

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 23 NOVEMBER 2009 commencing at 9.15 a.m.**

**PRESENT:** Councillors Buchanan, Constable (for applications P/07/0373/FUL, P/09/0468/FUL and P/09/0395/FUL); Lemetti, McLuckie and Mahoney.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillors Carleschi, A MacDonald, McNeill, Nicol and Oliver.

**ATTENDING:** Development Manager (for applications P/07/0373/FUL, P/09/0468/FUL and P/09/0395/FUL); Development Management Coordinator (D Campbell) (for applications P/09/0139/OUT and P/09/0384/FUL); Senior Planning Officer (A Finlayson) (for application P/09/0384/FUL); Roads Development Officer (B Raeburn); Solicitor (K Quin), Committee Officer (A Sobieraj) and Committee Assistant (S McGhee).

**DECLARATIONS OF INTEREST:** None.

**P124. USE OF LAND FOR OUTDOOR SPORTS (AIRSOFT) AND ERECTION OF ANCILLARY SHELTERS AND FORMATION OF CAR PARK ON LAND TO THE SOUTH OF GREENRIGG FARM, FALKIRK FOR PLAYERS OF WAR AIRSOFT – (P/09/0373/FUL)**

There was submitted Report (circulated) dated 27 October 2009 by the Director of Development Services on an application for detailed planning permission to increase the frequency of use of the application site for war gaming to a maximum of once a week and a minimum of twice a month, and for the erection of ancillary shelters and the formation of a car park on land to the south of Greenrigg Farm, Falkirk.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

The applicants were heard in support of the application.

The Convener read an email of support from Mr McKenzie and a letter of support from Mr Kennedy, who had each submitted apologies for the meeting.

Mr Laird, a supporter was heard in relation to the application.

Mr Dickie, a supporter, was heard in relation to the application.

Mr Barton, on behalf of Mr Hendry, a supporter, was heard in relation to the application.

Mr Pringle, a supporter, was heard in relation to the application.

Mr Edmond, a supporter, was heard in relation to the application.

Mr Wotherspoon, a supporter, was heard in relation to the application.

Mr Wilson, a supporter, was heard in relation to the application.

The supporters highlighted the following issues:-

- The players travelling from throughout the UK and the site having international interest;
- The economic benefits to local businesses including local shops, restaurants and petrol stations;
- The good location from amenities in the area;
- The enhancement of facilities in the area;
- That the site was regarded as a world class site by the Airsoft community and was professionally run; and
- That the site had regard for health and safety.

Mr Wedderburn, on behalf of Callendar Estates, was heard in relation to the application.

The Convener read an email of objection from Ms Delissen and a letter of objection from Ms Fraser, who had each submitted apologies for the meeting.

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

Ms Beckman, an objector, was heard in relation to the application.

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

Ms Douglas, requested clarification in relation to the application.

The objectors highlighted the following issues:-

- The disturbance to horses and horse riders using the public right of way;
- The effect on horses and riders and the safety and amenity of users of the woods including walkers, cyclists, horse riders and children;
- The effect on wildlife and amenity of the park;
- The noise from fireworks/smoke grenades at start of games and shouting startles horses;
- That some other users including walkers and dog walkers had stopped using the woods;
- The disturbance to peace and tranquillity of the area;
- The close proximity of the roads to the play area and road safety issues through breaking car windows;
- The concern at number of days the activity of the activity per year;
- The shifting the car park will not solve the problem, as participants will still be in the core path area.
- The danger of using air rifles;

- The inadequacy of the exclusion zone to the core path and the pellets left;
- That the pellets used for the activity were not biodegradable;
- The significant increase in traffic on local roads and junctions and safety issues; and
- The operation of the activity without toilet facilities.

Clarification was sought by the Convener on the location of the proposal and the applicant confirmed that the activity would be moved from the current site away from the core path.

Questions were then asked by Members of the Committee.

Councillor Lemetti, as 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 Planning Committee on 2 December 2009.

**P125. CHANGE OF USE FROM DWELLINGHOUSE TO TEENAGE CHILDREN'S CARE HOME AT 11 DUKE STREET, DENNY FK6 6NR FOR FTS CARE LTD – (P/09/0468/FUL)**

There was submitted Report (circulated) dated 27 October 2009 by the Director of Development Services on an application for detailed planning permission for the change of use of a dwellinghouse to a teenage children's care home catering for up to four children, at 11 Duke Street, Denny.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

The applicant and the Care Manager were heard in support of the application.

