

AGENDA ITEM 1(b)

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 31 MAY 2010 commencing at 9.45 a.m.

PRESENT: Councillors Buchanan, Lemetti, A MacDonald, McLuckie and Thomson.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Mahoney and Nicol.

ATTENDING: Acting Head of Planning and Transportation (for applications P/10/0066/FUL and P/07/0518/FUL); Development Manager (for applications P/10/0021/PPP and P/09/0685/FUL); Development Management Coordinator (D Campbell) (for applications P/10/0066/FUL, P/07/0518/FUL and P/07/0740/FUL); K Collins, Transport Planning Coordinator (for application P/07/0518/FUL); Planning Officer (K Brown) (for application P/09/0685/FUL); Planning Officer (S McClure) (for application P/09/0740/PPP); Roads Development Officer (B Raeburn) (for applications P/10/0021/PPP and P/09/0685/FUL); Roads Development Officer (R Mackenzie); K Swanson, Transport Planning Officer (for application P/07/0518/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATIONS OF INTEREST: Councillor Thomson declared a non-financial interest in item 6 (P39) as she had held discussions with the local residents' association, as a local Member, in relation to the application and consequently would take no part in consideration of this item of business.

P35. ERECTION OF DWELLINGHOUSE ON LAND TO THE EAST OF CARRIGBEG, FALKIRK FOR MR ALAN ROY - P/10/0021/PPP

With reference to Minute of Meeting of the Planning Committee held on 19 May 2010 (Paragraph P30 refers), Committee gave further consideration to Report (circulated) dated 11 May 2010 by the Director of Development Services on an application for planning permission in principle for the erection of one dwellinghouse on a site of a ruined cottage on land to the east of Carrigbeg, Falkirk and west of the B825.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

Questions were then asked by Members of the Committee.

The Convener read out an email from Councillor Hughes, 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 16 June 2010.

P36. SITING OF TWO STATIC CARAVANS AND FOUR TOURING CARAVANS (RETROSPECTIVE) ON LAND TO THE WEST OF GREENWELLS FARM, BELLEVUE, RUMFORD FOR MICHAEL MCEWAN AND WALTER MCEWAN - P/09/0685/FUL

With reference to Minute of Meeting of the Planning Committee held on 19 May 2010 (Paragraph P31 refers), Committee gave further consideration to Report (circulated) dated 11 May 2010 by the Director of Development Services on an application for full planning permission, in retrospect, for the siting of two static caravans and four touring caravans to accommodate travelling persons on a brownfield site to the west of Greenwells Farm, Bellevue, Rumford.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

Questions were then asked by Members of the Committee.

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

The objector highlighted the following issues:-

- That unsuitability of the road for increased traffic movements;
- The damage the access road and burn embankment.
- The road safety issues;
- That sanitation issues should be priority; and
- The possible future intensification of the use of the site.

Questions were then asked by Members of the Committee.

The Committee thereafter visited the road junction at Penders Gardens in the vicinity of the objector's home to view the traffic issues.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 16 June 2010.

P37. SUB-DIVISION OF GARDEN GROUND AND ERECTION OF ONE AND A HALF STOREY DWELLINGHOUSE AT 2A PRETORIA ROAD, LARBERT FK5 4NB FOR MR AND MRS F ADRIAN - P/10/0066/FUL

With reference to Minute of Meeting of the Planning Committee held on 19 May 2010 (Paragraph P29 refers), Committee gave further consideration to Report (circulated) dated 11 May 2010 by the Director of Development Services on an application for full planning permission for the erection of an additional single storey dwellinghouse in the side garden at 2A Pretoria Road, Larbert.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

Mrs Adrian, 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 16 June 2010.

P38. ERECTION OF 99 DWELLINGHOUSES AND FLATTED DWELLINGS AND ASSOCIATED LANDSCAPING AND ROAD AND DRAINAGE INFRASTRUCTURE ON LAND TO THE NORTH WEST OF COCKBURN WORKS, GOWAN AVENUE, FALKIRK FOR KONON LTD - P/07/0518/FUL

With reference to Minute of Meeting of the Planning Committee held on 19 May 2010 (Paragraph P32 refers), Committee gave further consideration to Report (circulated) dated 11 May 2010 by the Director of Development Services on an application for full planning permission for the erection of 99 dwellings consisting of 12 terraced houses and 87 flatted dwellings with associated access, parking spaces, open space and SUDS infrastructure on vacant industrial land to the north west of Cockburn Works, Gowan Avenue, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

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

Mr McKerrell, on behalf of Grahamston, Middlefield and Westfield Community Council, an objector, was heard in relation to the application.

Councillor Meiklejohn, an objector and local Member, was heard in relation to the application.

The objectors highlighted the following issues:-

- The site access being solely from Gowan Avenue, and potential traffic congestion resulting from the development;
- The overlooking, overshadowing, traffic congestion, building heights and ownership of Boyd Lane; and
- The vehicular access and traffic congestion.

Questions were then asked by Members of the Committee.

Provost Reid, as local Member for the area, was heard in relation to the application.

Councillor Alexander, 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 16 June 2010.

P39. PARTIAL CHANGE OF USE OF EXISTING SHOP TO ALLOW LIMITED HOT FOOD TAKEAWAY SALES (RETROSPECTIVE) AT 12A BLINKBONNY ROAD, FALKIRK FK1 5DA FOR MR KALEEM RASHID - P/09/0740/FUL

With reference to Minute of Meeting of the Planning Committee held on 19 May 2010 (Paragraph P27 refers), Committee gave further consideration to Report (circulated) dated 11 May 2010 by the Director of Development Services on an application for full planning permission, in retrospect, for a partial change of use of the existing shop unit operating as a general store/newsagent to allow limited hot food takeaway sales at 12a Blinkbonny Road, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

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

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

The Committee noted the petition of letter in support of the proposal although no representative was in attendance.

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

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

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

Ms Findlay, on behalf of Bantaskine Tenants and Residents' Association, an objector, was heard in relation to the application.

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

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

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

Mr Anderson, on behalf of Falkirk High School, an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The cooking odours emanating from the premises;
- The increased litter and traffic (pedestrian and vehicular);
- The use could encourage unhealthy eating habits amongst children due to close proximity of schools,
- The refusal of previous similar applications;
- The retrospective nature of the application and that the premises had already been operating and serving hot food;
- That no material changes had occurred since the last application for a hot food takeaway;
- That Planning Enforcement Officers had been involved with the previous and existing owners in relation to the selling of hot food;
- That there was no parking facility at the shop units and the congestion problems;
- The increase in noise, loitering and anti social behaviour particularly amongst young people at night;
- That Falkirk High School was endeavouring to keep encourage pupils to remain within the school at break times and promote healthy eating;
- The other sandwich shops and hot food premises within a one mile radius of Blinkbonny Road, and that there was no requirement for another facility;
- That the premises would detract from the environment in a residential area; and
- The wrong message given to school children in the nearby school on healthy eating as promoted by the Scottish Government.

Questions were then asked by Members of the Committee.

Councillor Thomson, 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 Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 16 June 2010.