

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 4

Minute

Draft

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held remotely on Tuesday 22 September 2020 at 9.30 a.m.

COUNCILLORS: David Alexander (Convener)
Provost W Buchanan (Depute Convener)
Robert Bissett
Jim Blackwood
Gary Bouse
Joan Coombes
Gordon Hughes
James Kerr
Adanna McCue
John McLuckie
Lynn Munro
Laura Murtagh

OFFICERS: Karen Chambers, Committee Services Officer
Ian Clementson, Systems Development Officer
Kevin Collins, Transport Planning Co-Ordinator
Ian Dryden, Acting Head of Planning
Iain Henderson, Legal Services Manager
Julie Seidel, Planning Officer
Crawford Sibbald, Environmental Health Officer
Russell Steedman, Roads Co-Ordinator

Brent Vivian, Senior Planning Officer

P33. Welcome

The Convener welcomed everyone to the meeting.

P34. Apologies

There were no apologies.

P35. Declarations of Interest

There were no declarations of interest.

P36. Minute

Minute of Meeting of the Planning Committee held on 26 August 2020 was approved.

P37. Erection of Outbuilding (Retrospective) at 18 Weir Crescent, Denny, FK6 5FE for Mr Paul Jeffrey - P/20/0233/FUL

The committee considered a report by the Director of Development Services on an application for the erection of outbuilding (retrospective) at 18 Weir Crescent, Denny, P/20/0233/FUL for Mr Paul Jeffrey

Councillor McLuckie seconded by Councillor Bouse moved that the committee, agrees to grant planning permission in accordance with the recommendation of officers set out in the report.

As an amendment, Councillor Blackwood seconded by Provost Buchanan moved that the committee agrees to (1) refuse the application for planning permission on the basis that the location and height of the development are considered to significantly affect the amenity and daylight of the neighbouring property; and (2) instruct the Director of Development Services to take appropriate enforcement action.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 12 members present with voting as undernoted:-

For the motion (6) –Councillors Alexander, Bouse, Coombes, Kerr, McLuckie and Munro.

For the amendment (6) – Provost Buchanan and Councillors Bissett, Blackwood, Hughes, McCue and Murtagh.

There being an equality of votes and in terms of standing order 22.6 the Convener used his casting vote in favour of the motion.

Decision

The committee agreed to grant planning permission:-

Informative:

For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03A, 04, 05, 06, 07 08 and 09.

P38. Alterations and Extension to Block of Flats to Form 2 Additional Flatted Dwellings at 1 - 27 (Consec) Salmon Court, School Brae, Bo'ness, EH51 9HF for Falkirk Council - P/20/0139/FUL

The committee considered a report by the Director of Development Services on an application for alterations and extension to block of flats to form 2 additional flatted dwellings at 1-27 (consec) Salmon Court, School Brae, Bo'ness, EH51 9HF for Falkirk Council.

Decision

The committee agreed it was minded to grant planning permission, subject to:

- (a) Notification of the application to Scottish Ministers in relation to the HSE objection, in accordance with the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009; and**
- (b) Thereafter, remit to the Director of Development Services, to approve the application 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.**

Reasons:

- 1. As these drawings and details constitute the approved development.**

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) 01 - 07 and Supporting Documents.**
- 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.

P39. Development of Land for Residential Purposes with Associated Infrastructure at North Bank Farm, Bo'ness EH51 9RR for Mr Henderson P/20/0219/PPP

The committee considered a report by the Director of Development Services on an application for the development of land for residential purposes with associated infrastructure at North Bank Farm, Bo'ness, EH51 9RR for Mr Henderson.

Councillor McLuckie seconded by Councillor Kerr moved that the committee consider that the following material considerations are of such weight as to indicate that the development plan should not be afforded priority:-

- (1) The committee is satisfied in relation to boundary treatment and that an enforceable mechanism can be achieved for provision of road infrastructure and road access in accordance with the National Road Development Guide and Designing Streets;
- (2) The committee is satisfied that the location for development of this nature is acceptable in terms of landscape effects and visual impact; and
- (3) The development would enhance the visual amenity of the area in terms of replacement development of the existing buildings.

Accordingly, the committee is minded to grant planning permission in principle subject to the satisfactory conclusion of a Section 75 planning obligation making provision for:-

- (1) An education contribution towards Grange Primary School;
- (2) Open Space provision; and
- (3) Affordable housing provision.

And thereafter, on the conclusion of the Section 75 planning obligation to the satisfaction of the Director of Development Services, to grant planning permission in principle subject to conditions determined by the Director of Development Services including a condition to the effect that no development shall commence until an enforceable mechanism has been put in place to secure the carrying out of road works to provide road

infrastructure and road access in accordance with the National Road Development Guide and Designing Streets.

As an amendment, Councillor Munro seconded by Councillor Bouse moved that the committee agrees to refuse the application for planning permission in principle in accordance with the recommendation of officers set out in the report.

In terms of Standing Order 22.1 a vote was taken by roll call, there being 12 members present with voting as undernoted:-

For the motion (4) – Provost Buchanan and Councillors Bissett, Kerr and McLuckie.

For the amendment (8) –Councillors Alexander, Blackwood, Bouse, Coombes, Hughes, McCue, Munro and Murtagh.

Decision

The committee refused Planning Permission in Principle for the following reasons: -

- 1. The principle of residential development is not supported as the proposed development does not relate to housing required for the pursuance of an appropriate rural activity, the restoration or replacement of an existing house, the conversion of non-domestic farm buildings, appropriate infill development, historic building/structure enabling development or a gypsy/traveller site, and therefore is contrary to policies PE14'Countryside', PE15 'Green Belt', HC01 'Housing Land' and HC05 'Housing in the Countryside' of the Falkirk Local Development Plan 2 and Supplementary Guidance SG01 'Development in the Countryside';**
- 2. The development would not respect the landscape character or settlement pattern of the countryside area or respond sympathetically to the sites surroundings. The development would contribute towards unsustainable growth in car-based commuting and the suburbanisation of the countryside, contrary to policies PE18 'Landscape' and PE01 'Placemaking' of the Falkirk Local Development Plan 2;**
- 3. The applicant has not demonstrated that a suitable access can be achieved to serve the residential development which would accord with the National Roads Development Guide (SCOTS, 2014) and would therefore would not be in the best interests of road safety;**
- 4. The drawings submitted are inaccurate. The application site boundary shown on the indicative site plan is larger and differs from the location plan, which is the application site boundary for**

the purposes of this application. The inaccuracies between the two plans raise concerns that the proposal on the indicative site plan is not achievable, particularly in relation to the access road arrangements and therefore raises further concern in respect of road safety.

Informatives:

- 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.**