

**DRAFT****FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 2<sup>ND</sup> FEBRUARY 2011 at 2.00 P.M.**

**PRESENT:** Councillors Buchanan, Constable, McLuckie and McNeill.

**CONVENER:** Councillor Buchanan.

**ATTENDING:** Legal Services Manager (I Henderson); Development Management Co-ordinator (B Whittle); Senior Planning Officer (J Milne); Roads Development Co-ordinator, and Committee Services Officer (S Barton).

**APOLOGY:** Councillor Oliver.

**DECLARATION OF INTEREST:** None

**PRC15. MINUTE**

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 25 November 2010.

**PRC16. OPENING REMARKS**

The Convener welcomed everyone in attendance to this meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

**PRC17. APPLICATION FOR REVIEW – ERECTION OF DWELLINGHOUSE AT LAND TO THE EAST OF AVONHILL LODGE, FALKIRK FOR MR JOHN MCGLYNN – P/10/0335/FUL**

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr John McGlynn for the erection of a dwellinghouse at land to the east of Avonhill Lodge, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED:-**

- (1) that they did not have sufficient information to allow them to make a determination, therefore the matter be continued to a future meeting of the Committee on a date to be agreed;

- (2) that further information in the form of a written submission, be provided by the applicant clarifying the justification for development of a dwellinghouse in a countryside location along with any photographic or other relevant evidence of previous dwellings or constructions on the site;
- (3) that further information in the form of a written submission, be provided by the Planning Authority detailing information on any planning consents which have previously been issued for the site, along with any photographic or other relevant evidence of previous dwellings or constructions on the site;
- (4) that the information requested be submitted within a period of 21 days from the request being made, and
- (5) to conduct an unaccompanied inspection of the site in question and of properties referred to in the original application for review.

**PRC18. APPLICATION FOR REVIEW – SUB-DIVISION OF PLOT AND ERECTION OF NEW DWELLINGHOUSE AT RUMAH, SHIELDHILL ROAD, REDDINGMUIRHEAD, FALKIRK, FK2 0DU FOR MR D DONALDSON – P/10/0306/PPP**

There were submitted documents (circulated) in relation to the Application for Review submitted by Wilson and Wilson on behalf of Mr D Donaldson for the sub-division of plot and erection of a new dwellinghouse at Rumah, Shieldhill Road, Reddingmuirhead, Falkirk.

After discussion and having taken advice from Mr Henderson and Mr Milne, the Committee **AGREED** that they had sufficient information within the agenda papers and from the site photograph presentation given by Mr Milne, and considered:-

- (1) the terms of the Polmont and District Local Plan, the Falkirk Council Local Plan Finalised Draft (Deposit Version) and the Adopted Falkirk Council Local Plan;
- (2) the 4 objections raised in relation to the application, including one from the local Community Council;
- (3) the responses from the statutory consultees – Scottish Water, Environmental Health and the Roads Section;
- (4) the concerns of the Roads Section over visibility splays, and
- (5) the detrimental impact on road safety of the creation of a new vehicular access in this location.

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.