



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 31 OCTOBER 2024 at 9.30 AM.**

PRESENT

Councillor Denis Coyne (Convener)
Councillor William Keogh (Vice Convener) (Via Teams)
Councillor Donald Balsillie
Councillor Martha Benny
Councillor Kenneth Earle
Councillor Fiona Law
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)08 APOLOGIES

Apologies were received from Councillor Phil Fairlie and Councillor Mark McLuckie.

PLA(24)09 DECLARATIONS OF INTEREST

None.

**PLA(24)10 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 2 MAY
2023**

The minutes of the Planning Committee held on Thursday 2 May 2024 were submitted for approval.

Decision

The Chair advised a typographical error on page 5 "PLA(24)03 Confirm Minutes of the Local Review Body on 22 May 2023" the description should read **Monday 22 May 2023** and not Thursday 22 May 2024.

With the additional change, the minutes of the Planning Committee held on Thursday 2 May 2024 were agreed as a correct record and signed by the Chair.

PLA(24)11 PLANNING APPLICATION

Application for Approval of Reserved Matters ref: 24/00031/MSC – Residential Development of 51 Houses With Associated Infrastructure, Drainage And Associated Works (Phase 1b) at, Land At Branshill, Branshill Road, Sauchie.

The report, submitted by Keith Johnstone, Principal Planner, provided an assessment of the application which is a Matters Specified in Conditions (MSC) application for the construction of 51 houses with associated roads, footpaths, drainage and landscaping on part of an area of land which was granted Planning Permission in Principle (PPP) on 16 May 2023 for residential development following an appeal to Scottish Ministers. The assessment had regard to the terms of the PPP, the provisions of the Development Plan and any other material considerations, including advice from consultees.

The application has been referred to Committee for decision making as the proposed number of houses exceeds the threshold for a local development (50 or more) and therefore the application cannot be determined under the Council's Scheme of Delegation.

Attending

Gavin Lloyd, Agent (Bracewell, Stirling)
Joe Walker, Miller Homes

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

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

The Chair adjourned briefly at 10.40 am for the applicants to leave Chambers. The meeting resumed at 10.42 am with 8 members present.

PLA(24)12 STREET NAMING REPORT FOR DEVELOPMENT OF LAND AT BRANSHILL, BRANSHILL ROAD, SAUCHIE

The report, submitted by Grant Baxter, Planning and Building Standards Team Leader, sought a decision on the name of new streets for the development at land at Branshill Road, Sauchie (also known as Sauchie West).

The overall development of this site will eventually comprise approximately 1000 new houses built in multiple separate phases over the next decade. It is not yet known how many street names will eventually be required and in order to reduce the number of street naming reports submitted to Committee, it was considered an opportune time to provide a sufficient number of names to cover future phases of the overall development.

The first phase (Phase 1a & 1b) consists of the erection of 122 dwellings, the layout of which lends itself to four new streets (one of which will be the main arterial road running through the development including at later phases).

In order to assist the decision process, the report set out the results of the consultation exercise seeking suggested names for new streets in the development.

The report was introduced by Grant Baxter, Planning and Building Standards Team Leader. Members of the Planning Committee had the opportunity to put questions to Mr Baxter.

Motion

That Committee considers the suggestions included in Appendix 4 and approves the new streets names.

Moved by Councillor Denis Coyne. Seconded by Councillor Fiona Law.

Decision

Having reviewed and voted on each of the names set out in the report, the Committee agreed 19 new street names for the development at land at Branshill, Branshill Road, Sauchie. The names are:

Bonspiel	Gorse	Yarrow	Storksbill
Stone	Bluebell	Blaeberry	Sundew
Naysmith	Bell Heather	Harebell	Bracken
West Hill	Sorrel	Foxglove	Fern
Copper	White Clover	Rockrose	

Action

Planning and Building Standards Team Leader

PLA(24)13 PLANNING ENFORCEMENT

Unauthorised change in use of land to use for storage including the storage of 2 Steel Shipping Containers, 2 No Mechanical Diggers and storage/parking of multiple Motor Vehicles, and installation of heras type mobile fencing to enclose the Site at Land to the North of Alexandra Street (A908) and West of Devonpark Mill Access Road, Devonside, Tillicoultry

The report, submitted by Grant Baxter, Planning and Building Standards Team Leader, advised the Committee of planning enforcement options open to the Council following non-compliance with an Enforcement Notice served by the Council on the owner of the land, and sought their approval for further action.

Motion

That Committee agrees the recommendation as set out in the report.

Moved by Councillor Fiona Law. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed unanimously that following a review of the options set out in Appendix 1 to this report, that authority is given to the Planning and Building Standards Team Leader to report the failure to comply with the Enforcement Notice as an offence to the Crown Office and Procurator Fiscal Service (COPFS).

Action

Planning and Building Standards Team Leader

Ends: 11.41 pm

