

**FALKIRK COUNCIL**

**MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 8 OCTOBER 2012 commencing at 9.20 a.m.**

**PRESENT:** Councillors Alexander, Black, Buchanan, Chalmers, McLuckie (except application P/12/0124/PPP); Meiklejohn and Turner.

**CONVENER:** Councillor Buchanan.

**ATTENDING:** Development Manager (I Dryden); Senior Planning Officer (B Vivian) (for applications P/12/0364/VRC and P/12/0124/PPP); Planning Officer (K Brown) (for application P/11/0560/FUL); Environmental Health Officer (J McClung) (for application P/11/0560/FUL); Transport Planning Co-ordinator (for application P/12/0364/VRC); Network Co-ordinator; Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

**P100. APOLOGIES**

Apologies were intimated on behalf of Councillors Nicol, Paterson and Mahoney.

**P101. DECLARATIONS OF INTEREST**

No declarations were made.

**P102. ERECTION OF SINGLE WIND TURBINE (29.7 METRES HIGH TO HUB, 46.7 METRES HIGH TO BLADE TIP) (400 KW) AT OVERTON FARM, DENNY FK6 5JE FOR INTELLIGENT LAND INVESTMENTS – P/11/0560/FUL**

With reference to Minute of Meeting of the Planning Committee held on 19 September 2012 (Paragraph P96 refers), Committee gave further consideration to Report (circulated) dated September 2012 by the Director of Development Services on an application for full planning permission for the erection of a single wind turbine (29.7 metres high to hub, 46.7 metres high to blade tip) (400 KW) at Overton Farm, Denny.

The Convener introduced the parties present.

The Planning Officer (K Brown) outlined the nature of the application.

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

Neither the supporters nor the person submitting the letter of representation was not in attendance but the comments were noted as detailed in the report.

Questions were then asked by Members of the Committee.

Councillor McCabe, 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.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 31 October 2012.

Apologies were subsequently noted from Councillor Meiklejohn, on behalf of Councillor Oliver the local Member for the area.

**P103. VARIATION OF CONDITION 33 OF PLANNING PERMISSION P/08/0296/FUL TO ALLOW OCCUPATION OF AFFORDABLE RESIDENTIAL UNITS PRIOR TO CONSTRUCTION OF A ROUNDABOUT AT THE JUNCTION OF STIRLING STREET AND NETHERMAINS ROAD ON LAND TO THE WEST OF 21 OLD MILL WAY, KIRKLAND DRIVE, STONEYWOOD FOR MACTAGGART AND MICKEL – P/12/0364/VRC**

With reference to Minute of Meeting of the Planning Committee held on 19 September 2012 (Paragraph P97 refers), Committee gave further consideration to Report (circulated) dated 12 September 2012 by the Director of Development Services on an application for full planning permission for the variation of condition 33 of planning permission P/08/0296/FUL to allow occupation of affordable residential units prior to construction of a roundabout at the junction of Stirling Street and Nethermaings Road on land to the west of 21 Old Mill Way, Kirkland Drive, Stoneywood.

Neither the applicant nor their agent was present on site. The agent had acknowledged, by email, receipt of an invitation to the visit but did not submit apologies on their behalf or that of the applicant. The Development Manager, at the request of the Convener and prior to the official start of the meeting, telephoned the agent to ascertain if a representative from the applicant or agent would be in attendance. He was advised that no representative would be present. The Convener then proceeded with the meeting with the consent of all Members present.

The Convener introduced the parties present.

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

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

Councillor Oliver, as 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 31 October 2012.

**P104. DEVELOPMENT OF LAND FOR HOUSING PURPOSES ON LAND TO THE SOUTH OF THE STABLES, BRAEFACE ROAD, BANKNOCK FOR MR JOHN PENMAN - P/12/0124/PPP**

With reference to Minute of Meeting of the Planning Committee held on 19 September 2012 (Paragraph P98 refers), Committee gave further consideration to Report (circulated) dated 12 September 2012 by the Director of Development Services on an application for planning permission in principle for the development of land for housing purposes on land to the south of the Stables, Braeface Road, Banknock.

The Convener introduced the parties present.

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

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

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

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

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

Mr Aitchison, on behalf of his wife, an objector, was heard in relation to the application.

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

The objections included the following issues:-

- The proposal was contrary to the Local Plan;
- That the land was Green Belt;
- The existing use was only granted based on it being a private estate, with only estate working buildings permitted;
- That the Estate did not operate by 'invitation only', an example being the operation of a publically advertised coffee shop, flyers and internet advertisements and;
- There was no guarantee that the profit/cash realised from the development would be used to sustain the Estate as a going concern or preserve a rural business and jobs;
- The inadequate detail within the business plan and the need for independent assessment of the proposed development in terms of sustainability or wider economic benefit;
- The setting of a precedent for future housing development;
- The noise, disruption/loss of privacy, views, peace and tranquillity;
- The loss of trees;
- That the current facility for educational rather than training purposes;
- The lack of adherence to previous planning approval in terms of the planting of trees for privacy purposes;
- That unsuitability of Braeface Road to serve the development due to its condition, narrow width and restrictions;
- That the existing entrance did not support two vehicle widths;

- The road safety concerns and issues relating to construction traffic on the narrow road to the site as well as access and parking; and
- The poor water pressure in the area and the issues associated with flooding.

Questions were then asked by Members of the Committee.

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

Councillor McCabe, 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 access to the site from both directions.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 31 October 2012.