

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 20 FEBRUARY 2012 commencing at 9.15 a.m.

PRESENT: Councillors Alexander, Buchanan, Carleschi (for applications P/11/0692/FUL, P/11/0651/FUL and P/10/0360/PPP); Lemetti (for application P/10/0762/FUL); McLuckie, Mahoney (for applications P/11/0651/FUL and P/10/0360/PPP); Oliver (for application P/10/0360/PPP); and Turner.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors McNeill, Nicol and Thomson.

ATTENDING: Head of Planning and Transportation (for application P/10/0360/PPP); Development Manager (for applications P/11/0651/FUL and P/10/0360/PPP); Development Management Co-ordinator (D Campbell) (for applications P/11/0632/FUL, P/10/0762/FUL and P/11/0692/FUL); Roads Development Co-ordinator; Senior Planning Officer (A Finlayson) (for application P/11/0632/FUL); Senior Planning Officer (J Milne) (for applications P/10/0762/FUL and P/11/0692/FUL); Senior Planning Officer (B Vivian) (for applications P/11/0651/FUL and P/10/0360/PPP); Roads Development Officer (C Russell) (for application P/10/0360/PPP); Environmental Health Officer (S Henderson) (for applications P/10/0762/FUL, P/11/0632/FUL and P/10/0360/PPP); Transport Planning Officer (K Swanson) (for application P/10/0360/PPP); Solicitor (K Quin); and Committee Officer (A Sobieraj).

DECLARATION OF INTEREST:

Councillor Oliver declared a non-financial interest in Item 6 (minute P149) as he had held discussions with the applicant's representatives and Planning officers, but did not consider that this required him to recuse himself from consideration of the item, having had regard to the objective test in the Code of Conduct.

P145. TEMPORARY STORAGE, TREATMENT AND DISTRIBUTION OF ORGANIC WASTE INCLUDING LIME TREATMENT AND OPEN WINDROW COMPOSTING AT JAWCRAIG BRICKWORKS, FALKIRK FK1 3AL FOR JAMES MCCAIG FARMS - P/10/0762/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2012 (Paragraph P135 refers), Committee gave further consideration to Report (circulated) dated 24 January 2012 by the Director of Development Services on an application for full planning permission for temporary storage, treatment and distribution

of organic waste, including open window composting and lime treatment at Jawcraig Brickworks, Falkirk.

The Convener introduced the parties present.

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

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

Mr McCaig, the applicant's son, was heard in relation to the application.

Ms Neely, the applicant's technical representative, was heard in relation to the application.

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

Ms Hirst, on behalf of Avonbridge and Standburn Community Council, an objector, was heard in relation to the application.

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

Mr Bauer, on behalf of the National Farmers Union, an objector, was heard in relation to the application.

The objectors highlighted the following issues:-

- The inappropriateness of the development in a green belt, its location and its excessive bulk and scale;
- The threat to wildlife and neighbouring SSSI in relation to birds;
- The harmful effect on plants and local human and animal populations;
- The generation of smells and pollution and the danger to health of the local human, bird and animals of bioaerosols and their windborne nature;
- The inadequacy of the road system to maintain the level of use and the significant number of traffic/lorry movements to and from the site;
- The adverse impact of traffic generation on the local amenity of the area;
- The adverse effect on the rural economy;
- The damage to the environment through water run-off;
- The lack of clarity on the storage of waste and drainage arrangements and the odours and vermin at the site;
- The continued exploitation of the rural community without benefit to that community;
- The potentially negative impact and wellbeing of neighbouring agricultural businesses and farming families through bioaerosols, the nearest dwelling being 90m from the site; and
- The capacity of the site falls just short (25,000 tonnes per annum) of constituting a 'major development'.

Questions were then asked by Members of the Committee.

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

Members thereafter visited part of the site and received clarification of the proposed use of the main building as well as viewing a proposed new access to the site.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 7 March 2012.

P146. INSTALLATION OF A WIND TURBINE 225 KW (32.2 METRES TO HUB AND 45.7 METRES TO BLADE TIP), ANCILLARY INFRASTRUCTURE INCLUDING ACCESS TRACK, CRANE HARDSTANDING AREA AND TEMPORARY GROUND WORKS ON LAND TO THE NORTH OF KERSEBROCK FARM, FALKIRK FOR MR JOHN WATSON - P/11/0632/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2012 (Paragraph P138 refers), Committee gave further consideration to Report (circulated) dated 24 January 2012 by the Director of Development Services on an application for full planning permission for the installation of a single wind turbine, ancillary infrastructure including an access track, a crane hardstanding area and temporary ground works on agricultural land to the north of Kersebrock Farm, Falkirk.

