

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 19 MARCH 2012 commencing at 9.20 a.m.**

**PRESENT:** Councillors Alexander (for applications P/11/0714/FUL, P/11/0716/LBC and P/11/0571/PPP); Buchanan, Carleschi (for applications P/11/0493/FUL and P/11/0797/FUL); McLuckie, Mahoney (for applications P/11/0714/FUL and P/11/0716/LBC); Nicol, Thomson and Turner (for applications P/11/0714/FUL and P/11/0716/LBC).

**CONVENER:** Councillor Buchanan.

**APOLOGY:** Councillor McNeill.

**ATTENDING:** Development Manager (for applications P/11/0493/FUL and P/11/0797/FUL); Development Management Co-ordinator (B Whittle) (for applications P/11/0714/FUL, P/11/0716/LBC and P/11/0571/PPP); Senior Planning Officer (B Vivian) (for applications P/11/0651/FUL and P/10/0360/PPP); Assistant Planning Officer (A Scott) (for applications P/11/0714/FUL and P/11/0716/LBC); Roads Development Officer (C Russell) (for applications P/10/0360/PPP); Roads Development Officer (R Mackenzie) (for application P/11/0493/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

**P169. ERECTION OF DWELLINGHOUSE AND FORMATION OF DRIVEWAY AT ROMAN HOUSE, 26 GRANGE TERRACE, BO'NESS EH51 9DS FOR MR AND MRS DUPLOYEN - P/11/0714/FUL**

With reference to Minute of Meeting of the Planning Committee held on 7 March 2012 (Paragraph P163 refers), Committee gave further consideration to Report (circulated) dated 28 February 2012 by the Director of Development Services on an application for full planning permission for the erection of a single storey dwellinghouse and the formation of a driveway within the garden ground of Roman House, a 'B' listed dwellinghouse and within the Grange Conservation area, at 26 Grange Terrace, Bo'ness.

The Convener introduced the parties present.

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

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

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

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

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

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

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

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

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

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

Councillor Ritchie, local Member for the area, on behalf of two objectors to the previously withdrawn application but having requested that their concerns be read out, was heard in relation to the application.

The objectors highlighted the following issues:-

- The application being contrary to the Local Plan policy re Conservation Areas and Listed Buildings and the Grange Terrace Conservation Area Appraisal Consultative Draft Feb 2011;
- The setting of a precedent for similar proposals;
- The adverse impact on the existing 'monkey puzzle' tree and the loss of trees in a Tree Preservation Order (TPO) area;
- That the new dwellinghouse would have limited garden ground and outlook;
- The adverse impact on traffic travelling along Grange Terrace;
- The proposed new access driveway will have an adverse impact on existing trees;
- The loss of amenity and privacy for neighbouring properties and the overdevelopment of the site;
- The concerns in relation to energy efficiency;
- The visibility of the house from neighbouring properties and it not being in keeping with the listed building or its building materials;
- The backland development and being out of character with the surrounding area;
- That the design not reflecting the character of the area;
- The area of garden ground is not of a useable space; and
- That no new build should take place within a conservation area.

Questions were then asked by Members of the Committee.

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

Members thereafter visited the garden area of the neighbouring property at 24 Grange Terrace with the purpose of viewing the position of the proposed dwellinghouse from the neighbouring property's garden.

The Convener concluded by thanking the parties for their attendance and advised that the matter would be determined by the Planning Committee on 4 April 2012.

**P170. FORMATION OF VEHICULAR ACCESS/DRIVEWAY AT ROMAN HOUSE, 26 GRANGE TERRACE, BO'NESS EH51 9DS FOR MR V DUPLOYEN - P/11/0716/LBC**

With reference to Minute of Meeting of the Planning Committee held on 7 March 2012 (Paragraph P164 refers), Committee gave further consideration to Report (circulated) dated 28 February 2012 by the Director of Development Services on an application for listed building consent for the formation of vehicular access/driveway at Roman House, a 'B' listed dwellinghouse and within the Grange Conservation area, 26 Grange Terrace, Bo'ness.

The Convener introduced the parties present.

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

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

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

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

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

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

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

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

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

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

The objectors highlighted the following issues:-

- That the proposal was contrary to planning policy and did not preserve or enhance the character of the Grange Conservation area;
- Proposal will detract from setting of Conservation Area and Listed Building;
- If granted permission, this proposal could set a precedent for future applications;
- The loss of trees;
- That the proposal would separate elements of the statutory Listing for Roman House;
- The loss of garden ground;
- That the application was contrary to Supplementary Planning Guidance on Housing Layout and Design;
- The exacerbation of traffic problems on Grange Terrace;
- The close proximity of the drive and garage to a number of mature trees; and
- The loss of privacy and overdevelopment.

