



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the Council Chamber,
Kilncraigs, Alloa, on THURSDAY 4 MAY 2023 at 9.30 AM**

PRESENT

Councillor Denis Coyne (Convener)
Councillor William Keogh (Vice Convener)
Councillor Donald Balsillie
Councillor Martha Benny
Councillor Kenneth Earle
Councillor Phil Fairlie
Councillor Fiona Law
Councillor Jane McTaggart
Councillor Bryan Quinn

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development
Allan Finlayson, Team Leader, Planning and Building Standards
Grant Baxter, Principal Placemaking Officer
Keith Johnstone, Principal Planner
David Paterson, Principal Planner
Stuart Cullen, Principal Roads and Flooding Officer
Kate Fleming, Senior Housing Strategy Officer
Michael Boyle, Improving Outcomes Business Manager
Sophie Gardiner, Solicitor, Legal and Governance
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance

PLA(23)01 APOLOGIES

Apologies for absence were received from Councillor Mark McLuckie.

PLA(23)02 DECLARATIONS OF INTEREST

None.

**PLA(23)03 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 3
NOVEMBER 2022**

The minutes of the Planning Committee held on Thursday 3 November 2022 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 3 November 2022 were agreed as a correct record and signed by the Chair.

**PLA(23)04 CONFIRM MINUTES OF THE LOCAL REVIEW BODY HELD ON 15
NOVEMBER 2022**

The minutes of the Local Review Body held on Tuesday 15 November 2022 were submitted for approval.

Decision

The minutes of the Local Review Body held on Tuesday 15 November 2022 were agreed as a correct record and signed by the Chair.

PLA(23)05 CONFIRM MINUTES OF THE LOCAL REVIEW BODY HELD ON 13 DECEMBER 2022

The minutes of the Local Review Body held on Tuesday 13 December 2022 were submitted for approval.

Decision

The minutes of the Local Review Body held on Tuesday 15 November 2022 were agreed as a correct record and signed by the Chair.

PLA(23)06 CONFIRM MINUTES OF THE LOCAL REVIEW BODY HELD ON 7 FEBURARY 2023

The minutes of the Local Review Body held on Tuesday 7 February 2023 were submitted for approval.

Decision

The minutes of the Local Review Body held on Tuesday 7 February 2023 were agreed as a correct record and signed by the Chair.

PLA(23)07 CONFIRM MINUTES OF THE LOCAL REVIEW BODY HELD ON 16 MARCH 2023

The minutes of the Local Review Body held on Wednesday 16 March 2023 were submitted for approval.

Decision

The minutes of the Local Review Body held on Wednesday 16 March 2023 were agreed as a correct record and signed by the Chair.

PLA(23)08 SAUCHIE WEST PLANNING APPEAL UPDATE REF 10/00153/PPP

The report, submitted by Grant Baxter, Principal Placemaking Officer, provided an update to members on the planning appeal for a proposed housing development at Sauchie West, and in particular, the second Notice of Intention issued by the Reporter on 1 February 2023. The report is for noting only.

Motion

That the Committee agrees the recommendation set out in the report

Moved by Councillor Kenneth Earle. Seconded by Councillor Phil Fairlie.

Decision

The Committee agreed to note the contents of the Report in respect of the Reporter's conclusions on matters in relation to education and affordable housing contributions and next steps in relation to concluding the Section 75 Agreement and on assessing affordable housing needs and demand.

Action

Principal Placemaking Officer

PLA(23)09 PLANNING APPLICATION**Planning Application ref: 21/00069/FULL – Proposed Mixed Use Development Including Residential (Class 9), Business (Classes 4, 5 and 6), Education (Class 10) and Other Ancillary Uses Together With Associated Access and Infrastructure and Landscaping Works of Former Carsebridge Distillery and Warehouse Site at Carsebridge Bond, Carsebridge Road, Sauchie**

The report, submitted by Keith Johnstone, Principal Planner, provided a summary of the assessment of this application, including consultation responses and representations for planning permission in principle for development of land comprising the former Carsebridge Distillery and warehousing to the south east of Sauchie for housing, business use and education with associated open space, play provision, landscaping, enclosures and infrastructure including roads, footpaths and drainage. The application required to be determined by the Planning Committee since the application falls into the “Major” category of developments.