The Convener introduced the parties present.

The Senior Planning Officer (A Finlayson) outlined the nature of the application.

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

The objector was not present but the Members noted the concerns detailed in the Report.

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 7 March 2012.

P147. ERECTION OF DWELLINGHOUSE AT GLEN HOUSE, GLEN ROAD, TORWOOD, LARBERT FK5 4SN FOR MR ALAN MILLIKEN - P/11/0692/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2012 (Paragraph P140 refers), Committee gave further consideration to Report (circulated) dated 24 January 2012 by the Director of Development Services on an application for full planning permission for the erection of a dwellinghouse within the rear garden of an existing dwellinghouse at Glen House, Glen Road, Torwood, Larbert.

The Convener introduced the parties present.

The Senior Planning Officer (J Milne) outlined the nature of the application. Mr Milne also advised that an objection had been received by email from Larbert, Stenhousemuir and Torwood Community Council since the completion of the report to the Committee.

The points raised would be included in the update report to the next Planning Committee. The objections were read out by Mr Milne at the meeting.

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

The objectors were not present but the Members noted the concerns detailed in the Report.

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 7 March 2012.

P148. ERECTION OF NEW DEER FENCING AND GATES AT BURNHOUSE FARM, BONNYBRIDGE FK4 2HH FOR MRS VIRGINIA LUCEY - P/11/0651/FUL

With reference to Minute of Meeting of the Planning Committee held on 1 February 2012 (Paragraph P141 refers), Committee gave further consideration to Report (circulated) dated 24 January 2012 by the Director of Development Services on an application for full planning permission for the erection of 1.9 metre high deer fencing and gates to enclose new deer fields at Burnhouse Farm, Bonnybridge.

The Convener introduced the parties present.

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

Ms Lucey, the applicant, was heard in relation to the application.

Mr Smith, the applicant's son, was heard in relation to the application.

Mr Snedden, Deer Consultant, was heard in relation to the application.

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

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

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

The objectors highlighted the following issues:-

- The acreage is wrong on the plan related to the application;
- That Woodend Road was single track and narrow with very few passing places;
- That the road was over-congested with vans, lorries and cars and the increase in traffic on the road;
- The danger of walking on the road;
- That alterations were undertaken to the road without consent;
- The concerns relating to where the deer emanated from and their type;
- The fear of the deer spreading disease;

- The concerns of native deer coming in contact with farmed deer;
- The risk of animals being spooked/escaping when pheasant and duck shooting took place;
- The effect of the fences on the 'Right to Roam'; and
- That the Royal Society for the Protection of Birds was opposed to deer fencing.

Questions were then asked by Members of the Committee.

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

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

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.

Members thereafter examined the deer fencing already erected at Low Forrester Farm.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 7 March 2012.

P149. DEVELOPMENT OF UP TO 550 HOUSES, A NEIGHBOURHOOD CENTRE INCLUDING RETAIL AND COMMUNITY USES, ACCESS JUNCTIONS, NEW ACCESS ROADS, PROVISION OF A NATURE CONSERVATION AREA, ASSOCIATED ROADS AND INFRASTRUCTURE ON LAND TO THE NORTH OF BANKVIEW NURSING HOME, KILSYTH ROAD, BANKNOCK FOR I & H BROWN LTD - P/10/0360/PPP

With reference to Minute of Meeting of the Planning Committee held on 1 February 2012 (Paragraph P134 refers), Committee gave further consideration to Report (circulated) dated 24 January 2012 by the Director of Development Services on an application for planning permission in principle for the development of land for up to 550 dwellinghouses, a neighbourhood centre including retail and community uses, a nature conservation area and associated infrastructure including access junctions, new roads and paths, surface water drainage facilities and landscaping on land to the north of Bankview Nursing Home, Kilsyth Road, Banknock.

The Convener introduced the parties present.

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

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

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

Mr MacDonald and Mrs Cooper, objectors, requested clarification in relation to the development and indicated that as the responses from the applicant's representative satisfactory they had no further concerns in relation to the development at the planning

in principle stage. The other objectors were not present but the Members noted their concerns detailed in the Report.

Questions were then asked by Members of the Committee.

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

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 7 March 2012.