

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 12 NOVEMBER 2012 commencing at 9.15 a.m.

PRESENT: Councillors Alexander, Black, Buchanan, Carleschi, Chalmers, McLuckie, Mahoney, Meiklejohn (for applications P/12/0322/FUL and P/12/0328/FUL); Nicol, Paterson and Turner.

CONVENER: Councillor Buchanan.

ATTENDING: Development Management Co-ordinator (B Whittle); Senior Planning Officer (A Finlayson) (for applications P/12/0322/FUL and P/12/0328/FUL); Planning Officer (D Paterson) (for applications P/12/0414/PPP and P/11/0701/PPP); Transport Planning Co-ordinator; Network Co-ordinator; Solicitor (K Quin); and Committee Officer (A Sobieraj).

P123. APOLOGIES

No apologies were intimated.

P124. DECLARATIONS OF INTEREST

No declarations were made.

P125. ERECTION OF 26 DWELLINGS COMPRISING FLATTED DWELLINGS, MAISONETTES AND TOWNHOUSES ON LAND TO THE SOUTH OF THE COTTAGES, GLENBURN ROAD, FALKIRK FOR PAGE-PARK ARCHITECTS - P/12/0322/FUL

With reference to Minute of Meeting of the Planning Committee held on 31 October 2012 (Paragraph P120 refers), Committee gave further consideration to Report (circulated) dated 23 October 2012 by the Director of Development Services on an application for full planning permission for the erection of 26 residential units comprising 4 houses, 4 maisonettes and 18 flatted dwellings on land to the south of the Cottages, Glenburn Road, Falkirk.

The Convener introduced the parties present.

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

Neither the applicant nor their agent was present on site. Having received no information on the attendance or otherwise of the applicant or agent the Convener then proceeded with the meeting with the consent of all Members present.

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

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

The objections included the following issues:-

- The visitor parking arrangements;
- The loss of parking bays;
- The potential for parking on Glenburn Road;
- The additional vehicular traffic;
- The inadequate garden space;
- The overlooking of existing housing;
- The detrimental impact of drainage;
- The potential impact on capacity of community infrastructure;
- The location of the bin store and the problem of vermin; and
- The building design and construction standards.

Mr Simmonds, the applicant's agent then arrived at the meeting and apologised for the delay. The objectors present then re-iterated their concerns in relation to the application.

Questions were then asked by Members of the Committee.

Members thereafter viewed the access to the site and associated parking spaces from Mudale Court.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 28 November 2012.

P126. CHANGE OF USE OF VACANT INDUSTRIAL LAND TO FORM CAR PARK AND FOR THE OPERATION OF AN OPEN AIR MARKET (TEMPORARY) ON LAND TO THE SOUTH EAST OF 1 WILLIAMSON STREET, WILLIAMSON STREET, FALKIRK FOR MR THOMAS MORGAN - P/12/0328/FUL

With reference to Minute of Meeting of the Planning Committee held on 31 October 2012 (Paragraph P119 refers), Committee gave further consideration to Report (circulated) dated 23 October 2012 by the Director of Development Services on an application for full planning permission (temporary) for a maximum period of five years for the change of use of vacant industrial land to form a private car park and for the operation of an open air market (car boot sales) on land to the south east of 1 Williamson Street, Falkirk.

The Convener introduced the parties present.

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

Mr McMann, the applicant's business partner, was heard in relation to the application.

Questions were then asked by Members of the Committee.

Provost Reid, 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 28 November 2012.

P127. DEVELOPMENT OF LAND FOR RESIDENTIAL USE ON LAND TO THE SOUTH OF 24 MUIREND COURT, DRUM ROAD, BO'NESS FOR MR ROBERT POW - P/12/0414/PPP

With reference to Minute of Meeting of the Planning Committee held on 31 October 2012 (Paragraph P117 refers), Committee gave further consideration to Report (circulated) dated 23 October 2012 by the Director of Development Services on an application for planning permission in principle for the development of land on a site comprising 1.1 hectares for residential use (approximately 25 to 30 dwellinghouses) on land to the south of 24 Muirend Court, Drum Road, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (D Paterson) outlined the nature of the application.

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

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

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

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

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

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

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

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

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

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

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

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

The objections included the following issues:-

- The unsuitability of the proposed access to the site from the east end of Drumacre Road;
- The road infrastructure in the area not accommodating the additional traffic, resulting in pedestrian safety problems;
- The large number of houses and traffic, inadequate parking and road safety;
- The exacerbation of current congestion and road problems;
- The proposed development would compromise access to the dwellinghouse at Longacre.

Questions were then asked by Members of the Committee.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 28 November 2012.

P128. MIXED USE DEVELOPMENT INCLUDING 60 BED NURSING HOME, ASSOCIATED SPECIAL CARE UNIT, NEW HOUSING (INCLUDING AFFORDABLE HOUSING) AND ASSOCIATED OPEN SPACE, LANDSCAPING AND ACCESS ROADS ON LAND TO THE WEST OF 63 DRUM ROAD, BO'NESS FOR MR ROBERT POW - P/11/0701/PPP

With reference to Minute of Meeting of the Planning Committee held on 31 October 2012 (Paragraph P118 refers), Committee gave further consideration to Report (circulated) dated 23 October 2012 by the Director of Development Services on an application for planning permission in principle for a mixed use development including a 60 bed nursing home, an associated special care unit, new housing (including affordable housing) and associated open space, landscaping and access roads on a site, including an existing open space, comprising 2.198 hectares on land to the west of 63 Drum Road, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (D Paterson) outlined the nature of the application.

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

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

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

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

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

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

The objections included the following issues:-

- The road infrastructure not being capable of accommodating the increased traffic generated;
- The lack of clarity on the number of affordable housing units to be built;
- The proposed development being detrimental to the amenity of adjacent residents in terms of noise and loss of privacy;

- The reduction in car parking at Drumacre Road;
- The importance of widening the road; and
- The increased traffic being detrimental to child safety and general pedestrian safety.

Questions were then asked by Members of the Committee.

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 28 November 2012.