

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 4 APRIL 2011 commencing at 9.30 a.m.

PRESENT: Councillors Buchanan, Lemetti (for application P/10/0869/FUL); McLuckie, A MacDonald (for application P/10/0848/FUL); McNeill, Mahoney and Oliver (for application P/10/0849/FUL).

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Carleschi, Nicol and Oliver.

ATTENDING: Development Management Co-ordinator (B Whittle); Roads Development Co-ordinator; Senior Planning Officer (A Finlayson) (for application P/10/0197/FUL); Planning Officer (K Brown) (for application P/10/0848/FUL); Assistant Planning Officer (K Hope) (for application P/10/0849/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATIONS

OF INTEREST: None

P1. CHANGE OF USE OF PUBLIC HOUSE TO (CLASS 1) RETAIL UNITS AT THE PINES, 5 FLEMING COURT, DENNY FK6 5HA FOR MR STEPHEN CARR – P/10/0869/FUL

With reference to Minutes of Meetings of the Planning Committee held on 23 March 2011 (Paragraph P216 refers), Committee gave further consideration to Report (circulated) dated 15 March 2011 by the Director of Development Services on an application for full planning permission for the change of use of a public house to three (Class 1) retail units including internal alterations to sub-divide the building and external alterations to remove existing windows on the west elevation, replacing existing windows on the east elevation to form glazed doors, removing windows on the south elevation and forming new access ramps to the proposed units at the Pines, 5 Fleming Court, Denny.

The Convener introduced the parties present.

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

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

Mr Paterson, an associate of the applicant, was heard in relation to the application.

The supporter was not present at the site visit.

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

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

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

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

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

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

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

The objectors highlighted the following issues:-

- The loss of a community facility and entertainment venue with no other adequate facilities in the area;
- The overprovision of shops, direct competition with existing shops and vandalism of resultant derelict shops;
- The lack of additional employment from the proposed retail units;
- The visual amenity and concerns about delivery movements and the storage of refuse;
- The lack of parking and an increase in traffic (particularly at school drop off and pick up times) leading to road safety issues;
- The excessive noise levels from refrigeration units and deliveries 7 days per week including during unsocial hours;
- The likely selling of hot food and alcohol from the premises, litter problems and youth anti social behaviour;
- The overlooking and effect on privacy of neighbouring residential properties/gardens and clients of existing shops;
- That no neighbour notification took place for 24 or 26 Ochil View; and
- The devaluing of neighbouring residential properties.

Questions were then asked by Members of the Committee.

Councillor Blackwood, as local Member for the area, was heard in relation to the application.

Councillor Waddell, as local Member for the area, was heard in relation to the application.

Members thereafter visited the side of the building which faced the existing shop units and the neighbouring residential properties.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 20 April 2011.

The following application site was not visited by the Committee On Site as the applicant had withdrawn the application prior to the scheduled visit.

P2. ERECTION OF AGRICULTURAL WORKERS DWELLINGHOUSE AT HOUSEHILL FARM, LARBERT FK5 4RZ FOR JOHN POLLOCK AND SONS LTD - P/08/0874/OUT

P3. DEVELOPMENT OF LAND AS ANIMAL SANCTUARY, (INCORPORATING SHELTERS, STABLES AND STORES) AND SITING OF TEMPORARY RESIDENTIAL ACCOMMODATION (PART RETROSPECTIVE) ON LAND TO THE SOUTH WEST OF AN CALA, CALIFORNIA ROAD, MADDISTON FOR MR PAUL BORG GRECH - P/10/0197/FUL

With reference to Minutes of Meetings of the Planning Committee held on 23 March 2011 (Paragraph P214 refers), Committee gave further consideration to Reports (circulated) dated 15 March 2011 by the Director of Development Services on an application for full planning permission for the change of use for the development of land as an animal sanctuary (incorporating shelters, stables and stores) and siting of temporary residential accommodation (part in retrospect) on a site to the west of Greenwells Farm, Rumford and accessed from the C66 California Road into a loose surface access and parking area on land to the south west of An Cala, California Road, Maddiston.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

Mr Borg Grech, the applicant, was heard in relation to the application.

The two supporters were not present at the site visit.

Questions were then asked by Members of the Committee.

Councillor Hughes, as local Member for the area, was heard in relation to the application.

Members thereafter walked around the site.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 20 April 2011.

P4. USE OF LAND FOR BUS PARKING AND INSTALLATION OF PLANT AND MACHINERY FOR REFUELLING AND WASHING DEPOT AT D J MANNING AUCTIONEERS, BRIDGENESS ROAD, BO'NESS EH51 9SF FOR FIRST SCOTLAND EAST LTD – P/10/0848/FUL

With reference to Minutes of Meetings of the Planning Committee held on 23 March 2011 (Paragraph P213 refers), Committee gave further consideration to Reports (circulated) dated 15 March 2011 by the Director of Development Services on an application for full planning permission for the use of an existing industrial yard for bus parking including the erection of plant and machinery for refuelling and washing on a site located on the north side of Bridgeness Road, Bo'ness and within an established D J Manning Auctioneers site behind an existing office block building and car park.

The Convener, prior to the commencement of business, intimated the Committee's regret at the death of Councillor Constable, a longstanding member of the Committee and local member for Bo'ness and Blackness. Councillor Constable's commitment to his role within the Council and the local community was acknowledged and the Committee's respect was expressed.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the application.

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

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

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

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

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

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

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

Mr Sargent, on behalf of Bo'ness Community Council, an objector, was heard in relation to the application.

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

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

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

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

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

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

The objectors highlighted the following issues:-

- That exacerbation of traffic noise and volume including the major problems associated with heavy traffic, chosen traffic route onto Carriden Brae and disturbance through the town centre;
- The significant road safety issues including the narrowness and quality of pavements;
- The existing and future parking problems;
- The noise from the cleaning of vehicles on the site;
- The inadequacy of the roads to sustain the current and increased level of traffic including problems with the road surfaces;
- The traffic movements during the evenings;
- The effect and vibration of residential properties from increased heavy traffic;
- The diesel spills, pollution and litter from the vehicles;
- That the area was historically residential; and
- That there were better sites elsewhere in Bo'ness and surrounding areas and these should be fully examined.

Questions were then asked by Members of the Committee.

Councillor Ritchie, as local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 20 April 2011.