

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on TUESDAY 10 FEBRUARY 2009 commencing at 9.45 A.M.

PRESENT: Councillors Buchanan, Carleschi, J Constable, Lemetti, MacDonald, McLuckie, McNeill, Mahoney, C Martin (for planning applications P/08/0617/OUT and P/08/0657/FUL), Nicol (except for planning application P/08/0766/FUL) and Oliver.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors H Constable and S Jackson (for planning application P/08/0657/FUL).

ATTENDING: Development Manager (for planning applications P/08/0912/FUL, P/08/0617/OUT and P/08/0657/FUL); Development Management Coordinator (for planning applications P/08/0246/FUL P/07/1229/FUL, P/08/0767/FUL, P/08/0766/FUL and application P/08/0245/LBC); Roads Development Officer (C Russell) (for planning applications P/08/0912/FUL, P/08/0617/FUL, P/08/0767/FUL and P/08/0766/FUL); Planning Officer (K Brown) (for planning applications P/08/0657/FUL and P/07/1229/FUL); Planning Officer (D Paterson) (for planning applications P/08/0617/OUT and P/08/0766/FUL); Planning Officer (S McClure) (for planning application P/08/0912/FUL); Planning Officer (J Seidel) (for planning application P/08/0246/FUL and application P/08/0245/LBC); Assistant Planning Officer (K Hope) (for planning application P/08/0767/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

**DECLARATION
OF INTEREST:**

Councillor Mahoney declared a non-financial interest in item P6 (planning application P/07/1229/FUL) due to his family relationship with the applicant. Councillor Mahoney left the meeting during consideration of this item of business.

P1. ERECTION OF DWELLINGHOUSE AND DETACHED GARAGE ON LAND TO THE NORTH OF CASTLEWOOD, GLEN ROAD, TORWOOD FOR MR S MCLEOD - P/08/0912/FUL

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R136 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for detailed planning permission to erect a large detached dwellinghouse and detached garage on land to the north of Castlewood, Glen Road, Torwood.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mr McLeod, the applicant, was heard in support of the application.

Mr Sweeney, the applicant's agent, was heard in support of the application.

Mr Lawton, an objector, was heard in support of his written objection.

Mr and Mrs Paton, objectors, were heard in support of their written objection.

The objectors were concerned with the following issues:-

- The inappropriateness of this countryside site located outside the village boundary and that it was not a gap site;
- The erosion of the countryside and open green space;
- The inappropriateness of the development's 3 storey height next to bungalows and a difference in style to surrounding properties;
- Loss of privacy including that of the location of decking at the side of the proposed house overlooking the neighbouring garden;
- Loss of light and a shadowing effect on the neighbouring garden;
- Road safety issues, lack of visibility for drivers and the need for road calming measures; and
- An increased stress on water and sewerage facilities.

Councillor Coleman, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

P2. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES (OUTLINE) ON LAND TO THE WEST OF 65 SLAMANNAN ROAD, SLAMANNAN ROAD, LIMERIGG, SLAMANNAN, FALKIRK FOR JAMES BELL LIMERIGG LIMITED - P/08/0617/OUT

With reference to Minute of Meeting held on 28 January 2009 (Paragraph R140 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for outline planning permission for residential purposes on land to the west of 65 Slamannan Road, Limerigg, Slamannan, Falkirk.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mr Bell, the applicant's agent, was heard in support of the application.

Councillor McLuckie, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

P3. ERECTION OF 14.2M HIGH MONOPOLE TELECOMMUNICATIONS MAST WITH 1 NO. 300MM TRANSMISSION DISH, EQUIPMENT CABINETS AND ANCILLARY WORKS, SITE TO THE WEST OF 71 BRECHIN DRIVE, GILSTON CRESCENT, POLMONT, FALKIRK FOR VODAFONE - P/08/0657/FUL (CONTINUED)

With reference to Minutes of Meetings of the Regulatory Committee held on 3 December 2008 and 28 January 2009 (Paragraphs R111 and R126 refer), there were submitted Reports (circulated) dated 27 November 2008 and 20 January 2009 by the Director of Development Services on an application for detailed planning permission for the erection of a 14.2 metre high monopole telecommunications mast with a 300mm transmission dish, equipment cabinets and ancillary works at a site to the west of 71 Brechin Drive, Gilston Crescent, Polmont.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Ms Wilson, the applicant's representative, was heard in support of the application.

Ms Russell, the applicant's agent, was heard in support of the application.

