

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 a rocky outcrop. 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

Minute

Draft

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held remotely on Thursday 20 January 2022 at 10.00 a.m.

Councillors: Jim Blackwood
Gary Bouse
Provost William Buchanan (Depute Convener)
David Grant
Gordon Hughes
James Kerr
John McLuckie
Laura Murtagh
Alan Nimmo

Officers: Kevin Brown – Planning Officer
John Cooney – Acting Planning Officer
Jack Frawley – Team Leader - Committee Services
David Gray – Environmental Protection Co-Ordinator
Iain Henderson - Legal Services Manager
John Millar – Air Quality Specialist
Russell Steedman – Network Co-ordinator
Brent Vivian – Senior Planning Officer
Bernard Whittle – Acting Development & Building Standards Manager

P60. Apologies

Apologies were intimated on behalf of Councillors Alexander and McCue.

P61. Declarations of Interest

There were no declarations of interest.

P62. Minute

The Minute of Meeting of the Planning Committee held on 17 November 2021 was approved.

P63. Erection of Outbuilding and Hardstanding at Garvald House, Fankerton, Denny, FK6 5HJ for Mr & Mrs M Masterson - P/20/0453/FUL

The committee heard from the Acting Development & Building Standards Manager who advised that some matters were not yet complete and recommended that the item be continued to a future meeting to allow these outstanding matters to be resolved.

Decision

The committee agreed to continue consideration of the item to a future meeting.

P64. Erection of 8 Dwellinghouses at Land To The North East Of Braehead, 1 Main Street, Main Street, Shieldhill for David Angus Limited - P/21/0040/FUL

The committee considered a report by the Director of Place Services on an application for the erection of 8 dwellinghouses at Land to the North East of Braehead, 1 Main Street, Shieldhill for David Angus Limited - P/21/0040/FUL.

The committee discussed consultation with the NHS and matters around timescales and provision of a consultation response. It was requested that the Director of Place Services write to NHS Forth Valley to raise these points with them.

Decision

The committee granted 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. Notwithstanding the details on the approved plans, the driveways associated with the 'Rosie' housetypes shall be formed in a manner so as to accommodate three off street parking spaces.**
- 3. i. No development shall commence on site unless otherwise agreed with the planning authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated**

ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority.

- ii. Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.**
 - iii. Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and agreed in writing by the Planning Authority.**
 - iv. If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.**
- 4. Prior to the start of work on site, a fully finalised drainage strategy shall be submitted to and approved in writing by the planning authority. The drainage strategy shall include confirmation of landowner consent and maintenance arrangements for surface water drainage outflows from the site as well as confirmation of acceptance from SEPA for any such outflows to nearby watercourses. Thereafter, the drainage from the site shall be maintained in accordance with these approved details unless otherwise agreed in writing with the Planning Authority.**
- 5. The development hereby approved shall not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:**
- i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and**
 - ii) a Statement of Conformity which confirms that 12%, of the required CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.**

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason(s):

- 1. As these drawings and details constitute the approved development.**
- 2. To ensure that adequate car parking is provided.**
- 3. To ensure the ground is suitable for the proposed development.**
- 4. To ensure that adequate drainage is provided.**
- 5. To ensure the development achieves the required CO2 emission reduction as a result of development.**

P65. Construction of Domestic Garage (Retrospective) at 30 Allan Crescent Dunipace, Denny, FK6 6LZ for Mr Jason Secker - P/20/0598/FUL

The committee considered a report by the Director of Place Services on an application for the construction of domestic garage (Restrospective) at 30 Allan Crescent, Dunipace, Denny, FK6 6LZ for Mr Jason Secker - P/20/0598/FUL.

Decision

The committee agreed to continue consideration of the item in order to allow the committee to carry out a site visit to view the physical characteristics of the site.