

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on MONDAY 11 FEBRUARY 2013 commencing at 9.15 a.m.

PRESENT: Councillors Carleschi, Chalmers, McLuckie, Mahoney (for applications P/12/0534/LBC and P/12/0533/FUL), Paterson (for applications P/12/0566/FUL and P/12/0362/PPP) and Turner.

CONVENER: Councillor McLuckie.

ATTENDING: Development Management Co-ordinator (D Campbell) (for applications P/12/0566/FUL and P/12/0362/PPP); Development Management Co-ordinator (B Whittle) (for applications P/12/0534/LBC and P/12/0533/FUL), Senior Planning Officer (B Vivian) (for application P/12/0566/FUL); Planning Officer (S McClure) (for application P/12/0362/PPP); Planning Officer (J Seidel) (for applications P/12/0534/LBC and P/12/0533/FUL); Network Co-ordinator; Environmental Health Officer (S Henderson) (for application P/12/0566/FUL); Solicitor (K Quin); and Committee Officer (A Sobieraj).

P182. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Alexander, Black, Buchanan, Meiklejohn and Nicol.

P183. DECLARATIONS OF INTEREST

No declarations were made.

P184. ERECTION OF A SINGLE WIND TURBINE (225KW, 45.9 METRES IN HEIGHT TO TIP) WITH TEMPORARY ACCESS TRACK AND A SUBSTATION AT WEST KELT FARM, DENNY FK6 5NA FOR INTELLIGENT LAND INVESTMENTS LTD - P/12/0566/FUL

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P171 refers), Committee gave further consideration to Report (circulated) dated 22 January 2013 by the Director of Development Services on an application for full planning permission for the erection of a single wind turbine (measuring 225 kilowatts and 45.9 metres in height) with a temporary access track and substation (27 metre blade diameter) at West Kelt Farm, Denny.

The Convener introduced the parties present.

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

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

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

Mr McClelland, a local resident, asked general questions in relation to the application.

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.

Members thereafter visited the other access to the site at Station Road.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 27 February 2013.

P185. DEVELOPMENT OF LAND FOR RESIDENTIAL USE AT SCOUT HALL, GARTCOWS ROAD, FALKIRK FOR FALKIRK DISTRICT SCOUT COUNCIL - P/12/0362/PPP

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P173 refers), Committee gave further consideration to Report (circulated) dated 22 January 2013 by the Director of Development Services on an application for planning permission in principle for the development of land for residential use at the Scout Hall, Gartcows Road, Falkirk.

The Convener introduced the parties present.

The Planning Officer (S McClure) outlined the nature of the application.

The applicant's representative, Mr Wallace, was not in attendance. The applicant's representative's father, Mr Wallace, advised that he was attending on his son's behalf although he could not answer any questions on the application. He would however telephone his son should questions arise at the meeting.

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

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

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

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

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

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

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

The objections included the following issues:-

- That the privacy of neighbouring dwellings would be compromised;
- The overshadowing of existing neighbouring dwellings;
- The reduction in the value of neighbouring dwellings;
- The narrow access to the site thus not allowing cars to pass and causing noise pollution;
- That the current exit onto Gartcows Road was dangerous, with the danger being increased by extra traffic from new dwellings;
- That exacerbation in previous drainage and flooding problems to neighbouring dwellings;
- That trees would have to be felled against Council policies;
- That the application did not show the number of dwellings to be erected;
- The difficulty of collecting rubbish and other household goods from any dwellings at the site;
- The possibility of no natural light getting to any properties due to the surrounding land and trees;
- The responsibility for the area of land between the bottom of the lane and Gartcows Road being the responsibility of the properties at this location;
- The drains located under the access road to the Hall not being suitable for vehicles to access over thus causing damage;
- The difficulty of accessing the site for demolition of the Hall or erection of dwellings thus causing damage to adjacent walls;
- That construction vehicles and delivery vehicles had in the past damaged the parking area located before the lane to the Scout Hall and likely to recur;
- The lane being used as a public right of way by local people;
- That due to current market conditions properties may not sell or be abandoned; and
- That no dwellings should be more than two storeys in height, as this would overshadow neighbouring dwellings.

