

---

**Report to Clackmannanshire Council**

---

**Date of Meeting: 12 April 2018**

---

**Subject: Conservation Area Appraisals - Clackmannanshire Local  
Development Plan Update**

---

**Report by: Executive Director**

---

**1.0 Purpose**

- 1.1. This report is to seek approval of the Finalised Conservation Area Appraisals (CAA) for Alloa Glebe, Tillicoultry, Clackmannan, Kennet and Dollar, prepared under the current LDP and also provides an update on the commencement of the Local Development Plan (LDP) Review.

**2.0 Recommendations**

It is recommended that the Council approve the Finalised Conservation Area Appraisal documents, including the proposed alterations to the Conservation Area boundaries at Alloa Glebe, Tillicoultry and Dollar (copies have been provided to Members in the Group Rooms along with the consultation comments received).

**3.0 Considerations**

**Finalised Conservation Area Appraisals**

- 3.1. The adopted Clackmannanshire LDP contained a commitment to produce Conservation Area Appraisals for each of the Conservation Areas in Clackmannanshire to meet the Planning Authority's duty to prepare proposals for the preservation and enhancement of conservation areas.
- 3.2. The appraisal process sought to:
- Define the special interest of the conservation area;
  - Identify issues which threaten the special qualities of the conservation area;
  - Provide guidelines to prevent harm and assist in the enhancement of conservation area; and
  - Provide the Council with a tool to inform planning practice and policies for the conservation area.

Analysis within the appraisals includes historic development, topography, built form and character, views, open spaces, landmarks as well as key buildings and groups.

- 3.3. The former Enterprise and Environment Committee approved the draft Appraisals of Alloa Glebe, Tillicoultry, Clackmannan and Kennet for consultation and that any representations received, along with Officer's recommended responses would be reported back for final approval. The Draft Dollar Conservation Area Appraisal had previously been consulted on and it was agreed that this would be reported back to the same committee.
- 3.4. The Consultations were advertised in the Alloa Advertiser, the Council's Development Services Bulletin and on the Council's website. Community Councils and other selected external groups and agencies and local interest groups were also targeted by e-mail/mail to advise them of the consultation.
- 3.5. Responses were received from the Scottish Government, Historic Environment Scotland and one Alloa resident. Officer's recommendations on the representations received can be found in the Members Group Rooms along with those received previously on the Dollar CAA.
- 3.6. The Alloa Glebe, Tillicoultry and Dollar CAAs proposed alterations to the existing boundaries. The reasoning behind these changes is to exclude modern interventions which are not in character with the traditional building forms in the locality and also to encompass parts of the town centre which retain their historic urban and traditional building form.

### **Consideration of Representations**

- 3.7. Representations were considered by Council Officers, who liaised with some of the respondents and external agencies during the preparation of responses.
- 3.8. Requests for minor wording changes or updating of references to refer to events following publication of the Draft CAAs, and which Officers felt were not unreasonable requests, are recommended to be accepted and the relevant CAA changed accordingly.
- 3.9. The Council contacted those who were considered to be most affected by the proposed boundary changes in Alloa Glebe, Tillicoultry and Dollar. Representations and responses have been provided to Members.
- 3.10. The Proposed Finalised CAAs have been provided to Members and indicate where new conservation area boundaries are proposed. If agreed, the Council can adopt these as the new conservation area boundaries and inform Historic Environment Scotland of the changes. No further consultation or advertising is required.

### **Local Development Plan Review**

- 3.11. Clackmannanshire Council are required to produce a Local Development Plan for the administrative area. The current Clackmannanshire LDP was adopted on 19th August 2015 and must be reviewed by August 2020. A review timetable is contained within the annual Development Plan Scheme and included as Appendix 1. It identifies the documents which will be produced, the nature of the review and the timescales within which this will be done.

- 3.12. The first stage in the Review has already commenced with a 'Call for Issues' and a 'Call for Sites' from 30<sup>th</sup> September 2017 until 7<sup>th</sup> January 2018. This provided the opportunity for groups, individuals and companies to raise issues which they feel should be addressed in a Main Issues Report (MIR), to be published and consulted on in Autumn 2018.
- 3.13. 35 responses were received, including:
- requests for 8 new residential sites to be considered as part of the review;
  - support for the continued inclusion of 3 residential and 1 business sites;
  - requests for the wording of Policy SC23 to be modified to remove the requirement for "locational justification" for new developments in the countryside;
  - requests for policies protecting the natural environment and biodiversity to be strengthened; and
  - request for the consideration of policies within the plan to support arts and culture at all levels.
- 3.14. In reviewing the LDP, the Council is required to take into account the National Planning Framework (NPF), which is the Scottish Government's strategy for Scotland's long term spatial development and Scottish Planning Policy (SPP).
- 3.15. A Monitoring Statement serves as the main evidence base for the LDP and requires to be published to accompany the MIR. It will explain the main changes in the principle physical, economic, social and environmental characteristics of the area that have occurred since the LDP was adopted and assess the impact of the policies and proposals in the Plan.
- 3.16. As part of the LDP review, fully inclusive consultation must be carried out on the MIR, which will focus on the key issues arising since the LDP was adopted. It will set out general proposals for development in the area, and in particular, proposals as to where development should and should not occur. It will also contain one or more reasonable alternative sets of proposals and draw attention to the ways in which the favoured and alternative proposals may differ from the currently adopted spatial strategy in the Adopted LDP. Likely Environmental Implications will also be identified for each of the options.
- 3.17. The LDP review will take account of development priorities set out in forthcoming City Deal Heads of Terms.
- 3.18. Scottish Government is currently proposing reforms to the Scottish Planning system and the Planning (Scotland) Bill proposes changes in the preparation form and content of development plans. Given that the Council is at the earliest stage of the process, and the Bill is part of a lengthy process, it is proposed that we continue under the current system and align our work as necessary, as and when any changes are introduced. This will ensure that we continue to meet statutory targets.

