

P43. Erection of 3 Dwellinghouses and Road at Land To The East Of Maple Lodge, Braeface Road, Banknock, Bonnybridge for Mr John Penman - P/19/0649/PPP

The committee considered a report by the Director of Development Services on an application for the erection of 3 dwellinghouses and road at land to the East of Maple Lodge, Braeface Road, Banknock, Bonnybridge, P/19/0649/PPP for Mr John Penman.

Councillor Coombes, seconded by Councillor Bissett, moved that the committee agrees to refuse planning permission for the following reasons:-

- (1) The application is contrary to Policies PE14 'Countryside' and HC05 'Housing in the Countryside' of Falkirk Local Development Plan 2 (LDP2) as the proposed development does not meet any of the circumstances prescribed in the policy to support new housing in the countryside. The proposal therefore represents unjustified housing in the countryside within the terms of these policies and the applicant has failed to demonstrate to the satisfaction of the planning authority that there are material planning considerations to otherwise justify granting planning permission contrary to the terms of the LDP2.

Informative(s):-

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

As an amendment, Councillor Murtagh, seconded by Councillor Bouse, moved that the committee does not have sufficient information before it to allow a decision to be taken at this meeting and agrees to continue consideration of the application to the January 2021 meeting of the committee or sooner if possible in order for officers to discuss matters further with the applicant and to report back with further information on the following:-

- (1) The business case for the proposed development including deliverables and financial information;
- (2) Progress in relation to the requirements of the previous section 75 planning obligation and the position in relation to relevant works at the Cloybank Estate facility;
- (3) Access and transportation considerations;
- (4) Proposals for use of the income that would be anticipated to be generated should the application be granted for the benefit of the Cloybank Estate facility, and
- (5) Such other information as may be properly assessed by the Acting Director of Development Services as being required from the applicant.

The committee adjourned at 11.20am and reconvened at 11.30am with all members present as per the sederunt with the exception of Provost Buchanan.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 10 members present with voting as undernoted:-

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

For the amendment (6) – Councillors Alexander, Bouse, Hughes, McCue, Murtagh and Nicol.

Decision

The committee agreed the amendment.