

AGENDA ITEM 1

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on TUESDAY 27 MARCH 2012 at 2.00 P.M.

PRESENT: Councillors Alexander, Buchanan, McLuckie and Nicol.

CONVENER: Councillor Buchanan.

ATTENDING: Legal Services Manager (I Henderson); Senior Planning Officers (A Finlayson and B Vivian); Craig Russell (Roads Development Officer) and Committee Services Officer (S Barton).

DECLARATIONS OF INTEREST: None.

PRC15. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 8 March 2012.

PRC16. 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.

PRC17. APPLICATION FOR REVIEW – PLANNING APPLICATION P/11/506/FUL, EXTENSION TO DWELLINGHOUSE AT 17 CAMPFIELD STREET, FALKIRK, FK2 7DN (CONTINUATION)

With reference to the Minute of Meeting of the Planning Review Committee held on 9 February 2012 (Paragraph PRC9 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Mr William Smith on behalf of Ms H Malloy for an extension to a dwellinghouse at 17 Campfield Street, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Vivian, the Committee **AGREED** that they had sufficient information (a) within the written submission provided by the Director of Development Services and (b) from the accompanied inspection of the site in question on 27 March 2012, and considered:-

- (1) Policy SC9 of the Falkirk Council Local Plan;

- (2) the terms of Falkirk Council Supplementary Planning Guidance Note on House Extensions and Alterations;
- (3) the scale and design of the proposed extension;
- (4) the benefit of the site inspection, and
- (5) the written submission received from Development Services showing similar developments in the surrounding area.

After discussion, 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 Chief Governance Officer:-

- (1) the development to which this permission relates must be begun within three years of the date of this permission;
- (2) before the development commences, the exact details of the colour and specification of the proposed external finishing materials shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details, and
- (3) 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 this Planning Authority.

Councillor McLuckie entered the meeting at conclusion of the foregoing item of business.

PRC18. APPLICATION FOR REVIEW – PLANNING APPLICATION P/11/0465/PPP SUBDIVISION OF PLOT AND ERECTION OF NEW DWELLINGHOUSE AT RUMAH, SHIELDHILL ROAD, REDDINGMUIRHEAD, FALKIRK FK2 0DU (CONTINUATION)

With reference to the Minute of Meeting of the Planning Review Committee held on 8 February 2012 (Paragraph PRC10 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Mr Graham Jinks on behalf of Mr D Donaldson for the sub-division of plot and erection of a new dwellinghouse at Rumah, Shieldhill Road, Reddingmuirhead, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Vivian, the Committee **AGREED** that they had sufficient information (a) within the written submission provided by the Director of Development Services and the applicant's response to this, and (b) from the unaccompanied inspection of the site in question on 27 March 2012, and considered:-

- (1) the terms of the Falkirk Council Local Plan, Falkirk Council Supplementary Planning Guidance Note "Housing Layout and Design", Falkirk Council Design

Guidelines and Construction Standards for Roads in the Falkirk Council Area and the "Designing Streets" national guidance issued by the Scottish Government;

- (2) the responses from the statutory consultees – Scottish Water, Environmental Health, the Roads Section and the local Community Council;
- (3) the 6 objections raised in relation to the application;
- (4) information submitted by the applicant in support of the proposal;
- (5) the benefit of the site inspection;
- (6) the written submission from the Roads Development Unit and the response from the applicant in relation to this;
- (7) the definition of a "residential and lightly trafficked" area;
- (8) concerns over visibility and the speed of vehicles in the area of the proposed development, and
- (9) the impact on road safety of the creation of a new vehicular access at the proposed site.

After discussion, the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission in principle be **UPHELD** and that the preparation of the decision notice be delegated to the Chief Governance Officer.

Councillor Alexander on failing to obtain a seconder for a proposed amendment asked that his dissent be recorded in the minutes.

Councillor Nicol left the meeting following consideration of the foregoing item of business.

The Committee **AGREED** to a short adjournment. The meeting adjourned at 2.20 p.m. and reconvened at 2.23 p.m. with all those present as per the sederunt with the exception of Councillor Nicol.

PRC19. APPLICATION FOR REVIEW – PLANNING APPLICATION P/11/0472/PPP ERECTION OF DWELLINGHOUSE AT 32 EDWARD PLACE, SKINFLATS, FALKIRK FK2 8NL (CONTINUATION)

With reference to the Minute of Meeting of the Planning Review Committee held on 8 March 2012 (Paragraph PRC13 refers), there were submitted documents (circulated) in relation to the Application for Review submitted by Mr Neil McFadyen on behalf of Ms Marion Thomson for the erection of a dwellinghouse at 32 Edward Place, Skinflats, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Finlayson, the Committee **AGREED** that they had sufficient information (a) from the information

contained within the agenda papers, and (b) from the accompanied visit to the site in question on 27 March 2012, and considered the following:-

- (1) the terms of the Falkirk Council Local Plan with particular reference to policies SC02 and SC08;
- (2) the terms of Falkirk Council Housing Layout and Design Supplementary Planning Guidance Note;
- (3) the benefit of the site inspection;
- (4) the responses from the statutory consultees – Roads Development Unit, Scottish Water and the Environmental Protection Unit;
- (5) the size of the site and the defined boundaries;
- (6) the information provided by the applicant in regard to other similar sites, and
- (7) that conditions could be attached to any permission granted.

After discussion, the Committee **AGREED**:-

- (1) that they were minded to **GRANT** planning permission in principle subject to such conditions as the Director of Development Services shall deem appropriate, and
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.