

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 19 DECEMBER 2011 commencing at 9.30 a.m.

PRESENT: Councillors Buchanan, Lemetti, McLuckie, McNeill, Mahoney, Oliver and Turner.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Alexander, C Martin and Thomson.

ATTENDING: Development Management Co-ordinators (D Campbell (for applications P/11/0131/FUL, P/11/0500/FUL and P/11/0627/FUL) and B Whittle (for applications P/11/0482/PPP and P/11/0621/PPP); Assistant Planning Officer (A Scott) (for applications P/11/0482/PPP and P/11/0621/PPP); Roads Development Co-ordinator (B Raeburn); Environmental Health Officer (S Henderson) (for application P/11/0627/FUL); Solicitor (K Quin), and Committee Officer (A Sobieraj).

DECLARATIONS

OF INTEREST: None

P121. ERECTION OF OUTBUILDING, SITING OF TEMPORARY RESIDENTIAL CARAVAN AND FORMATION OF ALL WEATHER EQUESTRIAN SCHOOLING AREA (RETROSPECTIVE) AND ERECTION OF DWELLINGHOUSE ON LAND TO THE NORTH OF SALTERHILL FARM, SLAMANNAN ROAD, LIMERIGG FOR MR AND MRS D POLLOCK - P/11/0131/FUL

With reference to Minute of Meeting of the Planning Committee held on 5 December 2011 (Paragraph P114 refers), Committee gave further consideration to Report (circulated) dated 25 November 2011 by the Development Services on an application for full planning permission for the erection of an outbuilding, the siting of a temporary residential caravan, the formation of an all weather equestrian schooling area (retrospective) and the erection of a dwellinghouse on land to the north of Salterhill Farm, Slamannan Road, Limerigg.

The Convener introduced the parties present.

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

Mr Bell, the applicant's agent, was heard in support of the application.

Mr Pollock, the applicant, provided clarification on a number of issues in support of the application.

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

The objections as submitted included the following issues:-

- The proposal being contrary to the Development Plan;
- The importance of the great landscape value of the area;
- That the skyline view of the development was detrimental to the visual amenity of the area;
- The previous planning permission was given on an unstable bing;
- The proposal was unsympathetic to the character of the rural setting;
- The site formed part of a previous mining spoil tip which had been regraded. The re-grading works blocked a previous access from the B8022 to land to the south;
- The retrospective nature of the application and unauthorised building on the site;
- The need for enforcement action to ensure removal of the existing building and cessation of the site as an equestrian carriage hire business and horse riding facility;
- The lack of evidence that up to ten part-time jobs would be created;
- The inaccuracy of the supporting statement on the number of liveries in the area of the site and that a livery yard was not included within the application;
- There being no satisfactory access to the horse exercise area; and
- The insufficient demand to support the business and the business plan not being credible.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 1 February 2012.

P122. CHANGE OF USE FROM SHOP (CLASS 1) TO HOT FOOD TAKEAWAY AT THE VILLAGE SHOP, REDHOUSE INDUSTRIAL ESTATE, SHIELDHILL ROAD, REDDINGMUIRHEAD, FALKIRK FK2 0DT FOR MR MARIO MORROCCO - P/11/0500/FUL

With reference to Minute of Meeting of the Planning Committee held on 5 December 2011 (Paragraph P111 refers), Committee gave further consideration to Report (circulated) dated 25 November 2011 by the Development Services on an application for full planning permission for a change of use from a shop (Class 1) to a hot food takeaway at the village shop, Redhouse Industrial Estate, Shieldhill Road, Reddingmuirhead, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

Mr Thomson, the applicant's agent, was heard in support of the application.

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

Mr Morland, on behalf of Ms Morland, an objector, was heard in relation to the application.

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

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

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

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

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

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

The objections as submitted included the following issues:-

- The adverse impact on existing business of a similar nature and associated future job losses;
- The additional traffic, limited parking currently available and the lack of parking provision within the application;
- That lack of improved drainage provision;
- The potential for noise, odour and poor hygiene;
- The negative impact on property values; and
- The exacerbation of existing litter and anti social behaviour problems.

Questions were then asked by Members of the Committee.

Councillor Jackson, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 1 February 2012.

Members thereafter visited the car parking area at the back of the buildings on Shieldhill Road.

P123. CHANGE OF USE FROM BUILDERS STORAGE AREA (CLASS 6) TO SALE AND REPAIR OF MOTOR VEHICLES (RENEWAL OF PLANNING PERMISSION P/09/0862/FUL) AT MORVEN

**CONSTRUCTION LTD, GRANARY SQUARE, BANKSIDE, FALKIRK
FK2 7XJ FOR MORVEN MOTORCYCLES - P/11/0627/FUL**

With reference to Minute of Meeting of the Planning Committee held on 5 December 2011 (Paragraph P115 refers), Committee gave further consideration to Report (circulated) dated 25 November 2011 by the Development Services on an application for full planning permission for a change of use from builders storage area (Class 6) to the sale and repair of motor vehicles (renewal of planning permission P/09/0862/FUL) at Morven Construction Ltd, Granary Square, Bankside, Falkirk.