Attending in Chambers

Lynsey Breen, Applicant, Emma Moore, Agent and Mrs Margaret Docherty, Objector

Attending on Teams

Michael Summers, Agent (Transformation), Michael Stewart, Agent (Flooding), Kenny Ross, Agent (Master Planning), Stuart Salter, Agent (Education/Affordable Housing), Lindsay McIntyre, Agent (Noise), David Adamson, Agent (Drainage), Graeme Laing, Agent (North Planning and Development and Mike Carlin, Agent (Drainage).

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

The Committee then heard representation from Mrs Margaret Docherty, Objector and the Committee also heard from Emma Moore the Agent for the Applicant. Members of the Planning Committee had the opportunity to put questions to both and other specialists were in attendance on Teams to answer any questions.

Councillor Benny asked what the different classes were. They are as follows:-

Class 4 – Business/Office

Class 5 – General

Class 6 – Storage

Motion

That Committee approves the application subject to the conditions and reasons set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to approve the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement between the applicant and the Council as set out in draft Heads of Terms in Appendix 1 to the report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to the report.

Committee asked that there be a restriction to use class 4, there was detailed mitigation for traffic issues and it was confirmed that a further report with an update on the issues raised would be brought back to Council for approval.

Action

Principal Planner

PLA(23)10 PLANNING APPLICATION

Planning Application ref: 22/00187/FULL – Residential Development of 244 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage, Open Space and Associated Works at Land North and South of A91 To the West of Alva, Clackmannanshire.

The report, submitted by David Paterson, Principal Planner, provided an assessment and made a recommendation on the planning application. The application required to be determined by the Planning Committee since the application falls into the “Major” category of developments.

Attending in Chambers

Ian Craig, Alva Community Council, James Gilmour, Objector, John Cunningham, Objector and Sam Sweeney, Agent for the Applicant.

Attending on Teams - Gary Walker, Objector.

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

The Convenor adjourned the meeting at 11.25 am for a comfort break. The meeting resumed at 11.37 am with 9 members present.

The Committee then heard representation from Ian Craig, James Gilmour, John Cunningham and Gary Walker. The Committee also heard from Sam Sweeney the Agent for the Applicant. Members of the Planning Committee had the opportunity to put questions to all.

Councillor Keogh withdrew from the meeting at 12:37.

Motion

That the Committee refuses the application as set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to refuse planning permission based on the following reasons:

1. It has not been satisfactorily demonstrated that the proposed development would not be at risk from flooding or that existing residential developments would not be at greater risk from flooding. The proposed development does not accord with policies EA9 and EA12 of the Clackmannanshire Local Development Plan “Managing Flood Risk” and “Water Environment” respectively, policy 22 of National Planning Framework policy 22 “Flood Risk and Water Management”, supplementary guidance SG4 “Water” and Planning Advice Note 79 “Water and Drainage”;
2. The proposed development involves development in the countryside which does not accord with policy SC23 of the Clackmannanshire Local Development Plan

“Development in the Countryside” and policies 4 and 17 of National Planning Framework 4 “Natural Places” and “Rural Homes” respectively;

3. The proposed development would not safeguard amenity, landscape quality and function of the Green Belt. The proposed development does not accord with policy EA8 of the Clackmannanshire Local Development Plan “Green Belt”, policies 4 and 8 of National Planning Framework 4 “Natural Places” and “Green Belt” respectively and Supplementary Guidance SG6 “Green infrastructure”; and
4. The proposal would not contribute to the safeguarding or enhancement of the Clackmannanshire Green Network. The proposal does not accord with policy EA1 of the Clackmannanshire Local Development Plan “Clackmannanshire Green Network”, policy 4 of National Planning Framework 4 “Natural Place” and Supplementary Guidance SG6 “Green Infrastructure”.

Action

Principal Planner

Ends: 13.42 pm