Councillor Nicol, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

P4. FORMATION OF DRIVEWAY (DETAILED) AT TIDINGS HILL, 15A CADZOW CRESCENT, BO'NESS, EH51 9AZ FOR MR AND MRS TONER - P/08/0246/FUL

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R132 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for detailed planning permission for the formation of a driveway at Tidings Hill, 15a Cadzow Crescent, Bo'ness.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Toner, the applicant, was heard in support of the application.

Mr Scamman, an objector, was heard in support of his written objection.

The objector was concerned with the following issues:-

- Removal and disturbance to flowering shrubs and trees;
- Loss of a parkland setting and an impingement of amenity;
- Loss of privacy for the neighbouring property;
- An adverse effect on this listed building and work out of keeping;
- Sufficient space for parking at the property and an unnecessary development;
- Lack of detail in applicant's original drawings on work to be undertaken;
- Steepness and inappropriateness of the incline of the slope of the driveway and the need for deep excavation into the ground;
- Little community support for the proposals and various objections; and
- No support from Historic Scotland or the Scottish Civic Trust.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

P5. FORMATION OF DRIVEWAY (LISTED BUILDING CONSENT) AT TIDINGS HILL, 15A CADZOW CRESCENT, BO'NESS, EH51 9AZ FOR MR AND MRS TONER - P/08/0245/LBC

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R133 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for Listed Building Consent for the formation of a driveway at Tidings Hill, 15a Cadzow Crescent, Bo'ness.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Toner, the applicant, was heard in support of the application.

Mr Scamman, an objector, was heard in support of his written objection.

The objector was concerned with the issues detailed in item P4 above.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

In accordance with his Declaration of Interest, Councillor Mahoney left the meeting.

P6. CONVERSION OF PIGGERY TO FORM 3 DWELLINGS (DETAILED) AT 45 MANNERSTON HOLDINGS, LINLITHGOW, EH49 7ND FOR MR S RUSSELL - P/07/1229/FUL

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R137 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for detailed planning permission for the restoration and conversion of part of a disused piggery to form 3 dwellinghouses at 45 Mannerston Holdings, Linlithgow.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr Russell, the applicant, was heard in support of the application.

Mr Hammond, the applicant's agent, was heard in support of the application.

Mr Beard, an objector, was heard in support of his objection.

Mr Davies, Blackness Community Council, an objector, was heard in support of its written objection.

The objectors were concerned with the following issues:-

- Proposals did not accord with Local Plan and were contrary to planning policies for rural areas;
- Not in keeping with the character, amenity and landscape of the countryside;
- The building was incapable of restoration or conversion to an acceptable standard without structural modification;
- An increase in traffic on the single unadopted track road causing a hazard at the blind junction;
- Setting a precedent for future development over the holdings area;
- Access via a narrow single lane would increase traffic volume causing access and safety concerns for residents and pedestrians;
- Objectors to an earlier outline planning application should not be overlooked; and
- Lack of mains sewerage and the surrounding land did not drain well.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

The Development Management Coordinator indicated that, to ensure appropriate local consultation in line with other local applications, an advertisement would now be placed in the Bo'ness Journal. A report would thereafter be presented to a following meeting of the Committee.

The Convener concluded by thanking the parties for their attendance.

Following conclusion of the foregoing item of business, Councillor Mahoney re-entered the meeting.

P7. EXTENSION TO DWELLINGHOUSE AT 11 MANNERSTON HOLDINGS, LINLITHGOW, EH49 7NP FOR MR AND MRS GRANGER - P/08/0767/FUL

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R131 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application for detailed planning permission for the extension to a dwellinghouse comprising (a) removal of existing side extension and replacement with one and a half storey extension; and (b) erection of further single storey extension to the rear of the dwellinghouse at 11 Mannerston Holdings, Linlithgow.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Mr and Mrs Granger, the applicants, were heard in support of their application.

Councillor J Constable, as a local Member for the area, was heard in relation to the application.

Councillor Mahoney, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.

P8. SITING OF MOBILE SNACK VAN AT UNIT 2B ALEXANDER HOUSE, STEWART ROAD, FALKIRK, FK2 7AS FOR MISS NORICE BAIN - P/08/0766/FUL

With reference to Minute of Meeting of the Regulatory Committee held on 28 January 2009 (Paragraph R135 refers), there was submitted Report (circulated) dated 20 January 2009 by the Director of Development Services on an application to locate a mobile snack van at Stewart Road, Falkirk.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

Ms Bain, the applicant, was heard in support of the application.

Provost Reid, as a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Committee on 25 February 2009.