



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 2 MAY 2024 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 Mark McLuckie
Councillor Jane McTaggart
Councillor Bryan Quinn

IN ATTENDANCE

Grant Baxter, Planning and Building Standards Team Leader
Keith Johnstone, Principal Planner
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance (Minute)
Gillian White, Committee Services, Legal and Governance

PLA(24)01 APOLOGIES

None.

PLA(24)02 DECLARATIONS OF INTEREST

None.

**PLA(24)03 CONFIRM MINUTES OF THE LOCAL REVIEW BODY HELD ON 22 MAY
2023**

The minutes of the Local Review Body held on Thursday 22 May 2024 were submitted for approval.

Decision

The minutes of the Local Review Body held on Thursday 22 May 2024 were agreed as a correct record and signed by the Chair.

**PLA(24)04 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 28
SEPTEMBER 2023**

The minutes of the Planning Committee held on Thursday 28 September 2023 were submitted for approval.

Decision

Subject to the amendment, the minutes of the Planning Committee held on Thursday 28 September 2023 were agreed as a correct record and signed by the Chair.

PLA(24)05 PLANNING APPLICATION

Application for Approval of Reserved Matters ref: 23/00219/MSC – Approval Of Matters Specified in Conditions related to 10/00153/PPP For Site Masterplan (Conditions 3 and 5a) Including Land For Houses Open Space, Play Provision, Landscaping, Roads, SUDS And Other Infrastructure And Option Of Land For School, Land At Branshill, Branshill Road, Sauchie.

The report, submitted by Keith Johnstone, Principal Planner, provided an assessment of this application which is a Matters Specified in Conditions (MSC) application for the approval of the Masterplan for the site granted planning permission in principle (PPP) on appeal on 16 May 2023 for houses, school and associated works on land west of Branshill Road, Sauchie. The assessment has had regard to the terms of the PPP and associated Section 75, the provisions of the Development Plan and other material considerations, including advice from consultees and representations received from third parties.

Attending

Gavin Lloyd, Agent (Bracewell, Stirling)

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

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 Jane McTaggart.

Decision

The Committee agreed unanimously to approve the application subject to the conditions and reasons set out in the report.

Action

Principal Planner

PLA(24)06 PLANNING APPLICATION

Application for Approval of Reserved Matters ref: 23/00182/MSC – Residential Development of 157 Houses with Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage And Associated Works (Phase 1) at Land At Branshill, Branshill Road, Sauchie.

The report, submitted by Keith Johnstone, Principal Planner, provided an assessment of this application which is a Matters Specified in Conditions (MSC) application for the construction of 157 houses with associated roads, footpaths, drainage and landscaping on land which was granted Planning Permission in Principle (PPP) on appeal on 16 May 2023. The assessment has had regard to the terms of the PPP, the provisions of the Development Plan and any other material considerations, including advice from consultees and representations received from a third party.

Attending

Gavin Lloyd, Agent (Bracewell, Stirling)

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

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 Kenneth Earle.

Decision

The Committee agreed unanimously to approve the application subject to the conditions and reasons set out in the report.

Action

Principal Planner

The Convenor adjourned the meeting at 11.09 am for a comfort break before the next item of business. The meeting resumed at 11.19 am with 10 members present.

Councillor Quinn left during the next item (11.47am)

PLA(24)07 PLANNING APPLICATION

Planning Application ref: 24/00001/FULL – Installation And Operation of A 25MW Battery Energy Storage System (BESS) Including Battery Storage Containers And Associated Inventers, Transformers, Substations, Security Fencing, CCTV, Landscaping, Drainage And Access Onto B9140 – Land At Bankhead Farm South Of Twentyfive Acre Wood, Fishcross, Clackmannanshire.

The report, submitted by Grant Baxter, Planning and Building Standards Team Leader, provided an assessment of and makes a recommendation on the above noted planning application. The application requires to be determined by the Planning Committee as, due to the site area, it falls into the “Major” category of developments.

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 William Keogh.

Amendment

To add an additional condition that 1% of the development value will be set aside for the provision of either on site or off site public art.

Moved by Councillor Donald Balsillie. Seconded by Councillor Martha Benny.

During debate on the amendment it was agreed to delegate to the officers the responsibility to discuss the opportunity to provide a contribution to public art with the developer. Therefore both Councillor Balsillie and Councillor Benny agreed to withdraw their amendment.

Decision

The Committee agreed unanimously to approve the application for the reasons set out in the report.

The Planning and Building Standards Team Leader has delegated approval to discuss the opportunity to provide a contribution to public art with the developer.

It was also agreed that an Informative Note would be added to the Decision Notice to ask the developer to extend the scope of the Noise Impact Assessment to include an assessment of any potential adverse impact from operational noise from the development on wildlife and livestock including horses.

Committee also asked that the developer be asked to provide evidence of any bond arrangements that will be in place between the developer and the landowner to guarantee that the site will be restored to its original condition in the event that the developer is unable to do so.

Action

Planning and Building Standards Team Leader

Ends: 12.09 pm