



Agenda Item 3

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held at Grangemouth Community Education Unit on Friday 21 June 2024 at 10.00 a.m.

Councillors: Provost Robert Bissett
Baillie William Buchanan (Convener)
Alf Kelly (Depute Convener)
Gordon Forrest
Baillie James Kerr

Officers: Douglas Blyth, Team Leader, Legal Services
Jack Frawley, Team Leader - Committee Services
Brent Vivian, Senior Planning Officer

PRC15. Apologies

There were no apologies.

PRC16. Declarations of Interest

There were no declarations.

PRC17. Minute

The minute of meeting of the Planning Review Committee held on 21 May 2024 was approved.

PRC18. Planning Review Committee Procedures

The Team Leader, Legal Services outlined the Procedures for Planning Review Committee Meetings.

PRC19. Planning Application P/22/0568/PPP – Development of Land for Residential Purposes and Associated Infrastructure at Land to the West of 1 Millfield Drive, Millfield Drive, Polmont for Mr Oskar James

The committee considered documents which related to the application for review for planning application P/22/0568/PPP for the development of land for residential purposes and associated infrastructure at land to the west of 1 Millfield Drive, Millfield Drive, Polmont for Mr Oskar James.

The committee heard submissions from the agent and applicant in relation to the specified matters and in accordance with the submitted hearing statement. Members of the committee then asked questions.

The committee then heard submissions from Mr Thallon, Environment Co-ordinator, in relation to the specified matters and in accordance with the submitted hearing statement. Members of the committee then asked questions.

Mr Blyth advised that an objector, Ms Cassells, was not present but had submitted a Hearing Statement on the specified matters which was included in the papers for the meeting.

The committee then heard submissions from Mr Young, objector, in relation to the specified matters and in accordance with the submitted hearing statement. Members of the committee then asked questions.

The committee requested and heard a short presentation from Mr Vivan, who provided a summary of the application and the papers before the committee, including reference to the Report of Handling, the reasons for refusal of the application now being reviewed, the applicant's supporting statement and the representations.

After having given consideration to the material contained within the documentation and having heard from all parties, the committee then proceeded to deliberate on the merits of the application, and took into account the following factors:-

- (1) The Report on Handling with reference to applicable Policies;
- (2) The Review Statement and supporting documents;
- (3) the consultation responses received;
- (4) the representations submitted;
- (5) the site history;
- (6) the further written statements from the applicant and Director of Place Services, or his representatives, on specified matters.
- (7) the Hearing and discussion on specified matters, and
- (8) the benefit of two site visits previously undertaken.

Councillor Forrest, seconded by Councillor Kelly, moved that the Committee agrees:-

- (1) That the appointed officer had correctly interpreted the relevant policies and with reference to the applicable equivalent policies in NPF4 and the decision of the Director of Place Services to REFUSE planning permission be UPHeld, and
- (2) That the preparation of the decision notice be delegated to the Chief Governance Officer.

As an amendment, in substitution for the motion, Baillie Kerr, seconded by Provost Bissett, moved that the Committee agrees it is minded to grant planning permission in principal subject to protected species and ecological surveys being carried out to the satisfaction of the Director of Place Services. The committee was satisfied that proposed development:-

- Complied with policy 14 of NPF4
- Complied with policy 15 of NPF4 as the development site was within easy distance of local facilities
- Could be considered a windfall site in terms of Policy HC01 of LDP2
- Complied with policy 6 of NPF4, and
- Was of suitable scale, scope and design;

The minded to grant decision for planning permission in principal was subject to such conditions as deemed appropriate by the Director of Place Services.

Informative:-

That every endeavour is made by the applicant to fulfil the following undertaking which they provided:-

- (i) A pre-occupation condition on any consent to invest 1% of the new house values into the path/viaduct.

In terms of Standing Order 22.1, the vote was taken by roll call, there being 5 members present with voting as undernoted:-

For the motion (2) – Councillors Forrest and Kelly.

For the amendment (3) – Provost Bissett, and Baillies Buchanan and Kerr.

Decision

The Committee agreed the amendment.