

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 its hind legs. Above the shield is a crown with four maple leaves. A banner at the bottom contains the motto "A NE FOR A".

Agenda Item 3

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on Monday 18 March 2019 at 9.30 a.m.

Councillors: David Alexander (Convener)
Jim Blackwood
Provost William Buchanan
Adanna McCue

Officers: Douglas Blyth, Team Leader, Legal Services
Jack Frawley, Committee Services Officer
Stephen McClure, Planning Officer

PRC16. Apologies

An apology was intimated on behalf of Councillor Grant.

PRC17. Declarations of Interest

There were no declarations of interest.

PRC18. Minute

The minute of meeting of the Planning Review Committee held on 4 March 2019 was approved.

PRC19. Planning Application P/18/0606/FUL – Change of Use of Outbuilding to Form Dwellinghouse, Hillview, Glen Road, Torwood, Larbert, FK5 4SN

The committee considered documents which related to the Application for Review for planning application P/18/0606/FUL for the change of use of outbuilding to form dwellinghouse, Hillview, Glen Road, Torwood.

The Committee requested and heard a short presentation from Mr McClure, who provided a summary of the application and the papers before the Committee, including reference to the absence of a Report of Handling by virtue of the application being appealed as a non-determination, the applicant's supporting statement and the representations.

After discussion, the Committee **AGREED** that it still did not have sufficient information to allow it to make a determination and that the meeting would be adjourned to allow Members to conduct an accompanied inspection of the site.

The meeting adjourned at 9.45 a.m. for the purpose of conducting a site inspection and reconvened at 10.35 a.m., with all members present as per the sederunt.

PRC20. Planning Application P/18/0606/FUL – Change of Use of Outbuilding to Form Dwellinghouse, Hillview, Glen Road, Torwood, Larbert, FK5 4SN

The Committee reconvened to continue consideration of documents which related to the Application for Review for planning application P/18/0606/FUL for the change of use of outbuilding to form dwellinghouse, Hillview, Glen Road, Torwood.

After further discussion and having sought and heard advice from Mr Blyth and Mr McClure, and having given consideration to the material contained within the documentation, the Committee considered that it had sufficient information within the papers provided in relation to the application for Review, and considered:-

- (1) Scottish Planning Policy 2014;
- (2) Supplementary Guidance SG01 - Development in the Countryside;
- (3) Policy CG01 – Countryside;
- (4) Policy CG03 – Housing in the Countryside;
- (5) Policies D02 – Sustainable Design Principles, D03 – Urban Design and D04 – Low and Zero Carbon Development;
- (6) Policy INF02 – Developer Contributions to Community Infrastructure;
- (7) Policy INF11 - Parking;
- (8) the consultation responses received;
- (9) the representations submitted;
- (10) the site history; and
- (11) the benefit of the site inspection.

Provost Buchanan, seconded by Councillor Blackwood, moved that the Committee continue consideration of the matter in order to conduct a hearing in accordance with the terms of Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

Councillor Alexander, seconded by Councillor McCue, moved, as an amendment, that the Committee agree:-

- (1) to grant planning permission, subject to such conditions as the Director of Development Services shall deem appropriate, for the following reason:-
 - (i) that having assessed the policies the Committee gave more weight to the site inspection and site history as put forward by the applicant, and
- (2) that the preparation and issue of the decision notice be delegated to the Chief Governance Officer.

In terms of Standing Order 20.8 and having heard the terms of the amendment, Provost Buchanan, with the unanimous consent of those present at the meeting, withdrew his motion.

Decision

The committee agreed:-

- (1) to grant planning permission, subject to such conditions as the Director of Development Services shall deem appropriate, for the following reason:-**
 - (ii) that having assessed the policies the Committee gave more weight to the site inspection and site history as put forward by the applicant, and**
- (2) that the preparation and issue of the decision notice be delegated to the Chief Governance Officer.**