

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on FRIDAY 9 SEPTEMBER 2011 at 2. 15 P.M.**

**PRESENT:** Councillors Alexander, Buchanan, Carleschi, Lemetti, McLuckie, and Turner.

**CONVENER:** Councillor Buchanan.

**APOLOGIES:** Councillors Mahoney, Nicol and Thomson.

**ATTENDING:** Development Manager; Senior Planning Officer (J Milne) (for application P/11/0347/FUL); Roads Development Officer (R Mackenzie) (for application P/11/0112/FUL); Roads Development Officer (C Russell) (for application P/09/0347/FUL); Planning Officer (S McClure) and Assistant Planning Officer (K Thorley) (for application P/11/0112/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

**DECLARATIONS** None

**OF INTEREST:**

**P65. SUBDIVISION OF GARDEN, ERECTION OF DWELLINGHOUSE AND EXTENSION TO EXISTING DWELLINGHOUSE AT WINDYKNOWE, CROMWELL ROAD WEST, FALKIRK, FK1 1SE FOR MR GREIG MAXWELL - P/11/0112/FUL**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P57 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 to demolish an existing flat roof extension to a dwellinghouse, to construct a one and a half storey extension with a reduced footprint, to subdivide a large garden area to the side of the property and to erect a dwellinghouse thereon. The site is situated at Windyknowe, Cromwell Road West, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

The applicant was not present and had not submitted apologies for the meeting.

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

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

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

The objections included the following issues:-

- The loss of amenity of neighbouring properties;
- The close proximity of the proposed dwelling to 2 Cromwell Road and associated privacy issues;
- The overshadowing, overlooking and privacy of 3 Cromwell Road;
- The heavy construction lorries and construction's structural damage to 3 Cromwell Road;
- The increase in traffic in Cromwell Road due to the new dwelling;
- The effect on the surrounding poorly constructed dwellings, associated subsidence issues and poor quality of ground;
- The disruption and mess from construction at the site and access and safety of children;
- The effect on the value of neighbouring properties;
- That the property would be out of character with surrounding dwellings;
- The effect of the burn running under the property and on other surrounding properties;
- The safety issue from the proposed driveway location;
- The history in the area from a burst water main and the exacerbation from the new dwelling;
- The overdevelopment of the site, the inadequate garden ground and the property sitting forward of the street building line;
- The significant height of the property, particularly the roofspace;
- The concerns about the later use of the void area within the dwelling; and
- The loss of a view of the adjacent park and open space for neighbouring dwellings.

Questions were then asked by Members of the Committee.

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

Provost Reid, as local Member for the area, was heard in relation to the application.

Members thereafter viewed the vehicular access of the proposed new dwelling.

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.

**P66. EXTENSION TO DWELLINGHOUSE (2 STOREY TO REAR) AT 8 MCCAMBRIDGE PLACE, LARBERT FK5 4FY FOR MRS LESLEY HENDERSON - P/11/0322/FUL**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P55 refers), Committee further gave consideration to Report (circulated) dated 16 August 2011 by the Director of Development Services on an application for full

planning permission for a two storey extension to the rear of a two storey detached dwellinghouse at 8 McCambridge Place, Larbert.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

Mr Matear, the applicant's father, was heard in relation to the application.

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

Mr Baxter, the owner of the neighbouring property, indicated that he did not object to the application in principle, was heard in relation to his letter of representation.

Members thereafter moved to re-convene the meeting within the living room of Mr Baxter's home at his request, and with the consent of all parties, with the purpose of viewing the position of the proposed extension from that position and from the neighbouring property's garden.

The concerns within the letter of representation included the loss of amenity, specifically privacy from overlooking due to the habitable nature of the extension's sun room design in relation to the side windows and folding doors.

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 21 September 2011.

**P67. ERECTION OF DWELLINGHOUSE AT GLEN HOUSE, GLEN ROAD, TORWOOD, LARBERT FK5 4SN FOR MR ALAN MILLIKEN - P/11/0347/FUL**

With reference to Minute of Meeting of the Planning Committee held on 24 August 2011 (Paragraph P58 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 single storey dwellinghouse and detached garage within the rear garden area of an existing detached dwellinghouse at Glen House, Glen Road, Torwood, Larbert and also to the rear of Torwood Tower and Torwood Cottage.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application.

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

Mr Milliken, the applicant, 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 21 September 2011.