

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 26 JANUARY 2011 at 9.30 A.M.

PRESENT: Councillors Buchanan, Carleschi, Constable, Lemetti, A MacDonald, McLuckie, McNeill, Mahoney, C Martin, Nicol and Thomson.

CONVENER: Councillor Buchanan.

APOLOGY: Councillor Oliver.

ATTENDING: Director of Development Services; Acting Director of Law and Administration Services; Acting Head of Planning and Transportation; Development Manager; Roads Development Co-ordinator (B Raeburn); Network Co-ordinator (R Steedman); Development Plan Co-ordinator; Planning Officer (J Seidel); Team Leader, Legal Services (D Blyth); and Committee Officer (A Sobieraj).

DECLARATION OF INTEREST: Councillor Lemetti declared a non financial interest in agenda item 7 (P168) in consequence of his own business interests in Camelon and having regard to the issue of public perception in relation to the application and stated that he would take no part in consideration or discussion of this item of business.

P161. OPENING REMARKS

The Convener informed Members that planning application P/10/0258/FUL (agenda item 4) - Development of Land for Residential Purposes at Parkhall Farm, Vellore Road, Maddiston, Falkirk had been withdrawn by the applicant.

P162. REQUESTS FOR SITE VISITS

Having heard requests by Members for site visits, the Committee agreed to the continuation of item 5 - ENQ/2010/0408 and planning applications P/10/0631/FUL, P/10/0621/FUL, P/10/0587/FUL, P/10/0608/FUL and P/10/0589/PPP (minute P166, P167, P168, P171, P173 and P174) to allow inspections of the sites by the Committee.

P163. MINUTES

There was submitted and **APPROVED**:-

- (a) Minute of Meeting of the Planning Committee held on 1 December 2010; and
- (b) Minute of Meeting of the Planning Committee held On-Site on 17 January 2011.

P164. ON-STREET PARKING SPACES FOR DISABLED PERSONS, CASTINGS AVENUE, FALKIRK (CONTINUATION)

Prior to consideration of this item of business, Councillor Mahoney informed the Committee that he had not attended the site visit and consequently would take no part in consideration of the item.

With reference to Minute of Meeting of the Planning Committee held on 1 December 2010 (Paragraph P143 refers), Committee gave further consideration to Report (circulated) dated 24 November 2010 by the Director of Development Services and an additional Report (circulated) dated 18 January 2011 by the said Director on three applications for disabled parking spaces numbered 10/035, 10/060 and 10/063 from residents of Castings Avenue, Falkirk.

AGREED that a Hearing be organised in terms of the Local Authorities' Traffic Orders (Procedures) (Scotland) Regulations 1999.

P165. SUBDIVISION AND CHANGE OF USE OF CLASS 1 SHOP UNIT TO FORM 3 CLASS 2 UNITS AND ALTERATIONS TO SHOPFRONT AT 53 SOUTH STREET, BO'NESS EH51 9HA FOR SHANTER SECURITIES LTD - P/10/0548/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 1 December 2010 (Paragraph P153 refers), Committee gave further consideration to Report (circulated) dated 24 November 2010 by the Director of Development Services and an additional Report (circulated) dated 18 January 2011 by the said Director for an application for full planning permission for the subdivision and change of use of a former class 1 shop unit to form three class 2 units and alterations to a shopfront at 53 South Street, Bo'ness.

AGREED to **GRANT** planning permission, subject to the following conditions:-

- (1) The development to which the permission relates must be begun within three years of the date of the permission.
- (2) That samples of tiles to be used in the development shall be submitted for the consideration of the Planning Authority and no work shall begin until written approval of the Planning Authority has been given.

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2) To preserve and enhance the visual amenity of the Conservation Area.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01 and 02A.
- (2) That Advertisement Consent may be required for any signs associated with the proposed development. It is the applicant's responsibility to obtain this consent before any signs are displayed on site. For advice please contact Falkirk Council Development Management, Abbotsford House, David's Loan, Falkirk FK2 7YZ (Telephone number: 01324 504748)

In accordance with decisions taken at the start of the meeting, **NOTED** that the following three items had been continued to a future meeting to allow an inspection of the various sites by Committee:-

P166. CONSULTATION ON AN APPLICATION UNDER SECTION 36 OF THE ELECTRICITY ACT 1989 TO CONSTRUCT AND OPERATE A BIOMASS RENEWABLE ENERGY PLANT WITH A NET ELECTRICAL OUTPUT OF 100 MEGAWATTS (MWE) ON SITE TO THE WEST OF FORTH PORTS PLC, CENTRAL DOCK ROAD, GRANGEMOUTH FOR FORTH ENERGY – ENQ/2010/0408

P167. ERECTION OF DWELLINGHOUSE AT THE OAKS, ARBOUR GROVE, ARBUTHNOT STREET, FALKIRK FK1 4BX FOR MR AND MRS B FLYNN - P/10/0631/FUL

P168. CHANGE OF USE OF EXISTING PUBLIC HOUSE TO HOT FOOD TAKEAWAY, ALTERATIONS TO SHOPFRONT AND INSTALLATION OF FLUE AT MAGPIE, MAGGIE WOODS LOAN, FALKIRK FK1 5HR FOR OBAN BAY PROPERTIES LTD - P/10/0621/FUL

P169. SITING OF SNACK VAN AT MEEKS ROADS CAR PARK, MEEKS ROAD, FALKIRK FOR HAZEL NIBBLO - P/10/0665/FUL

There was submitted Report (circulated) dated 18 January 2011 by the Director of Development Services on an application for full planning permission for the siting of a snack van on the site at the south east corner of Meeks Road car park, adjacent to Falkirk Grahamston railway station, Meeks Road, Falkirk.

