

**RECORD OF VOTES TAKEN AT THE MEETING OF THE PLANNING COMMITTEE
ON TUESDAY 25 OCTOBER 2022**

Councillors not in attendance:- Councillors Brown and Collie.

Agenda Item No. 5	Construction of Dwellinghouse at Wester Banknock, Banknock, Denny, FK6 5NA for Mr McGregor Drummond - P/22/0300/FUL - Continuation
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Motion

That the committee agrees to grant planning permission, subject to appropriate conditions determined by the Director of Place Services, on the basis of the following grounds and material considerations:-

1. That the committee is satisfied as to the design and materials of the proposed development and that it would harmonise with the surrounding buildings;
2. That the application site is considered to be infill land in a farm steading and the committee is satisfied that the site was formerly occupied by a farm building;
3. That the development would be sustainable development on brownfield land and utilise sustainable approaches; and
4. That the committee is satisfied that the proposed access is suitable for the additional traffic that would be generated.

Moved by: Councillor Redmond

Seconded by: Provost Bissett

Amendment

That the Planning Committee refuse planning permission for the following reason(s):-

- (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, enabling development or a private Gypsy/Traveller site. The application is therefore contrary to policies PE14 'Countryside' and HC05 'Housing in the Countryside' of the Falkirk Local Development Plan 2 and Supplementary Guidance SG01 'Development in the Countryside'.
- (2) A current shortfall in the 5 year supply of effective housing land is acknowledged by the Council. The proposed development is not considered to be sustainable development, having regard to the relevant criteria in Scottish Planning Policy and other Development Plan policies. The application is not supported by policy HC01 'Housing Land' of the Falkirk Local Development Plan 2.
- (3) The applicant has not demonstrated that a suitable access can be achieved to serve the proposed house which would accord with the National Roads Development Guide (SCOTS, 2014). The development would not be in the best interests of road safety.

Informative:-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03 and Supporting Documents.

Moved by: Councillor Bouse

Seconded by: Councillor Sinclair

VOTE

For the motion (7)		For the amendment (3)	
Provost R Bissett	J Kerr	G Bouse	
W Buchanan	J Redmond	L Murtagh	
G Forrest	E Stainbank	I Sinclair	
A Kelly			

Decision: Motion carried

Agenda Item No. 7	Construction of Dwellinghouse at Land to the South of Greyrigg Farm, Falkirk, for Unique Developments Scotland LTD - P/22/0310/FUL
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Decision on Procedural Proposal (in terms of Standing Order 20/7)

That the committee requests a survey analysis is conducted by Roads Services including analysis on access arrangements, the proposed visibility splay and their relationship to the speed on the road. The committee requests that this information is reported to it and that the matter is continued to a future meeting of the committee for these purposes.

Moved by: Councillor Bouse

Seconded by: Councillor Forrest

VOTE

For (5)		Against (5)	
G Bouse	I Sinclair	Provost R Bissett	J Kerr
G Forrest	E Stainbank	W Buchanan	J Redmond
L Murtagh		A Kelly	

Casting Vote against the procedural proposal.

Decision: Procedural Proposal Decided Against

Agenda Item No. 7	Construction of Dwellinghouse at Land to the South of Greyrigg Farm, Falkirk, for Unique Developments Scotland LTD - P/22/0310/FUL
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Motion

That the committee agrees to grant planning permission, subject to appropriate conditions determined by the Director of Place Services (including conditions in relation to tree survey and protection plan, drainage impact assessment, coal mining and zero carbon), on the basis of the following grounds and material considerations:-

1. That the committee is satisfied with the design and materials of the proposed development:
2. That it is considered persuasive in this case that the application site contains an existing site of a disused building which site shall be utilised; and
3. That the committee is satisfied as to matters of road safety and access

Moved by: Councillor Kerr

Seconded by: Councillor Kelly

Amendment

That Planning Committee refuses planning permission for the following reason(s):-

- (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, HC01 - Housing Land, and HC05 - Housing in the Countryside of the Falkirk Local Development Plan and Supplementary Guidance SG01- Development in the Countryside.
- (2) The development would not respect the settlement pattern of the countryside area or respond sympathetically to the site's surroundings. The development would contribute towards unsustainable growth in car-based commuting and the suburbanisation of the countryside, contrary to Policy PE01 - Placemaking of the Falkirk Local Development Plan and IR05 - Travel Hierarchy and Transport Assessment.
- (3) The applicant has not demonstrated that a safe access, with the required level of visibility, can be achieved in accordance with the National Roads Development Guide, and the proposals would therefore not be in the best interests of road safety.
- (4) The applicant has not demonstrated that the proposal would have an acceptable impact on existing ecology and trees on site. The proposal is therefore contrary to Policies PE19 - Biodiversity and Geodiversity and PE20 - Trees, Woodland and Hedgerows of the Falkirk Local Development Plan, and Supplementary Guidance SG07 - Biodiversity and Development, and SG10 - Trees and Development.

Informative:-

- (1) For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04, 05, 06, and Supporting Documents.

Moved by: Councillor Murtagh

Seconded by: Councillor Sinclair

VOTE

For the motion (6)

Provost R Bissett	J Kerr
W Buchanan	J Redmond
A Kelly	E Stainbank

For the amendment (4)

G Bouse
G Forrest
L Murtagh
I Sinclair

Decision: Motion carried

Notes

1. This voting record is subject to approval of the formal minute at the next meeting of the Planning Committee.
2. Only those items where a vote was taken are recorded here. For information about decisions reached on any other items considered at this meeting, please contact Jack Frawley, 01324 506116.