

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 5 SEPTEMBER 2011 at 9.30 A.M.**

**PRESENT:** Councillors Alexander, Buchanan, Lemetti, McLuckie, McNeill; Mahoney, Nicol, Thomson (for applications P/10/0646/PPP and P/11/0439/75M); and Turner.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillor Oliver.

**ATTENDING:** Development Manager; Senior Planning Officer (B Vivian) (for application P/10/0646/PPP); Planning Officer (K Brown) (for application P/11/0194/PPP); Planning Officer (D Paterson) (for application P/11/0311/FUL); Outdoor Access Officer (M Brown) P/10/0646/PPP); Roads Development Officer (C Russell) (for application P/10/0646/PPP); Roads Development Officer (R Mackenzie) (for application P/11/0194/PPP); Roads Development Officer (R Crawford) (for application P/11/0311/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

**DECLARATIONS** None  
**OF INTEREST:**

**P60. VISIT TO CENTRAL DEMOLITION, CHATTAN INDUSTRIAL ESTATE, BONNYSIDE, BONNYBRIDGE**

This visit was postponed to another date at the request of the site.

**P61. ERECTION OF DWELLINGHOUSE, STABLES AND EQUESTRIAN ARENA ON LAND TO THE EAST OF DENOVAN COTTAGE, DENNY FOR MR A THOMSON - P/10/0646/PPP**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P52 refers), Committee gave further consideration to Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for planning permission in principle for the erection of a dwellinghouse, stables and equestrian arena in association with an existing horse breeding and stabling operation on land to the east of Denovan Cottage and to the south of Denovan Road, north of Denny.

The Convener introduced the parties present.

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

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

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

Mr W J Buchanan, an objector, was heard in relation to the application.

The objections included the following issues:-

- That the development was contrary to the Structure Plan relating to development in the countryside;
- The extension of the settlement area and the further loss of agricultural land;
- The lack of requirement for the dwellinghouse;
- The need for clarification on whether trotting was to take place on the site;
- The detail of the equestrian centre i.e. show jumping, horse riding, stables or breeding;
- The proximity to a large equestrian facility nearby;
- The loss of countryside amenity and the guest house in the area;
- The existing and cumulative impact on the environment, flooding, visual intrusion, hardstanding and excess storage including a static caravan;
- The unsuitability of Denovan Road to support proposals including poor sightlines and the bend east of the site;
- A significant increase in traffic, road safety and associated accidents, congestion and dangerous junctions and site access and visibility;
- The obstruction of ambulances and other vehicles to the new hospital to and from the site;
- A public Right of Way through the site towards the River Carron and the importance of maintenance, improvement and upkeep including the gate, signage and public access;
- The rubble overspill in construction of a level base for the agricultural shed and the need for Right of Way access free from obstruction; and
- The large culvert to the rear of the land overshadowed by a large amount of rubble and contamination of the watercourse.

Questions were then asked by Members of the Committee.

Councillor Waddell, 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 21 September 2011.

The Committee thereafter walked through the site and viewed the access path to the public Right of Way.

**P62. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES WITH PROVISION FOR 20% AFFORDABLE HOUSING AT PARKHALL FARM, VELLORE ROAD, MADDISTON, FALKIRK FK2 0BN FOR CENTRAL SCOTLAND HOUSING - P/11/0194/PPP**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P53 refers), Committee gave further consideration to Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for planning permission in principle for the development of part of an existing field within the countryside to the east of Maddiston for residential purposes and comprising 35 units separated by overhead electricity lines and pylons and accessed via the eastern spur of the new roundabout recently granted planning permission (P/10/0249/MSC). The application includes provision for 20% affordable housing and is located at Parkhall Farm, Vellore Road, Maddiston, Falkirk.

The Convener introduced the parties present.

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

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

The Convener thereafter read out emails from Mr Horsburgh, Mr and Mrs Taylor and Mr Irwin, objectors, in relation to the application.

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

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

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

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

Mr Datt, an objector, although not having officially objected, was heard in relation to the application.

The objections included the following issues:-

- The pressure on the existing schools infrastructure, school capacity and issues associated with children travelling by bus to schools outwith the area;
- The increase in traffic and road safety issues;
- The non compliance with Development Plan policies;
- The maintenance of the existing SUDS pond and issues relating to flooding;
- The issues relating to the creation of a through road and the roundabout;
- The safety concerns relating to pylons near housing and the hazards to children;
- The loss of a view;
- The loss of flora, fauna and green space;
- The overdevelopment of the area and the loss of the countryside; and
- The negative effect of affordable housing on surrounding property values.

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 21 September 2011.

**P63. ERECTION OF DWELLINGHOUSE ON LAND TO THE NORTH OF 4 MERRYLEES COTTAGES, LINLITHGOW FOR MR AND MRS STODDART - P/11/0311/FUL**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P55 refers), Committee gave further consideration to Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full planning permission for the erection of a dwellinghouse on land (formerly garden ground) to the north and rear of 4 Merrylees Cottages, Linlithgow.

The Convener introduced the parties present.

The Planning Officer (D Paterson) outlined the nature of the application.

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

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

Mr Archibald, on behalf of Blackness Area Community Council, an objector, was heard in relation to the application.

The objections included the following issues:-

- That the proposal is contrary to the Development Plan;
- The road safety, visibility and access issues to and from the road;
- The adequate space within the existing house for wheelchair access and the disabled facilities;
- The overdevelopment of the site and the intrusion into the countryside; and
- That approval would set a precedent for further development in the countryside.

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 21 September 2011.

**P64. MODIFICATION OF AGREEMENT ON PLANNING PERMISSION F/96/0002 TO ALLOW THE DWELLINGHOUSE TO BE OCCUPIED BY A PERSON “MAINLY OR LASTLY EMPLOYED IN AGRICULTURE, FORESTRY OR LANDSCAPE INDUSTRIES LIKE A TREE NURSERY, IN THE LOCAL AREA, OR TO A DEPENDANT OF SUCH A PERSON RESIDING WITH HIM OR HER, OR A WIDOW OR WIDOWER OF SUCH A PERSON” AT ALMA COTTAGE, 7A MANNERSTON HOLDINGS, LINLITHGOW, EH49 7LY, FOR MARTIN AND ALISON WATT - P/11/0439/75M**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P59 refers), Committee gave further consideration to Report (circulated) dated 16 August 2011 by the Director of Development Services on a request to modify an Agreement in relation to planning permission F/96/0002 made under the terms of Section 50 of the Town and Country Planning (Scotland) Act 1972 (now Section 75 of the Town and Country Planning (Scotland) Act 1997), as amended, and relating to restrictions on the occupancy of a dwellinghouse known as Alma Cottage at 7A Mannerston Holdings, Linlithgow.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

Councillor Ritchie, as local Member for the area, indicated that she had no comments or questions relating 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 21 September 2011.