AGREED to **CONTINUE** consideration of this item of business to allow an inspection of the site by Committee.

P170. SITING OF SNACK VAN ON SITE TO THE NORTH EAST OF UNIT 8, WEST MAINS INDUSTRIAL ESTATE, GRANGEMOUTH FOR MRS CLAIRE RITCHIE - P/10/0793/FUL

There was submitted Report (circulated) dated 18 January 2011 by the Director of Development Services on an application for full planning permission for the siting of a snack van on the site to the north east of Unit 8, West Mains Industrial Estate, Grangemouth.

AGREED to **GRANT** temporary planning permission, subject to the following condition:-

- (1) The permission shall be valid for a limited period until 31 December 2013, and at that time, unless further permission is granted, the site shall be vacated, cleared and left in a neat and tidy condition.

Reason:-

- (1) The proposal is not considered to be a suitable form of permanent development.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01.
- (2) Please note that the permission does not alter the need to ensure that any other consent(s) necessary, under other legislation, are obtained. The Land is in ownership of Falkirk Council therefore the development cannot be carried out until ownership or a lease is obtained.
- (3) In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

In accordance with decisions taken at the start of the meeting, **NOTED** that the following item had been continued to a future meeting to allow an inspection of the site by Committee:-

P171. ERECTION OF DETACHED DOMESTIC GARAGE (AMENDMENT TO P/07/0364/FUL) (RETROSPECTIVE) AT CHERRYBANK, DUNMORE, FALKIRK FK2 8LY FOR MR AND MRS D COOPER - P/10/0587/FUL

P172. FORMATION OF 4 FLATTED DWELLINGS, RE-CLADDING EXTERIOR, RE-ROOFING EXISTING TOWER AND ASSOCIATED CAR PARKING AT 11 MAXWELL TOWER, SEATON PLACE, FALKIRK FK1 1TF FOR FALKIRK COUNCIL - P/10/0703/FUL

There was submitted Report (circulated) dated 18 January 2011 by the Director of Development Services on an application for full planning permission for the creation of four flatted dwellings on the ground floor within the existing disused storage space of the high rise block at 11 Maxwell Tower, Seaton Place, Falkirk. The work comprised the refurbishment of the building's exterior, associated re-roofing and car parking within the block which was part of the Callendar Park housing scheme on the edge of Falkirk Town Centre and outwith the urban limit, classed as Green Belt and Major Open Space.

AGREED to GRANT planning permission, subject to the following condition:-

- (1) The development to which the permission relates must be begun within three years of the date of the permission.

Reason:-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.

Informative:-

- (1) This application was submitted online, and the decision notice is issued without plans. For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01A, 02, 03A, 04, 05, 06 and 07.

In accordance with decisions taken at the start of the meeting, **NOTED** that the following two items had been continued to a future meeting to allow an inspection of the sites by Committee:-

P173. ERECTION OF VETERINARY PRACTICE ON LAND TO THE SOUTH OF ASHBANK, BO'NESS ROAD, POLMONT FOR I LINE DESIGNS - P/10/0608/FUL

P174. SUB-DIVISION OF GARDEN GROUND AND ERECTION OF DWELLINGHOUSE AT AONACH-MOR, GLEN ROAD, TORWOOD, LARBERT FOR MR MICHAEL BLOCK – P/10/0589/PPP

P175. RESIDENTIAL AND MIXED USE PHASED DEVELOPMENT FOR THE WHITCROSS SIRR, INCLUDING UP TO 1500 RESIDENTIAL UNITS, COMMUNITY AND ENTERPRISE FACILITIES, TRANSPORT AND ENVIRONMENTAL INFRASTRUCTURE AND EMPLOYMENT SPACE AT MANUEL WORKS, LINLITHGOW EH49 6LH FOR MORTSON ASSETS/ MWL MAXINE DURY - P/10/0188/PPP

And

MIXED USE DEVELOPMENT OF CANAL HUB FACILITY COMPRISING MARINA, PONTOON MOORINGS, VISITOR FACILITY, HOTEL/ TOURISM ACCOMMODATION, CANAL FOOTBRIDGE, BOAT SERVICE BUILDINGS, CAR PARKING, LAY-BY, NATURAL LANDSCAPING WORKS AND ANCILLARY DEVELOPMENT ON LAND TO THE NORTH WEST OF ALMONDHALL FARM, FALKIRK FOR MORSTON ASSETS/LAND OPTIONS WEST - P/10/0761/PPP

There was submitted Report (circulated) dated 19 January 2011 by the Director of Development Services on two applications for planning permission in principle in respect of the development outlined in the heading to this item.

AGREED that procedures be undertaken for the full consideration of these applications involving a special meeting(s) and site visit(s) as appropriate.

P176. CLOSING REMARKS

Prior to the close of business, the Convener invited the Development Manager to provide an update on the West Carron Landfill, Stenhouse Road, Carron.

An update was provided on the proposal for a joint Working Group and options for monitoring the site. An initial meeting of the joint Working Group had been proposed for early February 2011 but required to be postponed. Further communication would take place with Members as soon as possible on an alternative date.