



**Clackmannanshire
Council**

www.clacksweb.org.uk

**Kilncraigs, Greenside Street, Alloa, FK10 1EB
(Tel.01259-450000)**

PLANNING COMMITTEE

Thursday 12 March 2015 at 9.30 am

**Venue: Council Chamber, Patons Building, Kilncraigs,
Alloa, FK10 1EB**

For further information contact Strategy and Customer Services, Clackmannanshire Council, Kilncraigs, Alloa, FK10 1EB
Phone: 01259 452106/2004 Fax: 01259 452230 E-mail: customerservice@clacks.gov.uk www.clacksweb.org.uk

Date	Time
------	------

Scheme of Delegation: Duties and Responsibilities Delegated to Committees

Planning Committee

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Community and Regulatory Services related to Building Standards.

4 March 2015

A MEETING of the PLANNING COMMITTEE will be held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB, on THURSDAY 12 MARCH 2015 at 9.30 am.

**GARRY DALLAS
Executive Director**

B U S I N E S S

	Page No.
1. Apologies	- -
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	- -
3. Confirm minutes of Planning Committee Meeting held on 30 October 2014	07
4. Planning Application - Erection of 71 No. Houses With Associated Access Roads, Car Parking and Landscaping at Burnside, Riccarton, Clackmannan, Clackmannanshire (ref 14/00248/FULL)	11

PLANNING COMMITTEE – MEMBERS

Councillors

Wards

Councillor	Alastair Campbell (Convenor)	5	Clackmannanshire East	CONS
Councillor	George Matchett, QPM (Vice Convenor)	1	Clackmannanshire West	LAB
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	Les Sharp	1	Clackmannanshire West	SNP
Councillor	Walter McAdam, MBE	2	Clackmannanshire North	SNP
Councillor	Bobby McGill	2	Clackmannanshire North	LAB
Councillor	Gary Womersley	3	Clackmannanshire Central	SNP
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Ellen Forson	4	Clackmannanshire South	SNP
Councillor	Kathleen Martin	5	Clackmannanshire East	LAB



MINUTES OF MEETING of the PLANNING COMMITTEE held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB, on THURSDAY 30 OCTOBER 2014 at 9.30 am

PRESENT

Councillor Alastair Campbell, Convenor (In the Chair)
Councillor Kenneth Earle
Councillor Ellen Forson
Councillor Bobby McGill
Councillor Tina Murphy
Councillor Les Sharp
Councillor Graham Watt (S)
Councillor Gary Womersley

IN ATTENDANCE

Julie Hamilton, Development Services Manager
Ian Duguid, Development Quality Team Leader
Andrew Wyse, Legal Services Team Leader (Clerk to the Committee)

PLA082 APOLOGIES

Apologies for absence were received from Councillor George Matchett QPM, Councillor Walter McAdam MBE, and Councillor Kathleen Martin.

Councillor Graham Watt attended as substitute for Councillor Matchett, QPM.

PLA083 DECLARATIONS OF INTERESTS

None

PLA084 MINUTES OF MEETINGS

(i) Planning Committee: 11 September 2014

The minutes of the meeting of the Planning Committee held on 11 September 2014 were submitted for approval.

Decision

The minutes of the meeting of the Planning Committee held on 11 September 2014 were agreed as a correct record and signed by the Convenor.

(ii) Local Review Body : 9 October 2014

The minutes of the meeting of the Local Review Body held on 9 October 2014 were submitted for approval.

Decision

The minutes of the meeting of the Local Review Body held on 9 October 2014 were agreed as a correct record and signed by the Convenor and Councillor McGill who chaired the meeting

PLA085 PLANNING APPLICATION

Planning Application - Erection of Supermarket with associated parking and access, including the removal of protected trees at Hilton Road, Clackmannan Road, Alloa (Ref. No. 14/00163/FULL)

A report which comprised the Report of Handling on the above planning application and made recommendation to the Committee was submitted by the Principal Planner.

The application was reported to Committee for determination as the application site included land which owned by the Council.

