

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 9 MAY 2011 at 9.30 A.M.

PRESENT: Councillors Buchanan, Lemetti, McLuckie, McNeill (for applications P/09/0370/FUL, P/09/0369/LBC and P/10/0761/PPP); Mahoney, Nicol and Thomson (for applications P/09/0370/FUL, P/09/0369/LBC and P/10/0761/PPP),

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Carleschi and A MacDonald.

ATTENDING: Acting Head of Planning and Transportation (for applications P/09/0370/FUL and P/09/0369/LBC); Development Manager; Senior Planning Officer (B Vivian) (for application P/10/0761/PPP); Roads Development Officer (C Russell) (for applications P/09/0370/FUL and P/09/369/LBC); Roads Development Officer (R Mackenzie) (for applications P/10/0757/FUL and P/11/0019/FUL); Assistant Planning Officer (K Hope) (for application P/11/0019/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATIONS None
OF INTEREST:

P21. RESTORATION AND REFURBISHMENT OF LATHALLAN HOUSE TO FORM 9 FLATTED DWELLINGS, DEMOLITION OF LAUNDRY OUTBUILDING, RESTORATION & REFURBISHMENT OF STABLES TO FORM 3 DWELLINGHOUSES, ERECTION OF 36 DWELLINGHOUSES AND ASSOCIATED WORKS AT LATHALLAN HOUSE, FALKIRK FK2 0YG FOR ROWANHILL DEVELOPMENT LTD - P/09/0370/FUL AND P/09/0369/LBC

With reference to Minute of Meeting of the Planning Committee held on 20 April 2011 (Paragraphs P16 and P17 refer), Committee gave further consideration to Reports (circulated) dated 12 April 2011 by the Director of Development Services on applications for (a) full planning permission for the restoration and refurbishment of Lathallan House to form nine flattened dwellings, the demolition of a laundry outbuilding, the restoration and the refurbishment of stables to form three dwellinghouses and the erection of thirty six dwellinghouses and associated works at Lathallan House, Falkirk; and (b) listed building consent for the restoration and refurbishment of Lathallan House and associated stables and to create 12 residential units. In addition, the proposals include the erection of thirty six new dwellinghouses within the policies of Lathallan House, Falkirk.

The Convener introduced the parties present.

The Acting Head of Planning and Transportation outlined the nature of the application.

Mr Jewitt, the applicant, was heard in relation to the applications.

Mr Golden, the applicant's agent, was heard in relation to the applications.

Mr Simpson, an objector, was heard in relation to the applications.

The objections included the following issues:-

- The contradiction with Development Plan policy;
- The inappropriate architectural design of the new properties and the visual relationship with Lathallan House;
- The phasing of the development and restoration of Lathallan House;
- The negative impact on the landscape and on protected species;
- The questionable requirement for enabling development;
- The more appropriate uses for Lathallan House; and
- The unnecessary housing and the associated existing education provision.

Questions were then asked by Members of the Committee.

Members thereafter visited the site of Lathallan House and walked around the development site including viewing the walled garden area.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 18 May 2011.

P22. 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

With reference to Minute of Meeting of the Planning Committee held on 26 January 2011 (Paragraph P175 refers), Committee gave consideration to Report (circulated) dated 13 April 2011 by the Director of Development Services on an application for planning permission in principle for 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.

The Convener introduced the parties present.

The Senior Planning Officer (B Vivian) outlined the nature of the application.

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

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

The supporter was not present at the site visit.

Questions were then asked by Members of the Committee.

Members thereafter visited different areas of the site and received clarification of the proposed layout.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 18 May 2011.

P23. EXTENSION TO DWELLINGHOUSE (SECOND STOREY TO REAR) AT CAMPDEN, 47 MAIN STREET, BRIGHTONS, FALKIRK FK2 0JS FOR MR CHRIS MCPHEE - P/11/0019/FUL

With reference to Minute of Meeting of the Planning Committee held on 20 April 2011 (Paragraph P15 refers), Committee gave further consideration to Report (circulated) dated 12 April 2011 by the Director of Development Services on an application for full planning permission for the extension to an existing single storey dwellinghouse (second storey to rear) with a large dormer over the existing property to create accommodation on a upper level of the property and the addition of high level decking at the rear of the extension leading to the rear garden at Campden, 47 Main Street, Brightons, Falkirk.

The Convener introduced the parties present.

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

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

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

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 18 May 2011.

P24. CHANGE OF USE FROM BETTING SHOP (CLASS 2) TO HOT FOOD TAKEAWAY AND INSTALLATION OF FLUE AT 11 MAIN STREET, SHIELDHILL, FALKIRK FK1 2DZ FOR MR COLIN MCMILLAN - P/10/0757/FUL

With reference to Minute of Meeting of the Planning Committee held on 20 April 2011 (Paragraph P11 refers), Committee gave further consideration to Report (circulated) dated 12 April 2011 by the Director of Development Services on an application for full planning permission for the change of use of an existing betting shop (Class 2) to a hot food takeaway and the installation of a flue on a site located within an established

residential area, directly opposite the junction of Main Street and Anderson Crescent, at 11 Main Street, Shieldhill, Falkirk.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application and indicated that 39 letters of support had been submitted since the Planning Committee meeting and that a further 120 letters of support were presented at the site meeting.

The Convener read out an email from Councillor Fry, a local Member for the area and a letter from Reddingmuirhead and Wallacestone Community Council, an objector, in relation to the application.

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

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

Ms Connelly, a supporter, was heard in relation to the application.

Mr Penman, a supporter, was heard in relation to the application.

Mr Hart, a supporter, was heard in relation to the application.

Ms White, a supporter, was heard in relation to the application.

The supporters present highlighted that lack of hot food takeaway facilities in the area, the benefit to the community and the facilities acting as a catalyst for other services.

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

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

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

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

The objectors highlighted the following issues:-

- The increased pressure for street car parking and road safety and congestion problems;
- The insufficient parking to accommodate staff and customers of the bar and takeaway;
- The use of the car park for smoking, anti social behaviour and as a storage area for the Clachan Bar;
- The litter accumulation within and around the car park area and odour nuisance and the importance of a suitable flue and ventilation;
- The health and safety issues from gas bottles currently stored at the side of the building;
- The need for gates to stop loitering at the side of the building;
- The lack of local employment information;

- The insufficient emergency exit from the building;
- The access to the main road junction and reversal into a number of blind spots;
- The noise and traffic congestion and the effect on neighbouring residents;
- The previous refusal of planning permissions for a hot food takeaway;
- The lack of provision for delivery vehicles;
- The drainage issues to Anderson Crescent;
- The adequate current fast food shop and local convenience store; and
- The need for clarification on the storage of rubbish from the takeaway.

Questions were then asked by Members of the Committee.

Councillor Hughes, 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 18 May 2011.