



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 15 JANUARY 2026 at 9.30 AM.**

The meeting started at 9.47 am due to IT issues

PRESENT

Councillor Denis Coyne (Chair)
Councillor William Keogh (Vice Chair)
Councillor Donald Balsillie
Councillor Kenneth Earle (Via Teams)
Councillor Phil Fairlie.
Councillor Fiona Law
Councillor Mark McLuckie
Councillor Jane McTaggart
Councillor Bryan Quinn

IN ATTENDANCE

Pauline Elloitt, Interim Chief Planner and Team Leader for Planning and Building Standards
Jacob Muff, Team Leader
John Hiscox, Principal Planner
Stuart Cullen, Transportation Team Leader
Jason McKay, Principal Roads & Flooding Officer
Lesley Baillie, Strategy and Performance Adviser
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Rona Burns, Solicitor, Legal and Governance (Depute Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance (Minute)
Delia Couper, Member Services, Legal and Governance
Councillor Scott Harrison

PLA(26)01 APOLOGIES

Apologies were received from Councillor Martha Benny.

PLA(26)02 DECLARATIONS OF INTEREST

Councillor Donald Balsillie declared an interest in Item 4. He is a Board Member for Clackmannanshire Heritage Trust. Councillor Balsillie advised that he would not participate in that item of business and would withdraw from the meeting during that item.

**PLA(26)03 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 11
SEPTEMBER 2025**

The minutes of the Planning Committee held on Thursday 11 September 2025 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 11 September 2025 were agreed as a correct record and signed by the Chair.

PLA(26)04 CONFIRM MINUTES OF THE SPECIAL PLANNING COMMITTEE HELD ON 28 OCTOBER 2025

The minutes of the Special Planning Committee held on Thursday 28 October 2025 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 28 October 2025 were agreed as a correct record and signed by the Chair.

The Clerk who is the Council's Monitoring Officer reminded members about the Code of Conduct regarding lobbying.

Councillor Balsillie withdrew from the meeting at 09.55 am before the next item of business.

PLA(26)05 APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE (PPP)

Application 21/00069/PPP for Planning Permission in Principle (PPP) for a proposed mixed-use development consisting of predominantly residential uses (Class 9), Business (Class 4), Education (Class 10) and other ancillary uses together with associated access and infrastructure and landscaping works on the former Carsebridge Distillery and warehouse site.

Attending

Matthew Pease, Clackmannanshire Heritage Trust (Objector)
Kayleigh Gregory, Clackmannanshire Heritage Trust (Objector)
Lesley Breen, Advance Construction (Applicant)
Jim Kennedy, Advance Construction (Applicant)

The report, submitted by Jacob Muff, Team Leader, provided an up-to-date comprehensive assessment of the application following material changes since an earlier 'minded to approve' decision by the Planning Committee in May 2023.

The application has been referred to the Committee for a decision, as the proposed development fall within the category of Major development and therefore cannot be determined under the Council's Scheme of Delegation.

It was also requested by the Committee that the application be returned to the Committee prior to the Section 75 legal agreement being finalised, signed, the conditions being formalised, and the decision being issued.

This report summarised the proposal and made an assessment of the planning application; outlines the consultation, responses and the public representations; updates the committee on the matters arising since the application was previously considered; and provided an update on the Section 75 legal agreement, setting out a recommendation and the next steps prior to determination.

The report was introduced by Jacob Muff, Team Leader. Members of the Planning Committee had the opportunity to put questions to Mr Muff.

The Committee heard representation from Mr Matthew Pease, Clackmannanshire Heritage Trust (Objector) and member of the Planning Committee had the opportunity to put questions to Mr Pease.

The Committee also heard representation from Ms Lynsey Breen from Advance Construction (Applicant) and member had the opportunity to put questions to Ms Breen.

Motion

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

Moved by Councillor Denis Coyne. Seconded by Councillor William Keogh.

