

FALKIRK COUNCIL

Minute of Meeting of the Planning Committee held in Bo'ness Academy, Gauze Road, Bo'ness on Tuesday 28 May 2019 commencing at 7.00 p.m.

The purpose of the meeting was to hold a pre-determination hearing in terms of the Planning etc. (Scotland) Act 2006. When sitting in this capacity, the Planning Committee comprises all members of the Council.

Councillors:

David Aitchison	Cecil Meiklejohn
David Alexander (convener)	Lynn Munro
David Balfour	Alan Nimmo
Gary Bouse	Malcolm Nicol
Gordon Hughes	Depute Provost Ann Ritchie

Officers:

Ian Dryden, Development Manager
Iain Henderson, Legal Services Manager
Antonia Sobieraj, Committee Services Officer
Jennifer McArthur, Modern Apprentice
Adeline Orr, Committee Services Assistant
Julie Seidel, Planning Officer

Also Attending:

David Gray, Environmental Protection Co-ordinator
Alistair Shaw, Development Plan Co-ordinator
Russell Steedman, Network Co-ordinator
Arthur Mann, Miller Homes Limited
Miller Homes Limited
Miller Homes Limited

PDH5. Apologies

Apologies were intimated on behalf of Provost Buchanan; and Councillors Binnie, Bissett, Blackwood, Coombes, Kerr, McCue, McLuckie, Murtagh and Patrick.

PDH6. Declarations of Interest

There were no declarations of interest.

PDH7. Pre-Determination Hearing Procedures

The Convener formally welcomed those present and outlined the procedures relating to the meeting.

PDH8. Development of Land for Residential Purposes Use with Associated Infrastructure at Land to the North of North Bank Farm, Bo'ness, for Miller Homes Limited -P/19/0129/PPP

The Committee considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential purposes use with associated infrastructure at land to the North of North Bank Farm, Bo'ness.

1. The Convener formally welcomed those present and outlined the procedures relating to the meeting.
2. The Planning Officer (J Seidel) outlined the nature of the application.
3. The applicant's representative (A Mann) was heard in relation to the application. He explained.....
4. The consultees representatives present were heard in respect of their comments in relation to the application as follows:-
 - (a) Mr G Hainey, on behalf of NHS Forth Valley, a statutory consultee and an objector, raised concern that the site was greenfield and it had not been allocated for housing within the Local Development Plan. There would be unknown impacts on the local infrastructure including education and NHS services. The primary objection related to the impact on the NHS facility at Loch View and its residents as detailed in the report.
 - (b) Ms C Gill, Lead Nurse, on behalf of NHS Forth Valley, a statutory consultee and an objector, provided a summary of the services provided at Loch View and its purpose which was to provide a therapeutic and caring environment for its residents, many of whom had complex needs including learning difficulties, mental illness and complex behaviour. The site was purposefully chosen for its countryside setting. It had a quiet, therapeutic and peaceful outside space with a garden for relaxing and for growing vegetables. This environment would be eroded should the development be approved. The patients could be adversely affected by a construction site and the additional noise at such close proximity.
5. Questions were then asked by Members of the Committee as follows:-
 - Q(a) Clarification was sought on whether there would be a housing shortfall over the next five years.

Response by the Development Plan Co-ordinator:-

The Scottish Planning Policy stated that the Council was required to have a 5 year supply of housing land and 3375 units was the target. This was monitored through Housing Land Audit. The Audit current showed a total of 2615 units. This meant that there was a 3.9 years supply as opposed to 5 years hence the shortfall.

Q(b) Clarification was sought in relation to Larbert as an area for additional housing.

Response by the Development Plan Co-ordinator:-

The

Q(c) Clarification was sought on the number of children projected to come into the area and schools.

Response by the Senior Forward Planning Officer:-

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Q(d) Clarification was sought on matters relating to the operation of the Sustainable Urban Drainage System (SUDS) Pond and whether this would involve going under the road.

Response by the applicant's representative:-

The work would be undertaken by crossing under Quintinshill Drive to get to the SUDS area.

Q(e) Clarification was sought on whether the development would result in overdevelopment in Larbert.

Response by the Development Plan Co-ordinator:-

The

Q(f) Clarification was sought on whether applicant had consulted with NHS Forth Valley and the impact on the area in relation to the physical and developmental wellbeing of the residents of Loch View.

Response by the applicant's representative:-

Consultation

Q(g) Clarification was sought as to whether the applicant had considered other parts of the Falkirk Council area for development where there is more capacity in schools etc for additional houses.

Response by the applicant's representative:-

We do look at all areas but this particular site came onto the market. A bid was put in and the bid was successful.

6. Section 38A of the Town and Planning (Scotland) Act 1997 together with Regulation 27 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 give those persons who have submitted representations on relevant planning applications the right to be heard before a Committee of the Council before the application is determined. On this occasion, in addition to those persons who had submitted representations, some other members of the public in attendance at the meeting were permitted to address the Committee.

(a) Ms Y Weir, an objector to the development, and on behalf of a number of local residents.....

(b) Mr ...an objector to the development, raised concern at the effect on the

(c) Mr ...an objector to the development

(d) Ms, an objector to the development, raised concern

(e) Mr..., an objector to the development, raised the concern over the

(f) Mr....., an objector to the development, referred to the

Response by the applicant's representative:-

.....

7. Further questions were then asked by Members of the Committee as follows:-

(a) Clarification was sought on

Response by the Transport Planning Co-ordinator-

(b) Clarification was sought on the Transport Impact Study.

Response by the Transport Planning Co-ordinator-

- (c) Clarification was sought on the environmental impact of possible pollution created from the development.

Response by the Transport Planning Co-ordinator-

Response by the Senior Planning Officer-

- (d) Clarification was sought on

Response by the Development Plan Co-ordinator:-

.....

- (e) Clarification was sought on the open space in the area falling short of the Council average and whether the proposed development would reduce this further.

Response by the Development Plan Co-ordinator:-

.....

- (f) Clarification was sought if the development met the criteria set out in policy CG03 'Housing in the Countryside'..

Response by the Planning Officer (J Milne):-

- (g) Clarification was sought on the way in which nursery provision would be provided in the area as a result of the current legislation and from the proposed development.

Response by the Senior Forward Planning Officer:-

At.....

- (h) Clarification was sought on whether there would be crossing points for children crossing Stirling Road.

Response by the Convener:-

The current application was for planning permission in principle and at this stage no such detail was required in relation to the application.

8. Close of Meeting

The Convener concluded by thanking the parties for their attendance and advising that the matter would be determined by Falkirk Council on a date following the Council recess.

