



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the Council Chamber,
Kilncraigs, Alloa, on THURSDAY 28 SEPTEMBER 2023 at 12 NOON.**

PRESENT

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

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development
Grant Baxter, Planning and Building Standards Team Leader
Keith Johnstone, Principal Planner
Sophie Gardiner, Solicitor, Legal and Governance (on Teams)
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(23)11 APOLOGIES

Apologies for absence were received from Councillor Phil Fairlie.

PLA(23)12 DECLARATIONS OF INTEREST

None.

**PLA(23)13 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 4 MAY
2023**

The minutes of the Planning Committee held on Thursday 4 May 2023 were submitted for approval.

The Chair advised that there was a change to Minute Item PLA(23)08 relating to **Sauchie West Planning Appeal Update Ref 10/00153/PPP**. On page 8, line 3, the minute should read "be brought back to **Committee** for approval".

Moved by Councillor Kenneth Earle. Seconded by Councillor Jane McTaggart.

Decision

Subject to the amendment, the minutes of the Planning Committee held on Thursday 4 May 2023 were agreed as a correct record and signed by the Chair.

PLA(23)04 MATTERS ARISING

PLA(23)08 Sauchie West Planning Appeal Update ref 10/00153/PPP

Grant Baxter updated Committee on the follow up on Sauchie West. He received an update from Housing services who are now creating a new housing needs and demands assessment (HNDA), one of the key issues from the reporters that there wasn't evidence of current requirement of affordability housing in the Sauchie area. Housing will take the HNDA forward and will have documents finalised by next summer and will come back to Committee by the end of October 2024.

PLA(23)09 – Planning Application – Former Carsebridge Distillery and Warehouse Site at Carsebridge Bond, Carsebridge Road, Sauchie

Keith Johnstone updated Committee on progress. In relation to Committee's decision that permission is not granted for uses in Classes 5 and 6, he advised that the applicant has agreed to delete Class 5 and 6 from the description of the development. The description has formally been amended to only refer to Class 4. Any Planning Permission in Principle that is issued will be granted on this basis. Negotiations and work to drafts the terms of section 75 and planning conditions are still taking place including consultation with other services. It is proposed to update Committee when the Section 75 has been concluded and the conditions are finalised.

PLA(23)10 – Planning Application – Land at North and South of A91 to the West of Alva, Clackmannanshire

Grant Baxter updated Committee on the actions following the termination of the Alva West Planning Application. The decision to refuse that was issued by Officers following Committee and now have an appeal against the decision by the applicant and waiting on a decision on that.

PLA(23)05 PLANNING APPLICATION

Planning Application ref: 23/00097/FULL – Erection of Kennels For Dog Breeding, Siting of 4 No. Glamping Pods, Formation of 5 Parking Bays for Camper Vans (Partly Retrospective) at Devon River Riding Centre, Fishcross, Clackmannanshire, FK10 3AW

The report, submitted by Keith Johnstone, Principal Planner, provided an assessment of this planning application, having considerations to the provisions of the Development Plan and any other material considerations, including advice from consultees and representations received from a third party. It provided a recommendation on the application. The application is partly retrospective as some of the development has already been implemented. The application is a Local Development and would normally be determined under the Council's Scheme of Delegation by Appointed Officers. The application required to be determined by the Planning Committee following a request from an Elected Member. The reason for the request was due to the circumstances at the site where development has been undertaken in the past without obtaining planning permission.

Attending

Abbie Carruthers, Applicant's Representative

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 Abbie Carruthers. Members of the Planning Committee had the opportunity to put questions to Miss Carruthers.

Councillor Balsillie asked for an additional condition to be added to the motion "for the provision of chemical disposal to be put in place and how the waste is handled on site"

Motion

That Committee approves the application subject to the conditions and reasons set out in the report and to add an additional condition “for details of the arrangements to service camper van bays for the disposal of chemical toilet waste and grey water.”

Moved by Councillor Denis Coyne. Seconded by Councillor Jane McTaggart.

Decision

The Committee agreed to approve the planning permission based on the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or, as the case may be, when the permission is deemed to be granted;
2. The materials and colours of the external finishes of the 2 glamping pods still to be installed shall match the details on the approved drawings unless otherwise agreed in writing by the planning authority;
3. Before works commence to install either of the remaining 2 glamping pods hereby approved, details of the design of their layout and parking provision shall have been submitted to, and approved in writing by, the planning authority. Thereafter, the development shall be implemented in accordance with the approved details, unless otherwise agreed by in writing by the planning authority;
4. The use of the 4 glamping pods hereby approved shall be used solely for holiday and tourism purposes. For the avoidance of doubt, this permission does not authorise the use of the pods as the sole or main place of residence for any of their occupants;
5. Within 2 months from the date of this permission, details of a method statement shall have been submitted to and approved in writing by the planning authority, which shall facilitate monitoring by the planning authority of occupancy by individual occupiers of the glamping pods, allowing access to letting or lease records to ensure compliance with Condition 4 above. Thereafter, the development shall be operated in accordance with the approved details unless otherwise agreed in writing by the planning authority;
6. In the event that any pod remains unoccupied for its approved use for a continuous period of at least 12 months, it shall be removed from the site within 2 months of the expiration of the 12 month period and the site reinstated to its original condition within 3 months from the date of removal, unless otherwise agreed in writing by the planning authority; and
7. Prior to the first use of any of the 5 parking bays hereby approved for overnight parking by campervans, details of the arrangements to service these bays for the disposal of chemical toilet waste and grey water shall have been submitted to and approved in writing by the planning authority, and the approved arrangements implemented. Thereafter, the development shall be operated in accordance with the approved arrangements unless otherwise agreed in writing by the planning authority.

Action

Principal Planner

The Convenor adjourned the meeting at 12.57 pm at the conclusion of the previous item to allow attendees for that item to leave the meeting. The meeting resumed at 13.04 pm with 9 members present.

PLA(23)06 UPDATE – 10 GANNEL HILL VIEW, DEVON VILLAGE

The report, submitted by Lee Robertson, Senior Manager Legal and Governance, updated the Committee on the option of using the Council's compulsory purchase order (CPO) powers for a property at 10 Gannel Hill View, Devonside as provided for in the report presented to the Planning Committee on 3 November 2022.

Motion

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

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

Decision

The Committee agreed to note the option to use the Council's CPO powers is unlikely to be successful and accepted by the Scottish Ministers as detailed in the considerations in paragraph 3.0.

Ends: 13.28 pm