

CLACKMANNANSHIRE COUNCIL

Report to Planning Committee

Date of Meeting: 8th February 2022

Subject: Covering Report – Dollar Planning Applications

Report by: Grant Baxter, Principal Planner

1.0 Purpose

1.1 The purpose of this report is to update Members on the processing of two major planning application for Dollar, since they were considered by the Planning Committee meeting of 1st April 2021. *This report is for noting only, and separate reports with recommendations on each application follow-on in the agenda.* The Planning Applications are:

Planning Application ref: 18/00283/PPP - Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields on Land South Of Dollar, Clackmannanshire. Applicant: Cowden Farming Company & Dollar Academy.

Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire. Applicant: Harviestoun.

2.0 Background

2.1 At its meeting of 1st April 2021, the Planning Committee previously considered two separate Major planning application to expand Dollar to the south and east.

2.2 The applications are for Planning Permission in Principle (PPP) and involve separate but adjoining sites encompassing land to the south and east of Dollar and as noted have been submitted by separate parties. The applications together cover Proposal H47 “Dollar Expansion” of the Clackmannanshire Local Development Plan (LDP) adopted 2015. It should be noted however that both applications also include additional land outwith the LDP allocation of land for H47.

2.3 As the applications comprise one LDP proposal site and were submitted within a few weeks of each other, they have been considered together (but not jointly) by

the Planning Service, and each application requires to be considered and determined separately.


- 2.4 As both applications fall into the category of “Major” development proposals they were both subject to pre-application consultation with the local community. A Pre-determination Hearings (PDH) were also held in respect of each application, over two sessions on 1st and 27th October 2020. This allowed the views of applicants and community representatives to be heard before the planning applications would be subsequently presented to Planning Committee for determination.
- 2.5 At the Planning Committee meeting of 1st April 2021, separate reports providing planning assessment and “Minded to Approve” recommendations on each application were presented. These were preceded by a Covering Report, setting out how the applications had been considered together (but not jointly) and summarising the key common issues. In respect of the Covering Report on 1st April 2022, the Committee did not approve the Minded to Approve recommendation, but that officers would engage further with community representatives and applicants on outstanding matters, and following this, report back to a future meeting of the Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters specified in Conditions for consideration.
- 2.6 Since 1st April 2021, Planning Officers have engaged with relevant consultees on outstanding matters and with both sets of applicants, and community representatives to address matters raised by the Committee in respect of each application. In particular, officers arranged and hosted two online meetings attended by representatives for both planning applications and members of Dollar Community Council (DCC) and Dollar Community Development Trust (DCDT). The first meeting was held on 2nd June 2021 and the second meeting on 20th October 2021, and discussion focussed on key issues raised by the community representatives and the Planning Committee at the meeting of 1st April 2021.
- 2.7 Members are presented with two separate reports of handling summarising the assessment of each application, which have been updated in light of the discussion held since 1st April 2021. Both reports also contain a recommendation in respect of each application. Both applications are recommended for approval subject to conditions and conclusion of a Section 75 Legal Agreement. As previously noted, the applications have been considered together (but not jointly), and it was the Planning Service’s stated preference that the proposals came in the form of one single application, however the parties involved were unable to agree on this approach.
- 2.8 As such, the Committee will require to make a separate decision on each application. In this respect, Members should note that much of the assessment of the impacts of the proposals and the mitigation measures to address these outlined in the draft Heads of Terms of a Section 75 Agreement are based on the cumulative impacts of both applications together. This is particularly the case in respect of education infrastructure. Should the Committee be minded to approve one of the applications and refuse the other, officers would advise that the approval decision is deferred until the infrastructure impacts and Section 75 requirements of

the application the Committee is minded to approve are known and can be reported to a future meeting for final determination.

3.0 Summary

- 3.1 This Covering Report and Appendix 1 provide a summary of discussions with applicants and community representatives since the applications were put before the Planning Committee on 1st April 2021 and outlines how planning officers have implemented the decision of the Committee at that meeting. This report is for noting only.