The applicant's agent was heard in support of the application.

Ms McCafferty, an objector, was heard in relation to the application but clarified that her concerns had now mostly been addressed at two public meetings.

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

The objectors initial concerns were as follows:-

- That the location was detriment to personal safety and privacy;
- The elderly residents in the area;
- The centre's proximity to a primary school;
- That the area was unsuitable for the development;
- The existing anti social behaviour in the area; and.
- That Denny was already host to a range of 'affected' groups.

Questions were then asked by Members of the Committee.

Councillor McNally, local Member for the area, was unable to attend. The Convener read out an email received in relation to the application.

Councillor Waddell, 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 Planning Committee on 2 December 2009.

**P126. INSTALLATION OF REPLACEMENT WINDOWS (RETROSPECTIVE) AT MARKET HOUSE, 84 NORTH STREET, BO'NESS EH51 9NF FOR CIVIL AND STRUCTURAL PARTNERSHIP – (P/09/0395/FUL)**

There was submitted Report (circulated) dated 27 October 2009 by the Director of Development Services on an application for detailed planning permission for the installation of replacement timber sash and case windows with UPVC windows (retrospective) at Market House, 84 North Street, Bo'ness, which building, albeit unlisted is situated within the Bo'ness Town Centre Outstanding Conservation area.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

The applicants were heard in support of the application.

Mr Paterson, Townscape Heritage Initiative, spoke in clarification of funding available for heritage applications.

Questions were then asked by Members of the Committee.

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

Councillor Mahoney, as 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 Planning Committee on 2 December 2009.

**P127. ERECTION OF DWELLINGHOUSE AT DYKEHEAD FARM, AVONBRIDGE, FALKIRK FK1 2JW FOR MR AND MRS WILLIAMSON – (P/09/0139/OUT)**

There was submitted Report (circulated) dated 27 October 2009 by the Director of Development Services on an application for outline planning permission for the erection of a dwellinghouse, to be used as full time accommodation for the manager of the existing riding school and ancillary accommodation for persons who wish to stable horses overnight while travelling to country wide equestrian events, at Dykehead Farm, Avonbridge, Falkirk.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

The applicant was heard in support of the application.

The applicant's agent was heard in support of the application.

Mr Gibson, although indicating no objection to the proposal in principle, commented as follows:-

- There was insufficient water and electricity supply to accommodate the proposal and there was a need to ensure adequate water and electricity supply; and
- That it was unclear if the proposed dwellinghouse would be single or two storey in height.

Questions were then asked by Members of the Committee.

Councillor McLuckie, as 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 Planning Committee on 2 December 2009.

**P128. ERECTION OF 10 NO. FLATS AND DEMOLITION OF EXISTING BUILDING AT 1 GARTCOWS ROAD, FALKIRK FOR MARGARET MACAULEY- (P/09/0384/FUL)**

There was submitted Report (circulated) dated 27 October 2009 by the Director of Development Services on an application for detailed planning permission for the demolition of the existing detached cottage at 1 Gartcows Road, Falkirk and the erection of ten flatted dwellinghouses to a maximum height of three and half storeys.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

The applicant's agent was heard in support of the application.

Mrs Kerr, an objector, was heard in relation to the application.

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

Mrs McCall, an objector, was heard in relation to the application.

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

Ms Fortheringham, an objector, and on behalf of Mr and Mrs Baird, objectors, was heard in relation to the application.

The objectors highlighted the following issues:-

- There was no existing vehicular access to the site;
- The development would result in road safety issues through increased traffic at this junction;
- The concerns of using existing vehicular access to the dwellinghouses to the west of the application site and the increased number of additional cars from the flatted units;
- The flatted units would impact on the privacy of adjacent properties;
- The danger to the existing trees located at the driveway to the property adjacent to the west of the site; and
- The overlooking of other properties from the flatted units' windows, and privacy issues relating to the residential amenity of the area.

Questions were then asked by Members of the Committee.

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

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

The Committee thereafter made a brief visual inspection of the access to the site from the road.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 2 December 2009.