

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 11 JANUARY 2010 commencing at 9.00a.m.

PRESENT: Councillors Buchanan, Lemetti, A MacDonald (for applications P/09/0354/FUL and P/09/0457/OUT); McLuckie, McNeill, Mahoney, Nicol and Thomson.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Constable and Oliver.

ATTENDING: Development Manager; Planning Officer (J Seidel) (for application P/09/0354/FUL); Planning Officer (K Brown) (for application P/09/0457/OUT); Assistant Planning Officer (K Hope) (for application P/09/0687/FUL); Roads Development Officer (C Russell); Transport Planning Officer (K Short) (for application P/09/0457/OUT); Solicitor (K Quin), and Committee Officer (A Sobieraj).

DECLARATIONS OF INTEREST: Councillor MacDonald declared a non-financial interest in agenda item 3 (minute P149 relating to planning application P/09/0354/FUL) as an objector to an application for the grant of a new House in Multiple Occupation Licence at this location.

P148. EXTENSION TO DWELLINGHOUSE (CONSERVATORY TO REAR) AT 8 COLONSAY AVENUE, POLMONT, FALKIRK FK2 OUZ FOR MRS DUNNING – P/09/0687/FUL

With reference to Minute of Meeting of the Planning Committee held on 2 December 2009 (Paragraph P145 refers), there was submitted Report (circulated) dated 25 November 2009 by the Director of Development Services on an application for detailed planning permission for a single storey extension by way of a conservatory to the rear of the existing extension operating as a dining room on the one and a half storey dwellinghouse at 8 Colonsay Avenue, Polmont, Falkirk.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mrs Dunning, the applicant, was heard in support of the application.

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

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

The objector highlighted the following issues:-

- The effect on the value of the adjoining property;
- The blocking out of the sun and light over the neighbour's patio and sun lounge and the overshadowing of the garden area;
- That the proposal would be visibly intrusive; and
- That there would be no objection if the proposal would move to the south facing wall.

Questions were then asked by Members of the Committee.

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

The Committee thereafter made a brief visual inspection of the view from the neighbouring garden.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 27 January 2010.

P149. TWO STOREY EXTENSION AND ALTERATIONS TO HOTEL TO PROVIDE ADDITIONAL BEDROOMS, LOUNGE AND KITCHEN AREA AT 35 KERSE ROAD, GRANGEMOUTH FK3 8HY FOR MR DHILLON - P/09/0354/FUL

With reference to Minute of Meeting of the Planning Committee held on 2 December 2009 (Paragraph P141 refers), there was submitted Report (circulated) dated 25 November 2009 by the Director of Development Services on an application for detailed planning permission for a two-storey extension at first floor level and alterations to the existing 48 bedroom hotel to provide 20 additional bedrooms, lounge and kitchen areas at 35 Kerse Road, Grangemouth.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

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

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

Depute Provost Black, an objector and local Member for the area, was heard in relation to the application.

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

Ms Mitchell, an objector and on behalf of a petition, was heard in relation to the application.

The objectors highlighted the following issues:-

- The residential nature and the high level of elderly residents of the surrounding area;
- The anti social behaviour and associated shouting, swearing and drinking in the street by hotel residents;

- The on street parking taken up by hotel residents and congestion on Kerse Road;
- The bad behaviour and disturbance to elderly residents in the street by hotel residents;
- That the showers and toilet areas were unsuitable for both sexes; and
- That rooms were formed from partitioning off the function hall and disruption to the local community.

Questions were then asked by Members of the Committee.

Notwithstanding his declaration of interest in this application, Councillor MacDonald, as a local Member for the area, was heard in relation to the application.

Councillor McNeill, 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 27 January 2010.

P150. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES ON LAND TO THE NORTH EAST OF BURNSIDE, VELLORE ROAD, MADDISTON FOR MANOR FORREST LIMITED - P/09/0457/OUT

With reference to Minute of Meeting of the Planning Committee held on 2 December 2009 (Paragraph P147 refers), there was submitted Report (circulated) dated 25 November 2009 by the Director of Development Services on an application for outline planning permission for the development of farmland (approximately 1.2 hectares) for residential purposes on land to the north east of Burnside, Vellore Road, Maddiston.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the application.

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

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

The objector indicated concerns related to a possible land ownership dispute and that the proposal was contrary to the Development Plan.

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 27 January 2010.