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 4 April 2012.

**P171. ERECTION OF DWELLINGHOUSE ON LAND SOUTH OF 7 BLACKBRAES ROAD, FALKIRK FOR MR COLIN MCMILLAN - P/11/0571/PPP**

With reference to Minute of Meeting of the Planning Committee held on 7 March 2012 (Paragraph P161 refers), Committee gave further consideration to Report (circulated) dated 28 February 2012 by the Director of Development Services on an application for planning permission in principle for the erection of a dwellinghouse on land south of 7 Blackbraes Road, Falkirk.

The Convener introduced the parties present.

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

Mr Bennie, the applicant's agent, 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 4 April 2012.

**P172. ERECTION OF 3 DWELLINGHOUSES WITH DETACHED DOMESTIC GARAGES ON LAND TO THE SOUTH EAST OF BYWAYS, GLEN ROAD TORWOOD FOR ROY MITCHELL DESIGN LTD - P/11/0797/FUL**

With reference to Minute of Meeting of the Planning Committee held on 7 March 2012 (Paragraph P162 refers), Committee gave further consideration to Report (circulated) dated 28 February 2012 by the Director of Development Services on an application for full planning permission for the erection of three one and a half storey dwellinghouses over a 1.02 hectare site with detached domestic garages on land to the south east of Byways, Glen Road, Torwood.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

Mr Hogan, a supporter and owner of part of the site, was heard in relation to the application in relation to the use of the considered gap site.

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

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

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

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

Mr O'Rourke, an objector, was heard in relation to the application.

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

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

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

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

The objectors highlighted the following issues:-

- That the site was subject to previous planning refusals, including the dismissal of a planning appeal, and the reasons for rejection remain valid at this time;
- That the site was outwith the village limit as defined in the Local Plan in relation to new housing in the countryside;
- That the village had basic services and infrastructure constraints; the development would add to ongoing creeping development and constraint issues;
- The application site is not a 'gap' or 'infill' site.
- The proposed 'work from home' facilities are large, suggesting a commercial operation;
- That there was no housing need in the area, with houses adjacent the application site currently for sale;
- That the application was identical to previously refused proposals, except the reduction of houses from 5 to 3;
- The development would encroach on existing woodland, all to the detriment of the setting of Torwood;
- That the tree survey was out of date and the site had started to regenerate; and
- The strategic importance of the woodland areas as greenspace; and
- That the woodland setting should remain intact for wildlife and amenity.

Questions were then asked by Members of the Committee.

Councillor Coleman, 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 4 April 2012.

**P173. ERECTION OF DWELLINGHOUSE AND DOMESTIC GARAGE AT RIVERSIDE FARM, DENNY FK6 5JF FOR MR STUART RAE - P/11/0493/FUL**

With reference to Minute of Meeting of the Planning Committee held on 7 March 2012 (Paragraph P160 refers), Committee gave further consideration to Report (circulated) dated 29 February 2012 by the Director of Development Services on an application for full planning permission for the erection of a two storey dwellinghouse and detached garage at Riverside Farm, Denny.

The Convener introduced the parties present.

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

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

Mr Belbin, on behalf of Denny and District Community Council, was heard in relation to the application and the objection and confirmed that following clarification would formally withdraw the Community Council's objection.

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

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

The remaining objections included the following issues:-

- That a neighbour was not notified of the application;
- The boundary lines were incorrect;
- There are no details on the plans for the dwelling and garage showing distance from the road, distance from the existing entrance, distance from a neighbouring access, base height of the property and final height of the property;
- There is no indication given of whether the building would be sited on 'dirty' ground or green belt;
- There appeared to be another entrance proposed, with no details of the exact position;
- That the applicant purchased a small number of sheep specifically to support a planning application to build a house on green belt land;
- The small site acreage and the small number of sheep and horses indicates there are insufficient grounds to call the operation an agricultural/equestrian business and to justify building a house in the rural area;
- That the buildings had planning permission for a change of use to livery and an indoor riding school and therefore cannot be used for sheep grazing as well;
- That the operation was primarily a plant hire business and that this could be evidenced;
- That as a landfill there were unspecified materials being dumped;
- That planning permission had been granted for temporary manager's accommodation so why were two houses required;
- Instead of the approved log cabin, a caravan is in situ and not where the log cabin was to be sited;

- The number of houses for sale in the valley to accommodate the applicant's needs and that an on site security presence could be accommodated by other options; land;
- The increase from previously one to three properties at Riverside; and
- That the dwellinghouse would partially obscure the view from the B818 of a Pictish settlement on the opposite side of the Carron and further detract from the amenity and tourist potential of the area.

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 4 April 2012.