Questions were then asked by Members of the Committee.

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

Members thereafter visited the access to the site at Gartcows Road.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 27 February 2013.

P186. FORMATION OF VEHICULAR ACCESS AND DRIVEWAY AND REMOVAL OF WALL AT ROMAN HOUSE, 26 GRANGE TERRACE, BO'NESS EH51 9DS FOR MR V DUPLOYEN - P/12/0534/LBC

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P176 refers), Committee gave further consideration to Report

(circulated) dated 22 January 2013 by the Director of Development Services on an application for listed building consent for the formation of vehicular access/driveway at Roman House, a 'B' listed dwellinghouse and within the Grange Conservation area, at 26 Grange Terrace, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

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

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

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

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

The objections included the following issues:-

- The resubmission of a previously refused application;
- The inappropriate nature of the proposal and the adverse effecting on the character and setting of Roman House;
- The proposal being contrary to the Development Plan;
- The proposed vehicular access being next to a tall tree belonging to the neighbouring property;
- That vehicles exiting and entering the site would stop pedestrians from walking on the adjoining pavement;
- That the garden was overgrown and this reduced visibility and access from the application site;
- That Roman House should only have one driveway;
- The loss of trees and that the site was covered by a Tree Preservation Order; and
- That an additional driveway would exacerbate existing traffic problems of Grange Terrace.

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 27 February 2013.

P187. SUBDIVISION OF GARDEN GROUND, ERECTION OF DWELLINGHOUSE AND ASSOCIATED WORKS AND FORMATION OF VEHICULAR ACCESS AND DRIVEWAY TO EXISTING DWELLINGHOUSE AT ROMAN HOUSE, 26 GRANGE TERRACE, BO'NESS EH51 9DS FOR MR V DUPLOYEN - P/12/0533/FUL

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P177 refers), Committee gave further consideration to Report (circulated) dated 22 January 2013 by the Director of Development Services on an application for full planning permission for the erection of a single storey dwellinghouse

and the formation of a driveway within the garden ground of Roman House, a 'B' listed dwellinghouse and within the Grange Conservation area, at 26 Grange Terrace, Bo'ness.

The Convener introduced the parties present.

The Planning Officer (J Seidel) outlined the nature of the application.

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

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

Councillor Ritchie read out an email at the request of Mr and Mrs Lardet, objectors, in relation to the application.

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

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

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

The mother of Mrs Leonard, an objector, was heard in relation to the application.

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

The objections included the following issues:-

- The development was contrary to Local Plan policy regarding Conservation Areas and Listed Buildings including the Grange Terrace Conservation Area Appraisal Consultative Draft February 2011;
- The development would set a precedent for similar proposals;
- The adverse impact on the existing 'monkey puzzle' tree;
- The loss of trees in a Tree Preservation Order (TPO) area;
- The limited garden ground and outlook;
- The adverse impact on traffic travelling along Grange Terrace;
- The adverse impact on existing trees;
- The loss of amenity and privacy;
- The overdevelopment of the site;
- The need for clarification of the energy efficiency of the development;
- The visibility from neighbouring properties;
- The backland development nature and being out of character with the surrounding area;
- The design not reflecting the character of the area;
- The unsuitability of the area of garden ground and not being a useable space;
- The importance of no new build within a Conservation area; and
- That opportunities for public representation did not appear to be available.

Questions were then asked by Members of the Committee.

Councillor Ritchie, as local Member for the area, indicated that she had no questions in relation to the application.

Members thereafter visited the garden area of the neighbouring property at 24 Grange Terrace with the purpose of viewing the position of the proposed dwellinghouse from the neighbouring property's garden.

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by the Planning Committee on 27 February 2013.