Motion

That Committee approves the application subject to the conditions set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Kenneth Earle.

Decision

The Committee agreed unanimously to approve the application subject to the conditions and reasons set out in Appendix 1 of the report.

Action

Development Services Manager

PLA086 PLANNING APPLICATION

Planning Application - Change of use of land (existing car park) to garden ground, Penny Cottage, 33 High Street, Dollar, FK14 7AZ (Ref. No. 14/00187/FULL)

A report which comprised the Report of Handling on the above application and made recommendation to the Committee was submitted by the Principal Planner.

The application was reported to Committee for determination as the proposal involved Council land and there have been objections to the proposal.

Motion

That Committee approves the application subject to the conditions set out in the report.

Moved by Councillor Gary Womersley. Seconded by Councillor Ellen Forson.

Amendment

That Committee refuses the application as the proposed change of use involves the unacceptable loss of car parking space in a public car park which is situated in an area with limited on-street and off-street parking and which is heavily used at weekends and during the summer months by visitors to the locality and in particular users of the nearby access paths to Dollar Glen and the Ochil Hills.

Moved by Councillor Alastair Campbell. Seconded by Councillor Bobby McGill.

Decision

On a division of 4 votes to 3 with one abstention, the Committee agreed to REFUSE the application for the following reason :

The proposed change of use involves the unacceptable loss of car parking space in a public car park which is situated in an area with limited on-street and off-street parking and which is heavily used at weekends and during the summer months by visitors to the locality and in particular users of the nearby access paths to Dollar Glen and the Ochil Hills.

Action

Development Services Manager

PLA087 PLANNING APPLICATION

Planning Application - Erection of 164 houses and flats with associated access roads, paths, parking, landscaping and open space at development site, The Shore, Alloa, Clackmannanshire (Ref. No. 14/00191/FULL)

A report which comprised the Report of Handling on the above application and made recommendation to the committee was submitted by the Principal Planner.

The application was reported to Committee for determination as the proposed development falls in to the category developments classed as "major", namely a site exceeding 2Ha in area and a development of more than 50 houses.

Motion

That Committee approves the application subject to the conditions set out in the report and subject to the Developer/land owner first concluding with the Council an Agreement in relation to phased payment of financial contributions towards primary and secondary education provision required as a result of the proposed development.

Moved by Councillor Alastair Campbell. Seconded by Councillor Kenneth Earle.

Decision

The Committee agreed unanimously to approve the application subject to the conditions set out in the report and subject to the Developer/land owner first concluding with the Council an Agreement in relation to phased payment of financial contributions towards primary and secondary education provision required as a result of the proposed development.

Action

Development Services Manager

PLA088 REVIEW OF PLANNING AND COMMITTEE DECISIONS, MAJOR DEVELOPMENTS AND OTHER AREAS OF SERVICE DELIVERY

A report was submitted by the Development Quality Team Leader which provided the Committee with an up to date position statement on previous committee decisions on planning applications, other significant decisions approved under the Council's Scheme of Delegation and other key areas of Development Quality Service delivery between April-September 2014.

The report was the latest of a series of regular reports prepared on a 6 month cycle.

Motion

That Committee agrees the recommendations set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Bobby McGill.

Decision

The Committee agreed unanimously to note the progress on planned developments in Clackmannanshire and other areas of work activity contributing to the Development and Environment Business Plan and the Clackmannanshire Local Development Plan.

Ends 1130 hrs

Report to: Planning Committee

Date of Meeting: 12 March 2015

Subject: Planning Application ref: 14/00248/FULL - Erection Of 71 No. Houses With Associated Access Roads, Car Parking And Landscaping at Burnside, Riccarton, Clackmannan, Clackmannanshire

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1. This is a report of handling on the above planning application. The application is being reported to the Committee for determination as the proposed development falls in to the category developments classed as "major", namely a site exceeding 2Ha in area and/or a development of more than 50 houses.

