

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on THURSDAY 15 APRIL 2010 commencing at 9.30 a.m.

PRESENT: Councillors Buchanan, Lemetti, C Martin (for application P/09/0849/FUL), McLuckie and Nicol.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Mahoney and McNeill.

ATTENDING: Development Manager; Senior Planning Officer (B Vivian); Planning Officer (S McClure) (for application P/09/0743/FUL); Planning Officer (K Brown) (for application P/09/0897/FUL); Planning Officer (D Paterson) (for application P/09/0364/FUL); Roads Development Officer (B Raeburn); Team Leader, Legal Services (D Blyth); and Committee Officer (A Sobieraj).

DECLARATIONS OF INTEREST: None.

P1. ERECTION OF DWELLINGHOUSE AT CAVALIER INN, CROSS BRAE, SHIELDHILL, FALKIRK FK1 2EQ FOR MR MCMILLAN – P/09/0743/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P203 refers), Committee gave further consideration to Report (circulated) dated 16 March 2010 by the Director of Development Services on an application for detailed planning permission for the erection of a one and a half storey dwellinghouse in the yard/garden area at the rear of the Cavalier Inn public house, Cross Brae, Shieldhill, 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.

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

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

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

The objectors highlighted the following issues:-

- That the building height would obscure the view from the neighbouring lower windows of the neighbouring property and affect privacy;

- The proposal had already been refused eight times;
- The issue of parking, congestion and access to the property;
- The overshadowing of neighbouring properties;
- The backland development nature of the application; and
- The reduction in value of neighbouring properties.

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 21 April 2010.

P2. CHANGE OF USE OF SHOP TO CAFE, SHOP AND HOT FOOD TAKEAWAY AND ALTERATIONS TO SHOPFRONT AT 3 PRETORIA PLACE, STATION ROAD, BRIGHTONS FK2 0UF FOR GIANNINO'S RESTAURANTS LTD - P/09/0897/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P206 refers), Committee gave further consideration to Reports (circulated) dated 17 March 2010 by the Director of Development Services on an application for detailed planning permission for a change of use of an existing vacant shop unit to a café and delicatessen with an element of a hot food takeaway, including the demolition of a previous rear extension and storage area, the formation of a small car parking area and the installation of a ventilation stack on the rear of the property facing south onto this parking area, all located on the ground floor of an existing stone built building two storeys in height at 3 Pretoria Place, Station Road, Brightons, Falkirk and to the south of Polmont railway station.

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 Crolla, the applicant, was heard in support of the application.

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

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

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

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

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

Mr Poodle, an objector (and on behalf of objector Mr Falconer), was heard in relation to the application.

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

The objectors highlighted the following issues:-

- The disturbance to residents in the adjacent properties including noise and odours and within the communal courtyard north of the site;
- The exacerbated parking problems and rights of access;
- The increase in litter and the unacceptable visual impact of the ventilation stack;
- The anti social behaviour;
- The structural and health and safety issues associated with garage demolition; and
- The possible loss of a traditional shop frontage.

The Convener read out an email from Councillor Jackson, as local Member for the area, in relation to the application.

Councillor Nicol, 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 21 April 2010.

P3. ERECTION OF DWELLINGHOUSE AT 2 SCOTT AVENUE, POLMONT, FALKIRK FK2 0PN FOR MR E SOMERVILLE - P/09/0449/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P207 refers), Committee gave further consideration to Report (circulated) dated 17 March 2010 by the Director of Development Services on an application for detailed planning permission for the erection of a two storey detached dwellinghouse located on the southern part of former garden ground at 2 Scott Avenue, Polmont, Falkirk.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mt Toleman, the applicant's agent, was heard in support of the application.

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

Mr Greenaway (on behalf of objector Ms Buttifant), was heard in relation to the application.

The objectors highlighted the following issues:-

- A two storey house did not respect the street scene or character of Scott Avenue;
- There are existing foul water drainage problems at Scott Avenue. Increasing the number of dwellinghouses would exacerbate existing problems;

- The inadequacy of the site to accommodate a 2 storey dwellinghouse;
- That construction vehicles and noise should be minimised to respect the amenity of existing residents;
- That deliveries to the site should not be made during hours children would walk to school; and
- That the sewage system was inadequate to accommodate the development particularly during heavy rainfall;
- The damage to the private road by construction vehicles and the need for damage to be repaired; and
- The compromise to the privacy of residents at 11 Millfield Drive to the rear of the site.

Questions were then asked by Members of the Committee.

Councillor Nicol, 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 21 April 2010.

P4. USE OF LAND TO FORM 6 PERMANENT GYPSY/TRAVELLER HOUSEHOLDS AND 2 VISITOR PITCHES WITH FACILITIES FOR ACCESS, PARKING, FENCING, SCREENING AND UTILITY UNITS AT BIRCHWOOD FARM, BONNYBRIDGE FK4 2ET (RETROSPECTIVE) FOR MRS MARY KENNEDY - P/09/0364/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P200 refers), Committee gave further consideration to Report (circulated) dated 16 March 2010 by the Director of Development Services on an application for detailed planning permission, in retrospect, for the use of land to form 6 permanent gypsy/traveller sites, two visitor pitches with facilities for access, parking, fencing, screening and utility units and extending to 1.39 hectares, lying in open countryside to the south of High Bonnybridge.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

Mr Grant, a part owner of the site, was heard in support of the application.

The Convener read out an email from J Delissen, an objector, in relation to the application.

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

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

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

The objectors highlighted the following issues:-

- That the area was green belt and the affect on the visual amenity of the area;
- That the area was being promoted for recreation/tourism;
- That a small village was emerging and the large number of caravans;
- That the screening would not provide an adequate year round visual barrier;
- The additional pressure on local schools and the medical centre;
- The inadequacy of the septic tank;
- The insufficiency of the proposed culvert in terms of flooding and the effect on the neighbouring land;
- The setting of a precedent should permission be granted;
- The possible subsidence from work on the land;
- The busy road, the poor behaviour of residents driving and lack of adherence to countryside rules;
- The safety of residents associated with links with a neighbouring site and for the wider community;
- The retrospective nature of the application and after development; and
- The lack of neighbour notification.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 21 April 2010.

P5. ERECTION OF DWELLINGHOUSE WITH INTEGRATED DOMESTIC GARAGE AT KERSIE BANK, KERSIE TERRACE, SOUTH ALLOA FK7 7NJ FOR MR PATERSON - P/09/0849/FUL

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P199 refers), Committee gave further consideration to Report (circulated) dated 16 March 2010 by the Director of Development Services on an application for detailed planning permission for the erection of a dwellinghouse with an integrated domestic garage at Kersie Bank, Kersie Terrace, South Alloa.

The Convener introduced the parties present.

The Development Management Coordinator outlined the nature of the application.

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

Questions were then asked by Members of the Committee.

Councillor C Martin, 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 21 April 2010.