Author(s)

NAME	DESIGNATION	SIGNATURE
Grant Baxter	Principal Planner	

APPENDIX 1

DOLLAR EXPANSION PLANNING APPLICATIONS (18/00283/PPP & 19/00018/PPP – APPLICANT LIASON GROUP – May 2021

Subject Matter	Dollar South : 18/00283/PPP – Current Position	Dollar East: 19/00018/PPP - Current Position	DCC/DCDT Comments	Approach Proposed by Planning Service
House Numbers	House numbers indicatively shown as a range from 200-260, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, in order to better respond to local needs.	House numbers indicatively shown as a range from 170-190, but preference that house numbers are not prescribed in PPP but informed by design, with a focus on type and tenure, as recommended by Reporter on LDP.	Limit house numbers to 350, with numbers split 50/50 between the sites. 350 limit in LDP assumed % of affordable/smaller houses already	Precise house numbers in each development should not be prescribed, but informed by a detailed design and allowing for flexibility in range of houses types, however, members could perhaps consider house numbers within a range for each site, rather than a fixed number, if they are of the view that greater control on house numbers is required..
Education Provision	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	Commitment to payment of an agreed £X per house sum, based on calculated impact of development on school estate. Awaiting outcome from Clacks Council of school options appraisal to determine optimum approach to providing new accommodation. . Consider that Hive should be retained in school expansion scheme.	The extended school needs to ensure the Hive building is retained. CAT process to retain land for school expansion if required.	An education contribution will be required in respect of each residential unit (including affordable housing units). This will be used for extension of the school estate to accommodate the developments. The sum will be informed by the Council's on-going Learning Estate options appraisal. Independent consultant giving overview of figures before Council finalises

				them. The Council's Education Service has provided details of the impacts of the developments on the school estate, additional space requirements, costs and the developer contribution requirements per house. An options appraisal process will determine the optimum approach to providing additional accommodation at Strathdevon Primary School
Primary Healthcare	Agree in principle to a developer contribution towards primary healthcare, subject to justification from NHS FV of the proposed figure per house, and how this will be used in accordance with Circular 3/2012.	Agree in principle to NHS Forth Valley's proposal of a developer contribution of £2000 per house towards primary healthcare.	Concern that this level of contribution may not provide the facilities required. E.g If can deliver more space but not the services within these spaces..	NHS Forth Valley have advised that a developer contribution rate established with other Forth Valley Planning Authorities of circa £2000 per house for primary healthcare is provided for Dollar.
Transportation Infrastructure	Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs. Need for possible developer funded improvements at Ramshorn junction noted, and would welcome Council design and cost appraisal of	Agree in principle to provision of the transport infrastructure enhancements required to accommodate the development and the preparation of detailed proposals as part of MSCs. Need for possible developer funded improvements at Ramshorn junction noted. E-W link road route option	Agree in principle, but want to seek to ensure no additional vehicle traffic passing Strathdevon P.S. Linking both sites via a road would still be preferred, but constraints are noted, and any road crossing the Devon Way would be strongly resisted.	Road network improvements on A91, including at junctions with Devon Road, Park Place, Lover's Loan and on Muckhart Road. Traffic management around Strathdevon will focus on limiting vehicle movements and prioritising active travel, such as requirements for a new pedestrian footbridge

