

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held ON SITE on FRIDAY 15 FEBRUARY 2013 commencing at 1.00 p.m.

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

CONVENER: Councillor Buchanan.

ATTENDING: Development Management Co-ordinator (B Whittle); Planning Officer (K Brown) (for application P/12/0410/FUL); K Hope, Assistant Planning Officer (for applications P/12/0588/FUL and P/12/0611/FUL); Network Co-ordinator; Environmental Health Officer (S Henderson) (for applications P/12/0410/FUL and P/12/0611/FUL); Legal Services Manager (I Henderson); and Committee Officer (A Sobieraj).

P188. APOLOGIES

Apologies for absence were intimated on behalf of Councillors Alexander, Black, Carleschi, Mahoney, C Martin, Meiklejohn and Paterson.

P189. DECLARATIONS OF INTEREST

No declarations were made.

P190. FORMATION OF RAISED DECKING AREA AND DISABLED ACCESS RAMP TO FORM EXTERNAL SEATING AREA AT CRAIGLEE INN, REDDING ROAD, REDDINGMUIRHEAD, FALKIRK FOR MRS MHARI FRENCH - P/12/0410/FUL

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P170 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 formation of a raised timber decking area and disabled access ramp (in retrospect) to form an external seating area to the front of the Craiglee Inn, Redding Road, Reddingmuirhead, Falkirk.

The Convener introduced the parties present.

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

Ms French, the applicant, was heard in relation to the application.

The Convener thereafter read out an email from Ms Fusco, an objector, having submitted an apology for the meeting, in relation to the application.
Ms Stewart, an objector, was heard in relation to the application.

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

The objections included the following issues:-

- The potential increase in noise levels and impact on residential amenity;
- The impact on the privacy of the directly adjacent properties; and
- The increase in parking problems at the site.

Ms Young, a supporter, was heard in relation to the application.

Ms Foley, a supporter, was heard in relation to the application.

The supporters highlighted the reduction in noise levels since the building of the decking area and the general improvement of the premises.

Questions were then asked by Members of the Committee.

Councillor Jackson, 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 27 February 2013.

P191. EXTENSION TO LOUNGE BAR AT REDDING AND WEST QUARTER UNITY CLUB, REDDING ROAD, REDDING, FALKIRK FK2 9TX FOR REDDING AND WESTQUARTER UNITY CLUB - P/12/0588/FUL

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P180 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 extension to accommodate an additional lounge/bar and seating area within the Redding and West Quarter Unity Club, Redding, Falkirk.

The Convener introduced the parties present.

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

Mr Smith, Mr Yanowicz and Mr Nicol, the applicant's representatives, were heard in relation to the application.

The organisation having submitted a letter of representation was not present but the Members noted the observations detailed in the Report.

Questions were then asked by Members of the Committee.

The Convener was heard in relation to the application, at the request of Councillor Jackson, a local Member for the area, having submitted apologies for the meeting,

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.

P192. CHANGE OF USE FROM CLASS 2 (FINANCIAL, PROFESSIONAL AND OTHER SERVICES) TO HOT FOOD TAKEAWAY (SUI GENERIS) AND INSTALLATION OF FAN AT 6 WAGGON ROAD, BRIGHTONS, FALKIRK FK2 0ES FOR NEW YORK PIZZA CO INC - P/12/0611/FUL

With reference to Minute of Meeting of the Planning Committee held on 30 January 2013 (Paragraph P175 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 a change of use from a class 2, (financial, professional and other services) to a sui generis (hot food takeaway use) at 6 Waggon Road, Brightons, Falkirk.

The Convener introduced the parties present.

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

Mr Snedden and Mr Swan, the applicants, were heard in relation to the application.

The Convener thereafter read out an email from Ms Dryburgh, an objector, having submitted an apology for the meeting, in relation to the application.

Mr Bell, on behalf of Mr Wong, an objector, was heard in relation to the application.

The objections included the following issues:-

- The proposed development would exacerbate current parking, access and traffic generation problems at Waggon Road and impact on road safety;
- The poor state of repair of Waggon Road including pot holes and pavement;
- That there was already a hot food shop in the area;
- That submitted plans were of poor quality and therefore made full assessment of proposals difficult;
- The applicant had not addressed litter or noise issues;
- The proposal was in the wrong location; and
- The concerns in relation to neighbour notification.

The Convener thereafter read out a letter from A McDonald, MSP, in relation to the application.

Ms McNeill, having indicated that she was neither a supporter nor objector, was heard in relation to the application.

Mr Evans, a supporter, was heard in relation to the application.

The supporting submissions included the following issues:-

- There were no other quality food delivery operations in the area and the proposed development would offer a choice;
- The application would be a benefit to the local community;
- The creation of local jobs; and
- The proposal would result in a decrease in traffic generation as it would primarily be a delivery service.

Questions were then asked by Members of the Committee.

Councillor Murray, 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 27 February 2013.