to determine appropriate conditions which the permission would be subject to and including a condition as follows:-

Prior to the construction of the dwellinghouse, a scheme of soft landscaping shall be submitted to and approved in writing by the Planning Authority. Not least, the scheme shall include (a) the provision of a 20m depth of native broadleaf species tree planting along the rear of the site, (b) a scheme of planting and maintenance and (c) provision to retain this feature in perpetuity.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05 and 06.**

P68. Erection of 2 Dwellinghouses at Lochview House, Limerigg, Falkirk, FK1 3BZ, for Mrs Norma Moffat – P/19/0386/PPP – Continuation

With reference to Minute of Meeting of the Planning Committee held on 24 September 2019 (Paragraph P54 refers), Committee gave further consideration to a report to that meeting by the Director of Development Services.

Decision

The committee, on the basis that the proposed development was considered to constitute appropriate development in the location having regard to visual amenity and its relationship to the surrounding area and consideration having been given to historical uses of the development site, was minded to grant planning permission in principle subject to:

- 1. A favourable consultation reply from the Coal Authority following the submission of the required Coal Mining Risk Assessment relating to the proposed development; and**
- 2. Thereafter, following approval of the said Coal Mining Risk Assessment, the committee agreed to the grant of planning permission in principle subject to conditions as determined appropriate by the Director of Development Services.**

Informative(s):-

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

P69. Change of Use of Land to Private Garden Ground (Retrospective), Demolish Existing Dwelling and Outbuilding and Erection of Dwellinghouse and Domestic Garage at Hillroy, 18 Mannerston Holdings, Blackness, Linlithgow, EH49 7ND for Peter and Karen Mushet – P/19/0375/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the change of use of land to private garden ground (retrospective) demolish existing dwelling and outbuilding and erection of dwellinghouse and domestic garage at Hillroy, 18 Mannerston Holdings, Blackness, Linlithgow, EH49 7ND.

With reference to standing order 38.1 (x) the Convener referred to a request to be heard from Councillor Ann Ritchie in respect of this item. The Convener, having given his consent, then invited Councillor Ritchie to address the committee. With reference to Standing Order 33.2 the convener referred to a deputation request received from an objector, Mr Archibald, to be heard in relation to this item.

The committee agreed to hear the deputation.

With reference to Standing Order 33.2 the convener referred to a deputation request received from the applicants' agent, Mr Smith, to be heard in relation to this item.

The committee agreed to hear the deputation.

Councillor Munro seconded by Councillor Grant moved that the 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 an unaccompanied site inspection at the development site.

As an amendment, Councillor Black seconded by Councillor Coombes moved that the committee agrees not to conduct an unaccompanied site inspection and to refuse the application for planning permission in accordance with the recommendations in the officer's report. Councillor Alexander gave notice of a further amendment.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (8) – Provost Buchanan and Councillors Bissett, Blackwood, Bouse, Grant, Hughes, McCue and Munro.

For the amendment (2) – Councillors Black and Coombes.

Abstentions (1) – Councillor Alexander.

Decision

The committee agreed the motion that it not determine the application at this meeting but rather continue consideration of the matter to a future meeting in order to allow the committee to undertake an unaccompanied site inspection at the development site.

As a further amendment to be moved on the original motion, Councillor Alexander seconded by Councillor McCue moved that the committee agrees not to conduct an unaccompanied site inspection and, being satisfied in relation to matters of scale, visual amenity and impact on the surrounding area of the proposed development, to grant planning permission subject to conditions as determined by the Director of Development Services.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 11 members present with voting as undernoted:-

For the motion (6) - Provost Buchanan and Councillors Bissett, Blackwood, Grant, Hughes and Munro.

For the further amendment (3) - Councillors Alexander, Bouse and McCue.

Abstention (2) – Councillors Black and Coombes.

Decision

The committee agreed the motion that it not determine the application at this meeting but rather continue consideration of the matter to a future meeting in order to allow the committee to undertake an unaccompanied site inspection at the development site.

P70. Development of Land for Residential Use with Associated Infrastructure at Land to the North of Crownerland Farm, Linlithgow for Malcolm Whitecross Ltd – P/17/0797/PPP

The committee considered a report by the Director of Development Services on an application for planning permission for the development of land for residential use with associated infrastructure at land to the North of Crownerland Farm, Linlithgow.

Decision

The committee refused planning permission for the following reason:-

The applicant is unwilling to negotiate any further in respect of a Section 75 Planning Obligation. As a consequence, the applicant has failed to demonstrate that the impacts of the proposed development on existing infrastructure and facilities would be suitably addressed and so the application is contrary to policies INF02 ‘Developer Contributions to Community Infrastructure’, INF04 ‘Open Space and New Residential Development’, INF05 ‘Education and New Housing Development’, INF06 ‘Healthcare and New Housing Development’, INF07 ‘Walking and Cycling’, INF08 ‘Bus Travel and New Development’ and INF10 ‘Transport Assessments’ of the Falkirk Local Development Plan. In addition, the application is contrary to policy HSG02 ‘Affordable Housing’ of the Falkirk Local Development Plan as the affordable housing provisions have not been agreed and secured through a Section 75 Planning Obligation.

**Minute of meeting of the Planning Committee held On Site (Unaccompanied)
on Monday 4 November 2019 commencing at 9.30 a.m.**

Councillors: Jim Blackwood
Gary Bouse
Provost William Buchanan (Depute Convener)
David Grant
Lynn Munro

Officers: Karen Chambers, Committee Services Officer
David Paterson, Planning Officer

P71. Apologies

Apologies were intimated on behalf of Councillors Alexander, Bissett, Black, Coombes and Murtagh.

P72. Declarations of Interest

There were no declarations of interest.

**P73. Change of Use of Land to Private Garden Ground (Retrospective),
Demolish Existing Dwelling and Outbuilding and Erection of
Dwellinghouse and Domestic Garage at Hillroy, 18 Mannerston
Holdings, Blackness, Linlithgow, EH49 7ND for Peter and Karen Mushet
– P/19/0375/FUL**

With reference to the minute of the meeting of the Planning Committee held on 23 October 2019 (Ref P69), committee gave further consideration to a report by the Director of Development Services on an application for the change of use of land to private garden ground (retrospective), demolish existing dwelling and outbuilding and erection of dwellinghouse and domestic garage at Hillroy, 18 Mannerston Holdings, Blackness, Linlithgow.

The Depute Convener introduced the parties present and explained the nature of the unaccompanied site visit.

The Planning Officer outlined the nature of the application.

Questions were then asked by members of the committee.

Questions related to:

- Whether the design amounted to a storey or 1.5 storey building.
- The gutter level of the property.
- The fact that the house is in a special landscape area.

The Depute Convener concluded by thanking the parties for their attendance. The matter would be considered by the Planning Committee at its meeting on 20 November 2019.