

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 25 NOVEMBER 2010 at 3.30 P.M.

PRESENT: Councillors Lemetti, A MacDonald and McLuckie.

CONVENER: Councillor McLuckie.

APOLOGIES: Councillors Buchanan and Constable.

ATTENDING: Legal Services Manager (I Henderson); Development Management Co-ordinator (B Whittle); Roads Development Co-ordinator (B Raeburn) and Committee Services Officer (S Barton).

DECLARATION None
OF INTEREST:

PRC13. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 7 October 2010.

PRC14. APPLICATION FOR REVIEW – CHANGE OF USE OF PUBLIC OPEN SPACE TO PRIVATE GARDEN GROUND AND ERECTION OF BOUNDARY FENCE (RETROSPECTIVE) AT 2 GRAEME PLACE, FALKIRK FOR MR IAN HAMILTON – P/10/0314/FUL

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr Ian Hamilton for the change of use of public open space to private garden ground and erection of boundary fence at 2 Graeme Place, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the written submission, and (b) from the unaccompanied inspection of the site in question on 25 November 2010, and considered:-

- (1) the terms of the Development Plan and the Falkirk Council Local Plan Finalised Draft (Deposit Version);
- (2) the benefit of the site inspection;
- (3) impact on the amenity, character and appearance of the area;
- (4) reduction of amenity open space in the area;

- (5) the objection raised to the application, and
- (6) the detrimental impact on road safety.

After discussion, the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** and that the preparation of the decision notice be delegated to the Acting Director of Law and Administration Services.

PRC15. APPLICATION FOR REVIEW – VARIATION OF CONDITION 2(C) OF PLANNING PERMISSION P/08/0616/FUL FOR THE ERECTION OF DWELLINGHOUSE TO ALLOW TILED ROOF RATHER THAN NATURAL SLATE AT SOUTHFIELD FARM, SLAMANNAN FOR MR DAVID BLACK – P/10/0087/VRC

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr David Black for the variation of condition 2(c) of planning permission P/08/0616 for the erection of dwellinghouse to allow tiled roof rather than slate at Southfield Farm, Slamannan.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the written submission, and (b) from the accompanied inspection of the site in question on 25 November 2010, and considered:-

- (1) the terms of the Development Plan, the Falkirk Council Local Plan Finalised Draft (Deposit Version) and the guidance provided in the Design Guide for Buildings in the Rural Area;
- (2) the benefit of the site inspection;
- (3) the design and landscape considerations;
- (4) the scale of the building, its setting and its visual impact;
- (5) the location of the dwelling in an Area of Great Landscape Value, and
- (6) the roof finishes of existing properties in the area.

After discussion, the Committee **AGREED** that they were minded to **GRANT** the variation to condition 2(c) of the planning permission, which would be replaced with the following:-

- 2(c) an external material specification to include a wet dash render on the walls and grey concrete roof tiles, details of and a sample of which require to be provided to the Planning Authority for their written approval.

The Committee also **AGREED** to delegate authority for the preparation of the decision notice to the Acting Director of Law and Administration Services.

