

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 7 FEBRUARY 2011 commencing at 9.30 a.m.

PRESENT: Councillors Buchanan, Lemetti (except application P/10/0621/FUL); A MacDonald, McLuckie, McNeill; Nicol (except application ENQ/2010/0408) and Thomson (except application ENQ/2010/0408).

CONVENER: Councillor Buchanan.

ATTENDING: Head of Economic Development (for application ENQ/2010/0408); Development Manager; Development Management Co-ordinator (D Campbell) (for application P/10/0631/FUL); Development Management Co-ordinator (B Whittle) (for application ENQ/2010/0408); Roads Development Co-ordinator; Assistant Planning Officer (G Clark) (for applications P/10/0665/FUL and P/10/0621/FUL); Legal Services Manager (I Henderson) (for application P/10/0665/FUL); Solicitor (K Quin) (except application P/10/0665/FUL); and Committee Officer (A Sobieraj).

DECLARATION OF INTEREST: Councillor Lemetti declared a non financial interest in agenda item 3 (P178) 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.

P177. SITING OF SNACK VAN AT MEEKS ROAD CAR PARK, MEEKS ROAD, FALKIRK FOR HAZEL NIBBLO – P/10/0665/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 January 2011 (Paragraph P169 refers), Committee gave further consideration to Report (circulated) dated 18 January 2011 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.

The Convener introduced the parties present.

The Assistant Planning Officer (G Clark) outlined the nature of the application.

Ms Nibblo, the applicant, was heard in relation to the application.

Mr McKerral, on behalf of Grahamston, Middlefield and Westfield Community Council, intimated an objection to the application. Mr McKerral however confirmed that no formal objection had been submitted to Falkirk Council.

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

Ms Paterson, an objector, and on behalf of objector Ms Forsyth, was heard in relation to the application.

The objectors highlighted the following issues:-

- The close proximity of existing businesses and the effect on their trade;
- The sufficient number of food outlets and cafés in the surrounding area; and
- The associated litter, waste food and traffic problems.

Questions were then asked by Members of the Committee.

Councillor Meiklejohn, 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 23 February 2011.

Councillor Lemetti left the meeting prior to consideration of the following item of business.

P178. 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 LIMITED – P/10/0621/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 January 2011 (Paragraph P168 refers), Committee gave further consideration to Report (circulated) dated 18 January 2011 by the Director of Development Services on an application for full planning permission for the change of use of a public house to a hot food take away at the Magpie, Maggie Woods Loan, Falkirk.

The Convener introduced the parties present.

The Assistant Planning Officer (G Clark) outlined the nature of the application.

Neither the applicant nor their agent was present on site. They had not submitted their apologies or intimated they would be late for the meeting. Having waited for a period of 10 minutes, the Convener proceeded with the meeting with the consent of all Members present.

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

The objector highlighted the following issues:-

- The proliferation of hot-food takeaways in the surrounding area and concern about the operating hours;
- The size of the premises
- The lack of suitable access for wheelchair users;
- The cooking odours; and
- The traffic generation, parking, noise, anti social behaviour and litter problems.

Questions were then asked by Members of the Committee.

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 23 February 2011.

Councillor Lemetti re-entered the meeting following consideration of the foregoing item of business.

P179. ERECTION OF DWELLINGHOUSE AT THE OAKS, ARBOUR GROVE, ARBUTHNOT STREET, FALKIRK FK1 4BX FOR MR AND MRS B FLYNN – P/10/0631/FUL

With reference to Minute of Meeting of the Planning Committee held on 26 January 2011 (Paragraph P167 refers), Committee gave further consideration to Report (circulated) dated 18 January 2011 by the Director of Development Services on an application for full planning permission for the erection of one dwellinghouse forming a grouping with the two existing large properties of contemporary design with mono pitch roof and accommodation over two floors on the site to the south side of Arbuthnot Street, Falkirk.

The Convener introduced the parties present.

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

Mr Bell, the applicant's representative, was heard in relation to the application.

Mr Hardie, the applicant's agent, was heard in relation to the application.

Mr Flynn, the applicant, was heard in relation to the application.

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

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

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

Mrs Greenhorn, on behalf of objectors Mr and Mrs Chittick, was heard in relation to the application.

The objectors highlighted the following issues:-

- The overshadowing of adjacent properties, the restriction of outlook and the effect on seclusion and privacy;
- The proposal was not in-keeping with the architectural style or height of the original dwellinghouses in the surrounding area;
- That Planning conditions for the area limited property height to single storey;
- That the two adjacent properties were owned by the applicant's family;
- The unsightly, uncharacteristic and disproportionate nature of the two adjacent properties on the site, being unsympathetic to the older properties within the site;
- The tree within the application site housing bats;
- The devaluing of adjacent properties;
- The construction traffic and associated noise and disturbance; and
- That the Council did not maintain the access road which could not sustain additional traffic.

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 23 February 2011.

Members thereafter viewed the site from outside two neighbouring properties.

P180. 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) AT SITE TO THE WEST OF FORTH PORTS PLC, CENTRAL DOCK ROAD, GRANGEMOUTH FOR FORTH ENERGY – ENQ/2010/0408

With reference to Minute of Meeting of the Planning Committee held on 26 January 2011 (Paragraph P166 refers), Committee gave further consideration to Report (circulated) dated 19 January 2011 by the Director of Development Services for consideration as a consultee in terms of Section 36 of the Electricity Act 1989 on an application for the construction and operation of a Biomass Renewable Energy Plant

with a net electrical output of 100 Megawatts (MWe) at the site to the west of Forth Ports PLC, Central Dock Road, Grangemouth.

The Convener introduced the parties present.

The Development Management Co-ordinator (B Whittle) outlined the nature of the application.

The applicants provided an initial tour by bus around the site and provided explanation for Members and the Community Council representatives relative thereto.

Following the tour of the site the formal meeting was convened within the Atrium on the site.

Ms Sullivan, Mr Wilson and Mr Scott, the applicant's representatives, were heard in relation to the application.

Mr Inglis and Ms McIntosh, on behalf of the objector Grangemouth Community Council, were heard in relation to the application.

The objector's representatives highlighted the following issues:-

- The unsustainable nature of the proposal to grow, harvest and process biomass overseas in an effort to improve Scotland's carbon footprint;
- The location and scale of the structures and the unacceptably dominant presence in close proximity to the community's commercial centre and residential area;
- The existing industrial structures surrounding the application site did not mitigate the proposals; and
- That the site was located within a designated Air Quality Management Area (AQMA) and concerns related to the cumulative affect of plant emissions and traffic emissions and the effect on local air quality.

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 23 February 2011.