

The background of the slide is a large, light blue watermark of the City of Vancouver's coat of arms. It features a crown at the top with four maple leaves. The shield is divided into four quadrants: top-left shows a city skyline with a diagonal arrow; top-right shows a stag's head with a cross behind its antlers; bottom-left shows a three-masted sailing ship on wavy water; bottom-right shows an eagle with spread wings perched on a branch. 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 Committee held remotely on Friday 8 April 2022 at 10.00 a.m.

Councillors: David Alexander (Convener)
Jim Blackwood
Gary Bouse
Provost William Buchanan
David Grant
Gordon Hughes
Laura Murtagh
Alan Nimmo

Officers: Donald Campbell, Development Management Co-ordinator
Jack Frawley – Team Leader - Committee Services
David Gray, Environment Protection Co-ordinator
Iain Henderson - Legal Services Manager
Russell Steedman, Network Co-ordinator
Brent Vivian, Senior Planning Officer

P1. Apologies

There was an apology from Councillor Kerr.

P2. Declarations of Interest

There were no declarations.

P3. Minute

The Minute of Meeting of the Planning Committee held on 16 March 2022 was approved.

P4. Engineering Operation Including Infill and Regrading of Former Quarry at Land To The North Of Hillview, Glen Road, Glen Road, Torwood for Mr Gillies Guthrie - P/21/0437/FUL

The committee considered a report by the Director of Place Services on an application for the engineering operation including infill and regrading of former quarry at land to the north of Hillview, Glen Road, Glen Road, Torwood for Mr Gillies Guthrie.

Decision

The committee refused planning permission for the following reason(s):-

- (1) The proposed engineering operation does not accord with any of the circumstances where development in the countryside is supported. There is no justification for the proposed development which would outweigh the adverse impact on the character and appearance of the rural environment. The application is contrary to policy PE14 'Countryside' of the Falkirk Local Development Plan 2;**
- (2) The proposed development would increase the site levels from that agreed by the former quarry restoration plan (P/09/0771/FUL), to a level similar to neighbouring residential properties. The proposed engineering intervention would be an incongruous and urban form of land raising which would not help to integrate the former quarry (or other built development at the wider site) into surrounding countryside. It is considered that the proposal would result in further sporadic development at the western approach to the village of Torwood and would have an unacceptable impact on the rural character of the area;**
- (3) The proposed engineering operation would impact the residential amenity of neighbouring properties by virtue of noise and disturbance. It is accepted that this type of activity is often tolerated for temporary periods where required to facilitate development which accords with the Development Plan, however, in this instance there is no reasoned justification. Development (including quarry infilling) has been ongoing at the wider site over a number of years and it is not considered justified or reasonable in this instance to permit further engineering activities which could impact the reasonable enjoyment of neighbouring residential properties; and**
- (4) There is insufficient information submitted with the application to assess how the proposed engineering operation would impact drainage at the site and wider area. The information submitted with the application relates to planning permission P/09/0771/FUL, where only a limited volume of soil importation was proposed and the site levels sloped gently to the Tor Burn. This application includes substantial infilling and regrading. It is also noted that there is additional built development to the south of the site which could affect surface water runoff and requires to be considered.**

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 and Supporting Documents.**