

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on FRIDAY 16 APRIL 2010 commencing at 9.30 a.m.

PRESENT: Councillors Buchanan, Carleschi, Lemetti, Mahoney, C Martin, McLuckie and McNeill.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Nicol

ATTENDING: Development Manager; Development Management Coordinator (D Campbell); Roads Development Officer (C Russell); Transport Planning Officer (K Short); Team Leader, Legal Services (D Blyth); and Committee Officer (A Sobieraj).

DECLARATIONS OF INTEREST: None.

P6. ALTERATION AND EXTENSION TO HOTEL TO PROVIDE APPROXIMATELY 200 ADDITIONAL BEDROOMS, ERECTION OF SPA AND LEISURE FACILITIES, FORMATION OF NEW ACCESS JUNCTION, CAR PARKING FACILITIES, ASSOCIATED ROADS AND INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME, HARD AND SOFT LANDSCAPING AND WOODLAND PLANTING AT GLENBERVIE HOUSE, LARBERT FK5 4SJ FOR GLENBERVIE HOUSE HOTEL LTD - P/08/1012/OUT

With reference to Minute of Meeting of the Planning Committee held on 24 March 2010 (Paragraph P208 refers), Committee gave further consideration to Reports (circulated) dated 19 March 2010 by the Director of Development Services on an application for outline planning permission (now planning permission in principle) for the alteration and extension to a hotel to provide approximately 200 additional bedrooms, the erection of a spa and leisure facilities, the formation of a new access junction, car parking facilities, associated roads and infrastructure, including a sustainable urban drainage scheme, hard and soft landscaping and woodland planting on a site in the countryside close to the M876 to the south and accessed from the A9 by a single track carriageway leading to the existing Glenbervie House Hotel and bounded by Glenbervie Golf Course to the north west and north east. Glenbervie Garden Centre and Nursery bounds part of the south east part of the site and is screened by mature woodland.

The Convener introduced the parties present.

The Development Management Coordinator (D Campbell) outlined the nature of the application.

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

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

Mr A Bell, on behalf of Glenbervie Golf Club, an objector, was heard in relation to the application.

Mr Mathewson, on behalf Glenbervie Golf Club, an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The objections to the application for housing development (P08/1011/OUT) (now withdrawn);
- That risk to hotel guests from casual trespass onto the Golf Course and the need for a clearly defined hotel boundary to prevent possible entry onto the course;
- The damage to golf courses including hotel guests viewing the golf course as integral to the hotel grounds, conflict with golfers and safety, injury and damage to the course;
- The hotel's inappropriate fencing, damage or overcome to gain access;
- The impact on Glenbervie Golf Club and its members from the scale of the hotel's scale including potential for greater flows of surface water directed towards water courses through the golf course and flooding affecting the existing water regime;
- The land ownership issues and access, contrary to the Development Plan and the Local Plan Finalised Draft including the new access from the A9;
- That the site within the applicant's ownership did not to have capacity to absorb the development;
- The prominence within the landscape, the hotel's footprint 12 times greater than the existing hotel, no account taken of archaeological matters and the Old Woodside 16th C and associated well;
- The inappropriate scale and design to the character of Glenbervie House and its setting; and
- The noise disturbance, traffic movement, sewerage provision and surface water discharge.

Questions were then asked by Members of the Committee.

Councillor Coleman, 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.