

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on TUESDAY 4 MAY 2010 commencing at 9.30 a.m.**

**PRESENT:** Councillors Buchanan, Lemetti, Mahoney, McLuckie, McNeill and Nicol.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillors Carleschi, A MacDonald, C Martin and Oliver.

**ATTENDING:** Development Manager; Senior Planning Officer (B Vivian) (for application P/10/0072/PPP); Planning Officer (J Milne) (for application P/09/0781/PPP); Planning Officer (S McClure) (for application P/09/0790/PPP); Roads Development Officer (B Raeburn); Solicitor (K Quin); and Committee Officer (A Sobieraj).

**DECLARATIONS** None.  
**OF INTEREST:**

**P19. SUB-DIVISION OF GARDEN GROUND AND ERECTION OF DWELLINGHOUSE AT SCHOOL HOUSE, WELLPARK TERRACE, BONNYBRIDGE, FK4 1LR FOR MR DAVID MANGAN – P/10/0072/PPP**

With reference to Minute of Meeting of the Planning Committee held on 21 April 2010 (Paragraph P18 refers), Committee gave further consideration to Report (circulated) dated 13 April 2010 by the Director of Development Services on an application for planning permission in principle for the sub division of rear garden ground and the erection of an additional dwellinghouse at School House, Wellpark Terrace, Bonnybridge.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

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

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 19 May 2010.

**P20. ERECTION OF 10 DWELLINGHOUSES, FORMATION OF NEW ACCESS AND ROAD, PROVISION OF OPEN SPACE AND PAVILION, ASSOCIATED INFRASTRUCTURE INCLUDING A SUSTAINABLE URBAN DRAINAGE SCHEME AND LANDSCAPING AT LAND TO THE NORTH OF CASTLEWOOD, GLEN ROAD, TORWOOD FOR MACLAREN PARK DEVELOPMENTS LTD – P/09/0781/PPP**

With reference to Minute of Meeting of the Planning Committee held on 21 April 2010 (Paragraph P16 refers), Committee gave further consideration to Report (circulated) dated 13 April 2010 by the Director of Development Services on an application for planning permission in principle for the erection of ten dwellinghouses, the formation of a new access and road, the provision of open space and a pavilion, associated infrastructure including a sustainable urban drainage scheme and landscaping on land, extending 1.95 hectares, lying towards the north end of the village and consisting of an open field known as MacLaren Park to the north of Castlewood, Glen Road, Torwood.

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.

Ms Antonelli, an associate of the applicant's agent, was heard in support of the application.

Mr Sweeney, an associate of the applicant's agent, was heard in support of the application.

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

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

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

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

The supporters highlighted the following issues:-

- The new hospital would increase housing demand;
- The desirability as a residential area and integration with the existing settlement;
- The lack of high quality niche residential development within the central area;
- The exclusive nature of the housing with sustainable design principles and an attractive village environment;
- The creation of a more robust and effective 'rounding off' of the village boundary as an infill site;
- The strong precedent of housing development outwith the village limit;
- The vitality and visibility of the village by attracting new residents;
- The development would not result in a significant increase in village size; and
- The application represented an effective housing site (based on criteria outlined in SPP3 and Structure Plan Policy COM.2).

Mrs O'Rourke, an objector, was heard in relation to the application.

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

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

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

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

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

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

The objectors highlighted the following issues:-

- The road safety, access issues and the increased traffic on Glen Road all detrimental to highway safety;
- That the site was outwith the urban limits for Torwood, contrary to the Local Plan and outwith its boundary;
- That Torwood was an ancient hamlet and not a village and was unique;
- That the application was contrary to Policy RURAL 1 and 2 of the Rural Local Plan and backland development;
- That the site was arable land;
- That there was no requirement for more housing, no existing amenities within the village and was further piecemeal development;
- The detrimental effect on the character of the area, the amenity of residential neighbours and the loss of privacy;
- The unwarranted precedent should permission be granted;
- The importance of open space, wildlife preservation, the rural character of Torwood, the protection of mature trees and soft woodland at and near the site;
- That presence of mine workings on the site;
- The application site is not a 'gap' suitable for development;
- The high height of the properties, restricted light and loss of views;
- That no consultation took place with the local community;
- The issues of current flooding on Glen Road during rainfall;
- That the letters of support were not factual; and
- There is a high voltage overhead line within the site and no arrangements/costs have been agreed to remove/amend the provision.

The Convener read out an email from Councillor Coleman, as local Member for the area, 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 19 May 2010.

**P21. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES AT GREYRIGG RESERVOIRS, CALIFORNIA, FALKIRK FOR MR CHRISTOPHER FERRIE – P/09/0790/PPP**

With reference to Minute of Meeting of the Planning Committee held on 21 April 2010 (Paragraph P17 refers), Committee gave further consideration to Report (circulated) dated 13 April 2010 by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes on a site extending 0.4 hectares, and bounding the road junction between the B8028 and the C53 Boxton Road incorporating a mini roundabout, at Greyrigg Reservoirs, California, Falkirk.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

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

Ms Begg, having submitted a letter of representation, was heard in relation to the application.

The objectors highlighted the following issues:-

- The development was contrary to the Local Plan and would result in road safety problems;
- That the site was greenfield and not brownfield;
- The site had been refused at appeal by the Scottish Government Reporter;
- The major impact the appearance of the site and surrounding area;
- The effect on privacy of the adjoining property;
- The lack of clarity on the number of properties to be placed on the site;
- The past problems with the water pipe supply and impact from additional dwellings;
- That no information was provided on detail of works to demolish the site and the noise and traffic problems; and
- That the adjacent junction was known as an accident black spot with wideranging road safety issues.

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 19 May 2010.