2.0 Recommendations

- 2.1. It is recommended that the planning application is **APPROVED**, subject to

2.2. Conditions

1. Before any works commence on site, a detailed phasing plan, shall have been submitted to and approved in writing by the Council. The phasing plan shall set out, in written and plan form, the sequence of delivery of the following elements of infrastructure in relation to the phased completion of houses within the development:

- a) Construction of the main site access road off Riccarton, including visibility splays of 2.4m x 30m to the south and 2.4m x 60m to the north.
- b) Completion of all hard and soft landscaping, public art feature, roads, paths and parking.
- c) Completion of the proposed new pedestrian/cycle links to Park Place and the railway bridge leading from Brucefield Crescent as tarmac paths of a minimum 3m width, including measures to prevent vehicular access to/from the site at these locations.
- d) Provision of all SUDs infrastructure, including Stormwater Attenuation Tanks.
- e) Provision of traffic calming and speed restriction measures, including speed table and new and extended footways on Riccarton.
- f) Provision of acoustic fencing and landscape buffer planting.

g) Arrangements for the provision of affordable housing, amounting to not less than 25% of the proposed number of houses within the site.

Thereafter, the development shall be carried out and completed in accordance with the approved Phasing Plan, unless otherwise approved in writing by the Council.

2. Before any works commence on site, revised detailed landscaping plans and schedule of planting, incorporating all layout and design changes shown on the stamped approved Revised Development Plan, Drawing ref: 14-11 AL(0)04 Rev A shall have been submitted to and approved in writing, by the Council, including:

- a) A phasing plan of implementation, in accordance with Condition 1.
- b) A schedule and specification of all hard and soft landscaping and arrangements for implementation and future maintenance of each.
- c) Clear delineation of private gardens and communal areas.
- d) Details of arrangement for future adoption and maintenance of all communal areas.

Once approved, the development shall be carried out in accordance with such approved details.

3. Before any works commence on site, all trees and hedges to be retained on the site shall be protected from damage during construction work in accordance with BS5837 (Trees in Relation to Design, Demolition & Construction) 2012. The developer shall make arrangements for an officer of the Council to have inspected such measures prior to the commencement of construction works, and once approved all such protection shall remain in place for the duration of the demolition and construction work.

4. Before any works commence on site, finalised details of the proposed SUDs scheme shall have been submitted to and approved in writing by the Council. The scheme shall be in accordance with SUDs (Sustainable Urban Drainage Systems) Manual (C697) published by CIRIA, and Sewers for Scotland 2. Details of the SUDs scheme shall include arrangements for adoption and future maintenance of all above and below ground SUDs infrastructure by a competent authority.

5. Before any works commence on site, intrusive site investigation works shall have been undertaken in order to establish the precise location and condition of mine entries and ground conditions on the site in respect of shallow coal workings. Thereafter, the details of any proposed remedial works and/or foundations shall have been submitted to and approved in writing by the Council, before construction commences on any houses.

6. Before first occupation of any house on the site, the following additional details in respect of ground contamination shall have been submitted to and approved in writing by the Council:

a) A validation report or letter report showing that gas preclusion methods have been carried out. The report should have details such as photographs and confirmation that these methods have been installed to manufacturers guidelines.

b) A validation report/letter report showing that the capping depth of 600mm of top/subsoil has been installed in areas of phytotoxic contamination.

7. Before any works commence on site, a construction management plan shall have been submitted to and approved in writing by the Council, and shall include the following information:

a) Details of proposed hours of construction.

b) Details of measures to control the impact of noise, vibration and dust on nearby sensitive residential receptors during construction.

c) Details of arrangements to provide information, advice and points of contact to nearby residents, during the construction phase.

Thereafter, the development shall be carried out in accordance with such approved details.

8. The development shall be carried out fully in accordance with recommendations of the Flood Risk Assessment, prepared by Fairhurst, dated October 2014. In addition, before any works commence on site, the applicant will submit details of the following:

a) Confirmation of the provision of like for like compensatory flood storage as shown on drawing number 102297/2003 rev A of the Flood Risk Assessment.

b) Confirmation of revised Finished Floor Levels (FFLs) of Plots 29 and 30, above the relief level of the adjacent proposed new crossings of the Goudnie Burn.

c) Confirmation that ground levels are designed to be profiled to route water around and away from houses.