	<p>improvements and understanding of likely developer contribution.</p> <p>E-W link road route option explored in a revised proposal, but crossing of Devon Way was strongly rejected by community. Other options are constrained by land outwith the applicant's control.</p> <p>Strong focus on connectivity should be on active travel routes</p>	<p>explored but constrained by existing development, landforms and Scheduled Monument designation.</p> <p>Strong focus on connectivity should be on active travel routes.</p>	<p>Concerns about the development increasing car-borne commuting from Dollar.</p>	<p>over Dollar Burn and related works. Initial works have already been implemented around the school to discourage traffic and promote walking/cycling.</p> <p>Improvements to Ramshorn Junction (A977/B913)</p> <p>A road linking through the sites between the A91 east of Dollar and Devon Road is not a requirement, as this may lead to vehicle rat-running through residential areas, and around the school, however strong active travel connectivity is proposed and will be required, including improvements to the Devon Way</p>
Streetscape enhancement	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Agree in principle to developer contribution towards streetscape enhancements in the centre of Dollar and to be informed by a streetscape enhancement plan by the Council/community.</p> <p>Welcome DCDT survey on community infrastructure and developer contributions provided expectations on developers are firmly within parameters of</p>	<p>Preference for developer contributions towards a community fund that can be used to best effect to benefit the community.</p> <p>DCDT carried out a community survey to identify ideas for projects that could be funded, and have submitted results to Council and applicants. This should</p>	<p>Contributions towards streetscape enhancement on Bridge Street, Dollar</p>

	planning legislation.	planning legislation.	be used as a guide for developer spending on community facilities/streetscape.	
Affordable Housing	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Agree in principle to on-site provision of 25% affordable housing to meet local needs.	Need for “step-down” housing so older residents can move to smaller units but stay in Dollar	Any approval will be supported by conditions/Section 75 requirements for 25% affordable housing to meet local needs.
Public art	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Agree in principle to a £250 per house developer contributions towards public art, in accordance with Council policy and supplementary guidance.	Public art projects could tie in with community/streetscape enhancement ideas. Community survey can help inform this and there are opportunities for further community or school involvement.	Any approval will be supported by conditions/Section 75 requirement for public art provision in accordance with the LDP and supplementary guidance.
Transfer of community land	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use on land east of Devon Road (Fire Station site) If CAT of Hive confirmed, landowner will progress with plans for other community facilities in consultation with the community.	Propose transfer of land (by agreement with DCDT, if this is desired)) for community use south of Devon Way. Details plans for this are being developed along with the community, and will inform MSC stage.	Preference remains for Hive to be transferred to community ownership, and this is now approved by Clacks Council. Wil consider Fire Station plans as and when they become available. Progressing with Dollar South on community land plans east of Dollar Burn.	The Hive CAT has now progressed, with Council approval. Both masterplans identify land for community uses, the details of which can be progressed between land owners and the community and be presented in MSC applications.
Implementation and Phasing Plan	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Agree in principle to a phasing plan in respect of the construction of housing and delivery of developer	Wish to see a detailed phasing plan covering both sites and infrastructure delivery would be helpful.	Any approvals will be supported by requirements for phasing plans in relation to the delivery of

	contributions/community infrastructure.	contributions/community infrastructure.		community infrastructure as required in relation to house building.
Design Brief and Design Code	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree in principle to working with the Council and community representatives on design brief and coding to ensure appropriate layout, density and design of housing across the masterplan area.	Agree that design brief/coding would be of benefit in ensuring consistency and quality of design.	Any approvals will be supported by the need for further detailed design work (including briefs and design coding where appropriate), with arrangements for community input.
Dollar South : 18/00283/PPP Only – Current Position				
Dollar Academy Travel Plan	Agree to preparation of a travel plan for Dollar Academy, as part of MSC submissions to inform management of traffic and active travel arrangements in connection with the existing and proposed school facilities and activities.	N/A	Plan needs to reduce impact of traffic, including parent drop-off/pick-up and buses on the town's streets, and ensure safe connections for pupils going between school and sports campus.	Dollar Academy travel plan covering staff, pupils and parents, required as part of any planning approval and which will then require to be implemented.
Public Access to Dollar Academy Sports Campus	Commitment to allow community access to new sports facilities already expressed in papers submitted with the planning application and continued commitment to setting out details of such arrangements in liaison with community representatives.	N/A	Noted. Discussions with community groups on this will continue.	Dollar Academy will be required to set out arrangements for public access to the proposed new Sports Campus as part of MSCs application for sports facilities. Such arrangements will then require to be implemented.