

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 30 APRIL 2012 commencing at 9.00 a.m.

PRESENT: Councillors Alexander, Buchanan, Oliver, C Martin, McLuckie, McNeill, Nicol, Thomson and Turner.

CONVENER: Councillor Buchanan.

APOLOGIES: Councillors Lemetti and Mahoney.

ATTENDING: Head of Planning and Transportation; Senior Planning Officer (B Vivian); Environmental Health Officer (S Henderson); Network Co-ordinator; Transport Planning Co-ordinator; Transport Planning Officer (K Short); Roads Development Officer (C Russell); Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

Councillor C Martin entered the meeting during consideration of the following item of business.

P28. MIXED USE DEVELOPMENT COMPRISING 71 NO. DWELLINGHOUSES (TO INCLUDE 11 AFFORDABLE DWELLINGHOUSES), FOOTBALL PITCH AND CHANGING FACILITIES (TO INCLUDE MEETING ROOM), VETERINARY HOSPITAL, A SEMI DETACHED 2 STOREY OFFICE BLOCK (CLASS 4), PUBLIC OPEN SPACE AND ASSOCIATED ENGINEERING OPERATIONS ON LAND TO THE SOUTH OF ALLANDALE BOWLING CLUB, THORNDALE GARDENS, ALLANDALE FOR ALLANDALE PROPERTIES LTD - P/11/0759/FUL

With reference to Minute of Special Meeting of the Planning Committee held on 19 April 2012 (Paragraph P27 refers), Committee gave further consideration to Report (circulated) dated 12 April 2012 by the Director of Development Services on an application for full planning permission for the erection of 71 dwellinghouses, a football pitch and changing facilities/meeting room, veterinary hospital, a semi detached two storey office block, public open space and associated engineering operations on land to the south of Allandale Bowling Club at Thorndale Gardens, Allandale.

The Convener introduced the parties present.

The Head of Planning and Transportation outlined the nature of the application.

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

The Convener thereafter read out an email from Ms Holloway, an objector, in relation to the application.

Mr Ewing, on behalf of CED Limited, an objector, was heard in relation to the application.

The objection included the following issues:-

- The unsuitability of the site access by means of the roadway under the railway bridge at the site's north east corner;
- The inappropriateness of the site for residential development;
- The housing unit residents being subject to noise and dust nuisance from the existing stone masonry business adjacent to the site's south boundary;
- The development not being in accordance with Policy SC2 of the Council's Local Plan "Windfall Housing Development within the Urban/Village Limit";
- The unsatisfactory level of residential amenity for new residents and the unsuitable site access from the B816;
- The village's residents being unaware of the development and the application's submission coinciding with residents holiday's;
- The risk to the safety of Primary School pupils from traffic;
- The roadway under the Cumbernauld railway line adjacent to Antonine Gate regularly flooding and its unsuitability for pedestrian access, in particular children;
- The drainage ponds associated with surface water drainage systems not being conducive to children's safety and attracting vermin;
- The increased traffic and air pollution;
- The football pitch having little benefit to the community and its unlikely public access;
- The site for residential development not identified in the Local Plan and its detriment to sustainable development;
- The lack of local support for the proposal;
- The water and drainage infrastructure being unable to service the development; and
- The impact on the age structure of the village's population.

Mr Henderson, on behalf of Banknock, Haggs and Longcroft Community Council, a supporter, was heard in relation to the application.

Mr Wright, on behalf of Steins Thistle Football Club, was heard in relation to the application.

Mr Walker, a supporter, was heard in relation to the application.

The support included the following issues:-

- The mix of uses being of local community benefit;
- The football pitch benefitting the development of youth football players and open to all members of the community;
- The employment opportunities, economic regeneration and the provision of community social outlets and the charitable nature of the club;
- The need for new housing, particularly affordable housing and the importance of encouraging overall business units;
- The improvement of vehicle speed on the B816;
- The sustaining of the community shop and bowling club.

Questions were then asked by Members of the Committee.

Mr McClurg, the applicant, was briefly heard in clarification of the application.

Mr McCann, the applicant's Independent Safety Consultant, was heard in relation to the application.

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

Members thereafter viewed the site of the Glenyards Bridge.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined at a Special Meeting of the Planning Committee to be held later on the morning of 30 April 2012.