

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 10 DECEMBER 2012 commencing at 9.15 a.m.

PRESENT: Councillors Buchanan, Carleschi, Chalmers, McLuckie, Mahoney, Nicol and Turner.

CONVENER: Councillor Buchanan.

ATTENDING: Development Manager; Senior Planning Officer (B Vivian) (for application P/12/0180/FUL); Planning Officer (K Brown) (for application P/12/0487/FUL); Transport Planning Co-ordinator; Network Co-ordinator; Transport Planning Officer (K Swanson); Technical Officer, Environmental Health (J McClung) (for application P/12/0487/FUL); Team Leader, Legal Services (D Blyth); and Committee Officer (A Sobieraj).

ALSO

ATTENDING: Provost Reid (for application P/12/0180/FUL).

P150. APOLOGIES

Apologies for absence were intimated on behalf of Councillor Black.

P151. DECLARATIONS OF INTEREST

No declarations were made.

Councillor Carleschi entered the meeting during consideration of the following item of business.

P152. EXTENSION TO DWELLINGHOUSE AT 1 DUMYAT RISE, LARBERT FK5 4FL FOR MR S CUNNINGHAM - P/12/0501/FUL

With reference to Minute of Meeting of the Planning Committee held on 28 November 2012 (Paragraph P145 refers), Committee gave further consideration to Report (circulated) dated 20 November 2012 by the Director of Development Services on an application for full planning permission for a first floor front extension to a two storey dwellinghouse above the existing single storey garage at 1 Dumyat Rise, Larbert.

The Convener introduced the parties present.

The Development Manager outlined the nature of the application.

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

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 advising that the matter would be determined by the Planning Committee on 30 January 2013.

Thereafter the applicant directed by bus to view other properties granted previous extensions within local streets affected by the measures.

Members thereafter visited the objector's garden to view the area of the proposed extension.

P153. THE FALKIRK COUNCIL (RESTRICTION ON WAITING AND PARKING PLACES) (LARBERT AND STENHOUSEMUIR) (AMENDMENT NO 5) ORDER 2012

With reference to Minute of Meeting of the Planning Committee held on 28 November 2012 (Paragraph P137 refers), Committee gave further consideration to Report (circulated) dated 20 November 2012 by the Director of Development seeking a decision on the Falkirk Council (Larbert and Stenhousemuir) (Amendment No.5) Order 2012 to manage on-street parking in the vicinity of the Forth Valley Royal Hospital for the proposed amendment Traffic Regulation Order introduces waiting restrictions on the A9 Stirling Road, Robert Bruce Court, Ladywell Court and Logie Drive.

The Convener introduced the parties present.

Neither the applicant nor objectors were invited to attend and make representations to the site meeting. The governing legislation for roads procedures of this nature, the Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999, set down formal requirements and timescales for objections to Orders to be made and if it were determined by the authority that a Hearing should be held, the Hearing required to be conducted by an independent Reporter appointed by the authority from a list of persons compiled by the Scottish Ministers and in accordance with procedures determined by the Reporter. To hear objectors at a site visit of this nature would not be in compliance with the procedures set down in the legislation. Members of the Planning Committee were, however, fully apprised of the written objections received during the statutory objection period ending on 16 August 2012.

The Network Co-ordinator outlined the nature of the application.

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 advising that the matter would be determined by the Planning Committee on 30 January 2013.

Thereafter the Network Co-ordinator directed by the through the streets affected by the measures.

P154. INSTALLATION OF RADIO ANTENNA AT 3 SUNNYBRAE TERRACE, MADDISTON, FALKIRK FK2 0LP FOR MR STUART MCNEILL - P/12/0487/FUL

With reference to Minute of Meeting of the Planning Committee held on 28 November 2012 (Paragraph P147 refers), Committee gave further consideration to Report (circulated) dated 20 November 2012 by the Director of Development Services on an application for full planning permission for the installation of radio antenna at 3 Sunnybrae Terrace, Maddiston, Falkirk.

The Convener introduced the parties present.

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

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

Mrs McNeill, the applicant's mother, was heard in relation to the application.

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

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

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

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

The objections included the following issues:-

- The visual impact of structure;
- The wires currently dangling from the existing structure on the site;
- The impact on property values; and
- The health and safety hazard.

Councillor Hughes, as local Member for the area, 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 advising that the matter would be determined by the Planning Committee on 30 January 2013.

P155. ERECTION OF MIXED USE BUILDING WITH 11 NO. UNITS (COMPRISING CLASS 1 AND 2 UNITS, AND CAFE) AND LIBRARY WITH COMMUNITY SPACE, FORMATION OF CAR-PARKING, AND UNDERTAKING OF PUBLIC REALM WORKS AND ANCILLARY WORKS AT 1 - 31 (ODDS) CHURCH WALK, DENNY FK6 6DF, 133 - 167A (ODDS) CHURCH WALK, DENNY FK6 6HS FOR FALKIRK COUNCIL - P/12/0180/FUL

With reference to Minute of Meeting of the Planning Committee held on 28 November 2012 (Paragraph P148 refers), Committee gave further consideration to Report (circulated) dated 22 November 2012 by the Director of Development Services on an application for full planning permission for the erection of a mixed use building with 11 No. units (comprising class 1 and 2 units and café) and library with a community space, Formation of car parking and undertaking of public realm works and ancillary works at 1-31 (odds) Church Walk, Denny, 133-167A (odds) Church Walk, Denny.

The Convener introduced the parties present.

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

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

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

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

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

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

Councillor McCabe, an objector and subsequently local Member for the area, was heard in relation to the application.

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

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

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

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

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

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

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

The objections included the following issues:-

- The deficiencies in the application;

- The plans were not what the people of Denny wanted within their area nor fit for purpose of a new Town Centre;
- The whole strategy for the new shopping centre should be rethought to make the town shopper friendly and so generate interest in the local shops that will take over the new units;
- The lack of attraction for small retailers;
- The lack of detail in relation to future retailers;
- The entire space should be utilised and the overcapacity of supermarkets in the Falkirk area;
- The lack of community indoor space;
- The value of the demise of Church Walk;
- The proposal is not in keeping with the existing environs of a historical town centre;
- The unsuitability of the design;
- The design of the retail units is poor, with limited window display and service access;
- The building looks like a great wooden barn;
- There is no need for a two storey development;
- The concern at the huge scale of the roof;
- The pitch of the roofs is not a traditional solution and will not allow the use of slate to maintain a watertight covering;
- The massing of the building is an anachronism;
- The window fenestration bears no relevance to tradition, context, scale etc;
- The use of inappropriate materials;
- The concerns at lifespan of the proposed building, sustainability of the materials and longer term maintenance;
- The materials and design will not stand the test of time and will have to be replaced in 30 years time;
- The object to the use of wooden facings which already look worn and dated on other recently built structures;
- The lack of consideration for the disabled, elderly and mothers with young children in relation to access;
- There is no break in shops and shoppers (with heavy shopping bags) would have to walk the whole length of Stirling Street and along Duke Street to gain access to the car park and library;
- The location of the service area within the car park would hinder access e.g. for the disabled;
- The communal service access to the upper and lower floors is from a car park where it is proposed to site permanent refuse collection facilities. This is not supported and will lead to constant litter problems;
- The lack of detail in relation to the safety and security measures proposed for the community terrace space;
- The hanging around by youths at night;
- The proposed traffic system is unworkable; and
- The re-routed traffic will put added traffic congestion on the surrounding streets.

Questions were then asked by Members of the Committee.

Councillor McNally, 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 30 January 2013.