Once approved, the development shall be completed out in accordance with such approved details.

9. The development shall be carried out in accordance with the Road & Rail Traffic Noise & Vibration Impact Assessment by New Acoustics, dated 18th December 2014, subject to the following additional provisions:

a) All houses are fitted with the proposed high performance Pilkington 10mm/12mm/6mm double glazing.

b) Details of the construction of the proposed acoustic barrier to the railway line side (south) of the site, shall be submitted to the Council to demonstrate that it is designed to be absorptive in its construction along the outer side of the barrier (i.e. that which faces the railway line).

c) Details of future maintenance of all acoustic barriers within the site shall be submitted to the Council.

Once approved, the development shall be carried out in accordance with such approved details.

10. Before any works commence on site, details of all external finishing materials shall have been submitted to and approved in writing by the Council. These shall include:

- a) All external wall, roof, window and door materials.
- b) The design and specification of all forms of boundary enclosure.
- c) The design and specification of all hard surfaces including paths, roads, and shared surfaces.

Once approved, the development shall be carried out in accordance with such approved details.

11. The developer shall provide a financial contribution of £60,000 to the Council, towards the enhancement of play facilities at Alexander Park, Clackmannan, in lieu of the provision of on-site play facilities. Before any works commence on site, the developer shall submit to and have approved by the Council, the arrangements for the payment of this contribution.

2.3. Reasons

- 1. In order to ensure the delivery of appropriate infrastructure in accordance with construction of the development.
- 2. In the interests of visual and residential amenity.
- 3. In the interests of visual and residential amenity.
- 4. In the interests of residential amenity and local environmental quality.
- 5. In the interests of residential amenity and local environmental quality.
- 6. In the interests of residential amenity and local environmental quality.
- 7. In the interests of residential amenity.
- 8. In the interests of residential amenity and local environmental quality.
- 9. In the interests of residential amenity.
- 10. In the interests of visual and residential amenity.
- 11. In order to ensure the provision of adequate play facilities to serve the development.

List of Approved Plans

<u>Plan No</u>	<u>Title</u>
BRD-PL-01 102297/8002	Baird House Type - Floor Plans and Elevations Drainage Layout - Surface and Foul Water (1 of 2)

102297/8003	Drainage Layout - Surface and Foul Water (2 of 2)
AL(O)03	Existing Sections AA, BB, CC & DD
AL(O)01	Location Plan
MAC-PL-01	Macintosh House Type - Floor Plans and Elevations
NAP-PL-01	Napier House Type - Floor Plans and Elevations
AL(O)05	Proposed Sections AA, BB, CC & DD
102297/8000 Rev A	Road and External Levels Layout (1 of 2)
102297/8001 Rev A	Road and External Levels Layout (2 of 2)
STE-PL-01	Stevenson House Type - Floor Plans and Elevations
AL(O)02	Topographical Survey
AL(O)04 Rev A	Development Plan

2.4. **Reasons for Decision**

- 2.5. The proposed development complies with the provisions of the adopted Local Plan, and would comprise residential development within a partially brownfield site on the edge of Clackmannan, which is identified in the adopted Local Plan for such use.
- 2.6. The development would provide affordable housing, significant areas of public open space, enhancement of existing play facilities, improved active travel links, and traffic calming on the existing road network.
- 2.7. Whilst the site is not identified as a housing proposal in the Clackmannanshire Local Development Plan (LDP), the reasons for this are set out in the report, and have been largely addressed by virtue of the revised proposals and flood risk assessment. The proposals comply with the overall provisions of the LDP.
- 2.8. The comments and concerns of consultees and objectors have been considered, and do not raise issues that would prevent the application from being approved subject to conditions set out above.