Decision

The Committee agreed to approve the planning application subject to the conditions listed in Appendix 1 and the draft Heads of Terms listed in the table in Appendix 2 and the plans in recommended for approval in Appendix 3.

As the suggested conditions were applied and a Legal Agreement has been entered into by all parties; the PPP application was considered to be acceptable, meeting the Heads of Terms set out in the Planning Committee May 2023 (as amended) and as presented to the Planning Committee in March 2025, following the demolition of Carsebridge House and the relocation of the Napoleon Column.

Action

Team Leader

The Chair asked for a comfort minute break (11:20 am). All members were back in Chambers at 11:34 am.

Councillor Balsillie came back into Chambers for the next item of business.

PLA(26)06 CONSULTATION FROM SCOTTISH MINISTERS REGARDING AN APPLICATION MADE UNDER SECTION 36 OF THE ELECTRICITY ACT 1989

Application 25/00120/S36 – Consultation from Scottish Ministers regarding an application made under Section 36 of the Electricity Act 1989, for the Installation and operation of a wind farm comprising up to 13 wind turbines, 35mw of battery energy storage and associated ancillary infrastructure, partially in Clackmannanshire and partially in Perth and Kinross at unnamed top approx. 1km east of Blairdenon Hill Rhodders Farm Access Alva, Clackmannanshire (to be known as “The Windburn Wind Farm”

The report, submitted by John Hiscox, Principal Planner, requested that the Planning Committee accepts the recommendation of the Council’s Planning Service in relation to the proposed Windburn Wind Farm, in its capacity as statutory consultee, being one of the two relevant authorities within whose Council areas the development is proposed.

Motion

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

Moved by Councillor Denis Coyne. Seconded by Councillor Phil Fairlie.

Decision

It was agreed that Clackmannanshire Council, as relevant authority and statutory consultee to Scottish Ministers, raises a planning objection for the following reasons:

1. By virtue of the scale, layout, design and location of the development and siting of the turbines as proposed, it would give rise to harmful landscape and visual impacts that are greater than localised, and that would be unacceptably adverse both locally within the Ochil Hills, and in the wider locale of the settled lowland/Carseland areas to the south. Specifically, the impacts set out below are unacceptable and have not been adequately mitigated.
 - (i) the introduction of visible large-scale, static man-made components (towers, hubs) and moving blades to the otherwise uninterrupted main scarp skyline of the Ochil Hills which forms an iconic, regionally unique and important setting in combination with the settled Carselands of Clackmannanshire, and a landscape asset recognised for its special qualities through its designation as a Special Landscape Area (SLA).
 - (ii) diminishment of the special qualities attributed to the Ochils SLA, thereby damaging the integrity of the asset as a whole, in the light of harmful impacts (a) to the scarp skyline setting as seen from the lowlands/Carselands to the south as a result of the turbines not being fully contained by the Southern Scarp hills; and (b) on views from the renowned viewpoint destination summit of Ben Cleuch and its environs, over Strathallan and the distant Highlands.
 - (iii) harmful visual impacts relating to the experience of recreational users of the Ochil Hills including a sense of wildness, due to the step-change increase in significant visibility of turbines from the open-access/informal recreational path network, including incremental enclosure of views from the locality of the network, in particular insofar as it relates to routes to and from the highest destination summit of Ben Cleuch, and related summits on the network including The Law, Ben Ever and The Nebit, which currently do not have any visibility of wind turbines.
 - (iv) characterisation of the Ochils SLA through intensification of adverse cumulative landscape impacts in combination with existing wind farm development, thereby desensitising and reducing the landscape quality of the SLA, thereby rendering it more susceptible to, and more likely to be subject to further pressure for, additional wind farm development.

The proposed wind energy development, therefore, is contrary to the development plan, specifically National Planning Framework 4 Policies 4 and 11; and Clackmannanshire Council Local Development Plan Policies SC14, SC15 and EA4, and adopted Supplementary Guidance "Onshore Wind Energy (Adopted 2015).

Action

Principal Planner.

Ends: 12.37