



**MINUTES OF MEETING of the PLANNING COMMITTEE held on MS Teams, on
THURSDAY 17 MARCH 2022 at 1PM**

PRESENT

Councillor Donald Balsillie (Convenor)
Councillor Jane McTaggart (Vice Convenor)
Councillor Martha Benny
Councillor Denis Coyne
Councillor Chris Dixon
Councillor Kenneth Earle
Councillor Craig Holden (S)
Councillor George Matchett

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development (Place)
Allan Finlayson, Team Leader, Planning and Building Standards
Grant Baxter, Principal Planner
Murray Sharp, Senior Manager, Housing
Kate Fleming, Senior Housing Strategy Officer
Michael Boyle, Improving Outcomes Business Manager
Ben McGinlay, Learning Estate Development Lead
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance

PLA(22)10 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy and Councillor Helen Lewis. Councillor Craig Holden attended as substitute for Councillor Murphy.

PLA(22)11 DECLARATIONS OF INTEREST

None.

PLA(22)12 MINUTES OF PLANNING COMMITTEE HELD ON 8 FEBRUARY 2022

The minutes of the meeting of the Planning Committee held on Tuesday 8 February 2022 were submitted for approval.

Decision

The minutes of the meeting of the Planning Committee held on Tuesday 8 February 2022 were agreed as a correct record and signed by the Convenor.

PLA(22)013 PLANNING APPLICATION

Planning Application Ref: 21/00107/FULL – Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure at Land To The South Of Forth Crescent, Alloa, Clackmannanshire.

The report, submitted by Grant Baxter, Principal Planner, provided an update and recommendation to Members on this planning application which was considered at the previous meeting of the Planning Committee on 8 February 2022. The planning application was recommended for approval at this previous meeting, however the Committee voted to defer consideration of the application to allow for further details to be provided on:

1. The potential impact of the planned housing on flood risk in the area;
2. Implementation of a scheme for affordable housing relating to the development;
3. The impact of the planned housing on education capacity.

The report provided further details on the above matters as set out in the considerations.

Attending

Mr Sam Sweeney, Bracewell Stirling Architects (Agent for the Applicant – Allan Water Developments Limited)
Ms Nicola McCowan Hill, Allan Water Developments Limited
Gary McPhail, Vice President, Alloa Rugby Club
Bill Brown, Vice President, Residents Association

The report was introduced by Grant Baxter, Principal Planner. Members of the Planning Committee had the opportunity to put questions to Mr Baxter.

The Committee then heard representation from Mr Sweeney, Agent for the Applicant. Members of the Planning Committee had the opportunity to put questions to Mr Sweeney.

The Committee also heard representation from Bill Brown from the Residents Association and Gary McPhail from Alloa Rugby Club.

The Clerk advised that there was no item 5. There was confusion regarding Appendix 1 of item 4 having item 5 stamp on report.

Motion

That the Committee APPROVES the application subject to the conditions set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Craig Holden but advised that he would be voting against the application.

Voting

For motion	7 votes
Against Motion	1 vote
Abstain from Voting	0 votes

Decision

On a division of 7 votes to 1 with no abstentions, the Committee agreed to **REFUSE** consideration of the application on the following considerations:

1. The Council does not consider that there has been sufficient detailed technical analysis of, or measures to prevent, the potential for the proposed development to cause flooding and drainage issues for adjoining land and property, including the St. Mungo's Primary School site and adjacent existing houses.
2. The Council does not consider that there has been sufficient detailed technical analysis of, or measures to prevent, the potential for areas within the proposed development, including Alloa Rugby Club facilities, communal open spaces and private gardens, to be detrimentally affected by flooding and drainage issues that have affected previous phases of development at Alloa Park.
3. The proposed development will result in schools within the catchment area of the development being at full capacity, with no proposed mitigation to address impacts on the school estate.

Action

Principal Planner

Ends: 3:19 pm