#### **4.0 Sustainability Implications**

- 4.1. The Proposed Finalised CAAs support the promotion of sustainability in development proposals. The need for Strategic Environmental Assessment of the Conservation Area Appraisals was considered through a pre-screening

determination of the Proposed Muckhart CAA, and it was agreed with the Consultation Agencies that a Strategic Environmental Assessment would not be required as it would not be likely to have significant environmental effects. There is therefore no requirement to pre-screen the subsequent CAAs, as they follow the same format.

- 4.2. The Planning etc. (Scotland) Act 2006 requires planning authorities to carry out their development planning functions with the objective of contributing to sustainable development. The LDP's policies and proposals are firmly based on the principles of sustainable development, and provide an important contribution to delivering the Council's objectives on sustainability and climate change, as set out in the Clackmannanshire Sustainability & Climate Change Strategy. Sustainable development principles have been incorporated into the Main Issues Report Vision and all Issues have been assessed for their contribution to achieving the Vision, in terms of achieving our objectives for economic, environmental and social sustainability. The likely significant environmental effects of each of the policy options contained in the MIR have been assessed through the statutory strategic environmental assessment process and an environmental report has been prepared setting out these likely effects. However, the MIR is not prescriptive and is intended rather to explore issues and enable discussion and awareness of its content. More detail on sustainability implications will therefore become available at the Proposed Plan stage and will be reported at that time.

## **5.0 Resource Implications**

- 5.1. The resources for preparing the Conservation Area Appraisals and any associated costs are already provided for in the Development Services budget.
- 5.2. The funding of the MIR and associated consultation will be met from existing budgets.
- 5.3. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.4. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.5. No additional staff resources are required as a consequence of this report.

## **6.0 Exempt Reports**

- 6.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

## **7.0 Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box )

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

The Conservation Area Appraisals accord with and support the Council's key strategies including, the Single Outcome Agreement and the Sustainability and Climate Change Strategy.

**8.0 Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes  No

**9.0 Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

**10.0 Appendices**

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Local Development Plan Review Timetable

The following reports have been placed in the Members Group Rooms:

CAA Representations received and Officer Responses  
Proposed Finalised Alloa Glebe Conservation Area Appraisal  
Proposed Finalised Clackmannan Conservation Area Appraisal  
Proposed Finalised Kennet Conservation Area Appraisal  
Proposed Finalised Tillicoultry Conservation Area Appraisal  
Proposed Finalised Dollar Conservation area Appraisal

## 11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes  (please list the documents below) No

- Clackmannanshire Local Development Plan (August 2015)
- Report to Council dated 24<sup>th</sup> October 2013 – Proposed Clackmannanshire Local Development Plan, Open Space Strategy and Associated Documents
- Report to Council dated 26<sup>th</sup> June 2014 – Proposed Clackmannanshire Local Development Plan, Open Space Strategy and Dollar/Muckhart Conservation Area Appraisal
- Report to Enterprise and Environment Committee dated 19<sup>th</sup> May 2016 – Clackmannanshire Draft Conservation Area Appraisals for consultation:
  - Alloa Glebe
  - Clackmannan
  - Kennet
  - Tillicoultry
- Muckhart Conservation Area Appraisal (June 2014)
- Draft Dollar Conservation Area Appraisal (June 2014)
- Draft Alloa Glebe Conservation Area Appraisal (2016)
- Draft Tillicoultry Conservation Area Appraisal (2016)
- Draft Clackmannan Conservation Area Appraisal (2016)
- Draft Kennet Conservation Area Appraisal (2016)
- Scottish Government Planning Advice Note 71 (Conservation Area Management) (December 2004)

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Graeme Finlay	Principal Planner	2643

### Approved by

NAME	DESIGNATION	SIGNATURE
Garry Dallas	Executive Director	
Elaine McPherson	Chief Executive	



