

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on 16 SEPTEMBER 2009 commencing at 9.45 A.M.

PRESENT: Councillors Buchanan, Lemetti, A MacDonald, McLuckie, McNeill; Mahoney (except application P/07/0897/FUL); Nicol and Oliver (for application P/07/0897/FUL).

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors H Constable, S Carleschi and C Martin.

ATTENDING: Acting Head of Planning and Transportation (for application P/07/0897/FUL); Development Manager (for applications P/07/0897/FUL and P/09/0359/FUL); Development Raeburn Management Coordinators (D Campbell) (for applications P/08/0911/FUL and P/09/0233/FUL) and (B Whittle) (for application P/09/0334/FUL); Senior Planning Officers (A Finlayson) (for applications P/07/0897/FUL and P/08/0911/FUL) and B Vivian) (for application P/09/0334/FUL); Roads Development Officers (C Russell) (for applications P/07/0897/FUL and P/09/0359/FUL) and (B Raeburn) (for applications P/08/0911/FUL and P/09/0334/FUL); Assistant Planning Officer (G Clark) (for application P/09/0233/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATIONS

OF INTEREST: None.

P71. FORMATION OF A NEW LINED CELL, THE DEPOSITION OF WASTE, RAISING OF LAND FORM LEVELS, BOUNDARY AND ANCILLARY EARTHWORKS, LANDSCAPING AND RESTORATION AT WEST CARRON LANDFILL, STENHOUSE ROAD, CARRON FOR G R SERVICES (FALKIRK) LIMITED - P/07/0897/FUL

There was submitted Report (circulated) dated 18 August 2009 by the Director of Development Services on an application for the formation of a new lined cell, the deposition of waste, the raising of land form levels, boundary and ancillary earthworks, landscaping and restoration at West Carron Landfill, Stenhouse Road, Carron.

Neither the applicant nor their agent was present on site. The Convener invited Mr Morrison, Site Manager to telephone the applicants for representation on site. No representative was however available. The Convener therefore proceeded with the meeting with the consent of all Members.

The Development Manager outlined the nature of the application.

Councillor Meiklejohn, an objector and local Member for the area, was unable to attend. The Convener read out a letter received in amplification of her objection.

Mr Ferrie, an objector and on behalf of his wife also an objector, was heard in relation to the application.

Mr Ferrie, on behalf of Friends of the Earth (Falkirk) an objector, read out a letter in amplification of the objection.

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

Mr Bell, on behalf of Avondale Environmental Limited an objector, was heard in relation to the application.

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

Mr Gray, on behalf of the Walker Group (Scotland) an objector, was heard in relation to the application.

Mr Gilchrist raised an objection on behalf of the Woodlands Group (Scotland) in relation to the application.

Mrs Sweeting raised an objection, in relation to the application.

The objectors were concerned with the following issues:-

- The proposal was contrary to national planning policy, national waste strategy, and local Development Plan policies;
- The adverse impact on residential amenity from noise, odour, litter, vermin, birds and other associated impacts resulting from landfill use;
- The inappropriateness of the site for landfill deposition given the proximity of residential areas;
- The unsatisfactory monitoring and enforcement of environmental impacts resulting from the development;
- The increased flood risk;
- The development of the site beyond the authorised parameters;
- The leaching resulting from the flooding of the river;
- The washing away of footbridges and the general effect on Riverside Park;
- The retrospective nature of the application;
- The increasing capacity of waste and the intensification of the site's use;
- The effect of seagulls encircling homes and the carrying and dropping waste;
- The development of the greenbelt; and
- The need for a full environmental impact assessment;

Questions were then asked by Members of the Committee.

Councillor Kenna, 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 23 September 2009.

The Committee thereafter made a brief visual inspection of the view of the site from the area of the residents' homes at Riverside Park.

P72. EXTENSION TO DWELLINGHOUSE AT 8 MANNERSTON HOLDINGS, LINLITHGOW EH49 7NP FOR MR DAVID LAWSON - P/09/0359/FUL

There was submitted Report (circulated) dated 18 August 2009 by the Director of Development Services on an application for detailed planning permission for the extension to a dwellinghouse at 8 Mannerston Holdings, Linlithgow.

The Development Manager outlined the nature of the application.

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

Questions were then asked by Members of the Committee.

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 23 September 2009.

P73. CHANGE OF USE, ALTERATIONS AND EXTENSION TO VACANT/REDUNDANT BARN TO PROVIDE OFFICES, ERECTION OF 468 SQM GREENHOUSE AND ANCILLARY DEVELOPMENT COMPRISING ACCESS/EGRESS, CAR PARKING AND EXTERNAL PLANT STORAGE AND DISPLAY AREA AT MELONSPLACE FARM, FALKIRK FK2 0BT FOR BENHOLM PLANT DISPLAYS - P/08/0911/FUL

There was submitted Report (circulated) dated 18 August 2009 by the Director of Development Services on an application for detailed planning permission for a change of use, alterations and extension to vacant/redundant barn to provide offices, the erection of a 468 sqm greenhouse and ancillary development comprising access/egress, car parking and external plant storage and display area at Melonsplace Farm, Falkirk.

The Development Management Coordinator outlined the nature of the application.

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

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

Mr Colgan, the applicant's Roads Consultant, was heard in support of the application.

Questions were then asked by Members of the Committee.

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 23 September 2009.

P74. ERECTION OF FEED STORE/HORSE SHELTER AT WESLEYMOUNT, CHURCH ROAD, CALIFORNIA, FALKIRK FK1 2BD FOR MR AND MRS LEACH - P/09/0233/FUL

There was submitted Report (circulated) dated 18 August 2009 by the Director of Development Services on an application for detailed planning permission for the erection of a feed store/horse shelter at Wesleymount, Church Road, California, Falkirk.

The Development Management Coordinator outlined the nature of the application.

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

Ms Anderson, an objector had submitted apologies and was unable to be present. The Convener read out an email submitted in amplification of her objection.

The objector was concerned with the following issues:-

- The objector not notified that planning application had been submitted;
- The effect on the variety of wildlife;
- The tree presently on site since the 1930s and its wellbeing; and
- The erection of a caravan and septic tank without planning consent and effect on water supply.

The applicants replied addressing the concerns raised.

Questions were then asked by Members of the Committee.

Councillor Fry, local Member for the area was unable to be present. The Convener read out an email received in relation to 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 23 September 2009.

P75. ERECTION OF TWO DWELLINGHOUSES AT MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE FK4 2DE FOR STEWART HOMES (SCOTLAND) LIMITED - P/09/0334/FUL

There was submitted Report (circulated) dated 18 August 2009 by the Director of Development Services on an application for detailed planning permission for the erection of two dwellinghouses at Milnquarter Farm, Roman Road, Bonnybridge.

The Development Management Coordinator outlined the nature of the application.

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

Questions were then asked by Members of the Committee.

Councillor Buchanan, 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 23 September 2009.