

**P51. Construction of Dwellinghouse at Wester Banknock, Banknock, Denny, FK6 5NA for Mr McGregor Drummond - P/22/0300/FUL - Continuation**

The committee considered an update report by the Director of Place Services on an application for the construction of dwellinghouse at Wester Banknock, Banknock, Denny, FK6 5NA for Mr McGregor Drummond – P/22/0300/FUL.

With reference to Standing Order 33.5, the Convener referred to a deputation request received from, John Paton, agent, to be heard in relation to this item.

The committee agreed to hear the deputation.

Councillor Redmond, seconded by Provost Bissett, moved 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.

As an amendment, in substitution for the motion, Councillor Bouse, seconded by Councillor Sinclair, moved 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.

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 (7) – Provost Bissett, and Councillors Buchanan, Forrest, Kelly, Kerr, Redmond and Stainbank.

For the amendment (3) – Councillors Bouse, Murtagh and Sinclair.

### **Decision**

**The Committee agreed the motion.**