The Convener introduced the parties present.

The Development Management Co-ordinator (D Campbell) outlined the nature of the application.

Mr Henderson, Environmental health Officer provided information in relation to the noise monitoring recently carried out at the site.

Mr Campbell, the applicant, was heard in support of the application.

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

Mr Ferguson, was heard in relation to the application.

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

The objections as submitted included the following issues:-

- The effect on 1 and 3 Hendry Street from noise including motorbikes left running and vehicles revving up;
- That no noise emanated from the other motorbike garage to the rear of numbers 1 and 3 Hendry Street other than motorbikes driving to and from the site;
- The vehicle emissions near 3 Hendry Street;
- The negative effect on the value of 3 Hendry Street;
- That Hendry Street was a residential area;
- The applicant carrying out work outside the unit and in breach of temporary planning consent;
- The fumes and noise from open doors whilst work was carried out inside the unit;
- The constant noise of motorbikes coming and going from the unit in Bankside on all days of the week, including weekends;
- The residents of 1 Hendry Street experiencing fumes on a daily basis, the effect on children in the rear garden and the need to shut all the windows in the dwelling to stop fumes entering the house;
- No issues with the unit when it was classed and used for storage;
- The residents of 1 Hendry Street have been dealing with Environmental Protection for a considerable amount of time including the installation of a

noise monitor within the property but at times of low use, and that it should have been placed there during the Spring/Summer months; and

- The snowballing effect from permission and applications from other units.

Questions were then asked by Members of the Committee.

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

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

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 1 February 2012.

P124. DEVELOPMENT OF LAND FOR RESIDENTIAL PURPOSES, ASSOCIATED ACCESS ROAD AND LANDSCAPING WORKS ON LAND TO THE NORTH WEST OF DENOVAN COTTAGE, DENNY FOR MRS BRENDA MACCONNELL - P/11/0621/PPP

With reference to Minute of Meeting of the Planning Committee held on 2 November 2011 (Paragraph P116 refers), Committee gave further consideration to Report (circulated) dated 24 November 2011 by the Development Services on an application for planning permission in principle for the development of land for residential purposes, an associated access road and landscaping works on land to the north west of Denovan Cottage, Denny.

The Convener introduced the parties present.

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

Ms Profili, the applicant's agent, was heard in support of the application.

Ms MacConnell, the applicant, provided clarification on a number of issues in support of the application.

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

The objections as submitted included the following issues:-

- The guesthouse granted planning permission had not been constructed;
- The significant increase in traffic on Denovan Road;
- The lifestyle of the inhabitants would be completely dependent on vehicular use;
- The increased concentration of habitation on a double bend;
- The loss of the countryside amenity of the area; and

- That no objection to the proposal provided that a condition of any grant of permission prevents windows on the upper floor of Plot 1 overlooking Denovan Orchard.

The Convener read out an email from Councillor Waddell, a local Member for the area and referred to other comments emailed to him by Councillor Blackwood, a local Member for the area both in relation to the application.

Questions were then asked by Members of the Committee.

Councillor McNally, a local Member for the area, was heard in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 1 February 2012.

P125. ERECTION OF BED AND BREAKFAST AND GUESTHOUSE (CLASS 7) AT TIPPETCRAIG, BONNYBRIDGE FK4 2EU FOR MR STEVEN CAIRNS - P/11/0482/PPP

With reference to Minute of Meeting of the Planning Committee held on 5 December 2011 (Paragraph P110 refers), Committee gave further consideration to Report (circulated) dated 25 November 2011 by the Development Services on an application for the erection of a bed and breakfast and guesthouse (Class 7) at Tippetcraig, Bonnybridge.

The Convener introduced the parties present.

The Assistant Planning Officer (A Scott) outlined the nature of the application.

Mr Bell, the applicant's agent, was heard in support of the application.

The Convener read out an email from Ms Massie and a letter from Ms Brown, objectors, having submitted apologies for the meeting, in relation to the application.

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

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

Mr Rae and Mr Hanley, on behalf of Bonnybridge Community Council, an objector, were heard in relation to the application.

A local farmer, Bean Farm, was heard in relation to the application.

The objections as submitted included the following issues:-

- The ruining of good agricultural land;
- The buildings being put on "green belt" agricultural land;

- The proposal would be out of place and be a blight on the land;
- The loss of amenity and privacy;
- The number of mine shafts throughout the area; and
- The inadequate roads access and sewage treatment facilities available.

Questions were then asked by Members of the Committee.

Councillor Carleschi, spoke at the request of Councillor Coleman, a local Member for the area and having been unable to attend the meeting, in relation to the application.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 1 February 2012.