

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on TUESDAY 2 JUNE 2009 commencing at 9.30 A.M.

PRESENT: Councillors Buchanan, H Constable, J Constable, Lemetti, A MacDonald, McLuckie, Mahoney, Nicol and Oliver.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillor Carleschi.

ATTENDING: Development Manager, Senior Planning Officer (J Milne)(for application P/07/1208/OUT); Roads Development Officer (B Raeburn); Planning Officer (K Brown)(for application P/08/1007/FUL); Solicitor (K Quin); Committee Officer (H Oliver) and Committee Assistant (S McGhee).

DECLARATIONS

OF INTEREST: There were no declarations of interest.

P38. ERECTION OF 20 FLATTED DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPING (DETAILED) AT THE ROYAL BRITISH LEGION, PARK TERRACE, BRIGHTONS FOR EAGLESTONE HOMES (SELECT) LIMITED – P/08/1007/FUL

There was submitted Report (circulated) dated 13 May 2009 by the Director of Development Services on an application for detailed planning permission for the erection of 3 storey block comprising 20 flatted dwellings and associated parking and landscaping at the Royal British Legion, Park Terrace, Brightons.

The Development Manager outlined the nature of the application.

Mr A Fulton, the applicant, was heard in support of the application.

Mr G Blackwood, the architect, was heard in support of the application.

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

Mr I Durham, an objector, was heard in relation to the application.

Mr R Hamilton, an objector, was heard in relation to the application.

Mr G McKean, an objector, was heard in relation to the application.

The objectors highlighted the following:-

- The payment of commuted sum in respect of play and open space provision was contrary to Policy POL3.4 “Affordable Housing” which places emphasis on low cost and affordable housing for rent or purchase with particular emphasis placed on young

people, newly formed households and first time buyers who would not require play and open space provision.

- Traffic problems associated with road safety and parking issues
- Policy POL 7/1 “ Design and the Local Context”
 - The design does not respect existing skylines and views
 - The proposed contemporary design does not contribute positively to the built environment whilst respecting the townscape character of the area – not in keeping with the character of area
 - The height has not taken cognizance of the topography of the site
- Policy EQ3 “ Townscape Design”
 - The design of proposed building does not reflect the surrounding urban fabric in terms of scale, height, massing
 - The proposed building materials, finishes and colours do not complement those prevailing in the local area
 - The physical infrastructure such as roads and drainage, water supply and sewerage does not have the capacity to accommodate the increase in use associated with the proposed development.
- The potential loss of privacy and overlooking from proposed development
- Concern regarding potential additional traffic and noise during the construction stage of the development
- Concern in relation to the parking provision at the proposed development
- That the development is not in keeping with the character of the local area

The applicant replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

Councillor Hughes, 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 17 June 2009.

The Committee thereafter made a brief visual inspection of the site.

P39. ERECTION OF DWELLINGHOUSE ON LAND TO THE WEST OF WESTER BOWHOUSE FARM, BOWHOUSE FALKIRK FOR MR I MCGILLIVARY – P/07/1208/OUT

There was submitted Report (circulated) dated 13 May 2009 by the Director of Development Services on an application for outline planning permission for the erection of dwellinghouse on land to the west of Wester Bowhouse Farm, Falkirk.

The Development Manager outlined the nature of the application.

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

Mr R Mairn, Scottish Agricultural College, was heard in support of the application.

Mr I Thomson, Laurence Gould Partnership Ltd, was heard in relation to the application.

Questions were then asked by Members of the Committee.

Councillor Hughes, 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 17 June 2009.