

DRAFT**FALKIRK COUNCIL**

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on THURSDAY 17 MARCH 2011 at 3.00 P.M.

PRESENT: Councillors Buchanan, Constable, McLuckie and McNeill.

CONVENER: Councillor Buchanan.

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

DECLARATION OF INTEREST: None

PRC19. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 2 February 2011.

PRC20. 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.

PRC21. APPLICATION FOR REVIEW – ERECTION OF DWELLINGHOUSE AT LAND TO THE EAST OF AVONHILL LODGE, FALKIRK FOR MR JOHN MCGLYNN – P/10/0335/FUL (CONTINUATION)

With reference to the Minute of Meeting of the Planning Review Committee held on 2 February 2011 (Paragraph PRC17 refers) 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.

The Committee heard from Mr Whittle, who outlined the background to the application and referred members to the officer's Report of Handling in terms of which the reasons given for refusal included the development being considered contrary to the Development Plan and issues surrounding access and visibility at the site.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information from (a) the original papers submitted; (b) the unaccompanied inspection of the site in question on 17 March 2011; and (c) the additional submissions from the Planning Authority and from the Applicant, and considered:-

- (1) the terms of the Development Plan with particular reference to policy SC3;
- (2) the justification for the development;
- (3) the history of the site and previous erections on the site;
- (4) the benefit of the site inspection;
- (5) the condition and nature of the site, and the environmental impact of refusing the application;
- (6) the location and size of the site and that it has a clearly defined boundary;
- (7) that each application should be considered on its merits, and
- (8) the road safety issues in relation to the site.

After lengthy discussion, on a division, the Committee **AGREED** that the application for planning permission be granted, subject to the following conditions and that the preparation of the decision notice be delegated to the Acting Director of Law and Administration Services:-

1. The development to which this permission relates must be begun within three years of the date of this permission. (Reason: To accord with the provisions of section 58 of the Town and Country Planning (Scotland) Act 1997.)
2. Before any work starts on site, details of the specifications and colour of the proposed external finishes shall be submitted to and approved in writing by this Planning Authority. (Reason: In the interests of visual amenity; to ensure that the external finishing materials are appropriate to the character of the area.)
3. Before the house is occupied, the site shall be enclosed by a form of boundary treatment, the details and location of which shall be submitted to and approved in writing by this Planning Authority. (Reason: in the interests of visual amenity.)
4. Before the vehicular access is brought into use, visibility splays of 2.4 metres by 200 metres shall be provided in both directions at the junction of the new access with the existing road unless otherwise agreed in writing by this Planning Authority. Thereafter these shall be permanently maintained free from any obstructions exceeding a height of one metre above adjacent road channel levels. (Reason: in the interests of road safety to ensure the provision of adequate visibility at the junction with the public road.)

5. Before the house is occupied 2 off street parking spaces shall be provided within the curtilage of the site in accordance with the current Falkirk Council parking standards and thereafter maintained and kept available as such. (Reason: to ensure adequate provision of off street parking.)
6. Before the house is occupied, a turning area shall be provided within the site curtilage in order that vehicles can enter and leave the site in a forward gear. (Reason: in the interests of road safety; to reasonably avert the reversing of vehicles onto the public road.)
7. Before any work starts on site, a detailed plan showing the design, surfacing and specification of the vehicular access, parking and turning area, to a scale of not less than 1:200 and in accordance with Falkirk Council Guidelines, shall be submitted for approval in writing by this Planning Authority. (Reason: In the interests of road safety; to ensure the submission of satisfactory details.)
8. The vehicular access, driveway and turning area shall be formed in accordance with the Falkirk Council Guidelines and in such a manner that no surface water is discharged or loose material carried onto the public road. (Reason: In the interests of road safety.)
9. The bell mouth of the new vehicular access with the existing road shall have a new dropped kerb access across the verge with 6 metre kerbed radii. (Reason: in the interests of road safety; to ensure a satisfactory standard of construction).
10. Any gates on the vehicular access shall only open in an inwards direction into the site. (Reason: in the interests of road safety.)
11. Before any work commences on site details of surface and foul drainage proposals shall be submitted to and approved in writing by this Planning Authority. (Reason: to ensure the provision of satisfactory site drainage.)

Informatives

1. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.
2. The builder shall ensure that noisy work which is audible at the site boundary shall only be conducted between the following hours:

Monday to Friday 08:00 – 18:00 hours

Saturday 09:00 – 17:00 hours

Sunday/bank holidays 10:00 – 16:00 hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

3. A Minor Road Construction Consent will be required. For further advice please contact Falkirk Council Roads Service.
4. For the avoidance of doubt the plans to which this consent refers bear our reference 01, 01, 03, 03, 04, 05.