3.0 **Considerations**

3.1. **Background**

- 3.2. The application relates to a 4.36Ha site on the north side of Clackmannan. The site is irregularly shaped, and is a mix of undeveloped land and land that has had previous industrial use. Its north side is bounded by the A907 (Clackmannan by-pass), whilst its west side largely adjoins houses on Riccarton, Burnside Crescent and Park Place. The south side of the site is bounded by a railway line and private track leading from Park Place. The site has a very narrow eastern side, adjoining a track and bridge over the railway line leading from Brucefield Crescent. The site also has a narrow frontage to the public road at Riccarton, opposite the entrance to Cherryton Drive, and adjacent to the A907 flyover.
- 3.3. The site is a mix of flat and undulating ground, generally sloping towards the Goudnie Burn, which meanders east to west through the site, before meeting the River Black Devon, just to the northwest.

3.4. **Proposals**

- 3.5. The proposal involves the erection of 71No. houses, with associated access roads, parking and landscaping. The houses would be a mix of two-storey detached and semi-detached 3 and 4 bedroomed units, generally served off one road running the full length of the site, and a linking cul-de-sac. This road would be accessed off Riccarton, opposite the junction with Cherryton Drive, whilst separate pedestrian access would be available via Park Place to the north and the track leading from Brucefield Crescent to the east.
- 3.6. The proposals include a significant amount of green space and tree planting, generally located alongside the Goudnie Burn and abutting the A907 to the north.
- 3.7. The application has been submitted with a number of supporting documents including flood risk assessment, noise impact assessment assessment and design and access statement.
- 3.8. **Development Plan Status**
- 3.9. The site is identified in the Clackmannanshire Local Plan, First Alteration, adopted 2011, as a Housing proposal for 81No. houses. This designation reflected a planning permission for 81No. units which has now expired. There is no Section 75 Agreement associated with the site.
- 3.10. The site is not identified in the Local Development Plan (LDP), Proposed Plan, approved by the Council in 2014, as a housing proposal but remains within Clackmannan settlement boundary. The reasons for this are that the planning permission had lapsed, and SEPA indicated that they would object to the inclusion of the site as a housing proposal in the LDP, due to what they described as the significant level of flood risk. This matter is considered in more detail in Paragraph 3.11, below.
- 3.11. **Consultations**
- 3.12. SEPA: No objections. Prior to submission of the application, SEPA's position regarding the site was as set out in paragraph 3.10, above. They considered that the majority of the site was at risk from flooding. The previous flood risk solutions, involving significant engineering in and around the Goudnie Burn and land raising, would not now be considered appropriate in terms of sustainable flood management. The current planning application was submitted with a revised layout, reduced number of houses, and updated flood risk assessment. SEPA responded to this by advising they had no objections on flood risk grounds, subject to two conditions relating to the finished floor level of two house plots, and the provision of compensatory flood storage, as shown on submitted plans. Crucially, the new proposals avoided significant land raising to ensure that houses were above the 1:200 year flood level, and largely involved positioning houses on land that was already at this level, thereby complying with national policy. *Comment: The conditions proposed by SEPA in respect of the level of two plots and compensatory storage can be incorporated into any permission issued by the Council.*
- 3.13. Roads: No objections, following adjustments to road design and layout to ensure that the proposals comply with national design standards. The proposed access arrangements for the site will be dependant on provision of

traffic calming measures on Riccarton, including a raised speed table at the new junction, formation of a footway, and achieving required visibility splays. SUDs infrastructure should be designed and installed such that they are suitable for adoption by a public authority. The proposals demonstrate that the site can be developed without increasing the downstream flood risk. Comment: *Specific elements of the layout and design will be subject to further adjustment in order to fully comply with Roads' design standards, although these are not material to the overall layout and design. As such, these matters can be addressed by a planning condition.*

- 3.14. Scottish Water: No objections. Due to the size of the development, a Development Impact Assessment will require to be submitted by the applicant. There may be a need for the applicant to carry out works on the water network to ensure no loss of pressure to existing customers. Comment: *The applicant will require to liaise directly with Scottish Water if planning permission is granted.*
- 3.15. Environmental Health: No objections. A limit should be imposed on hours of construction, along with measures to control noise, vibration and dust during construction, and in particular piling operations. Acoustic fencing to the railway line will require to be designed to absorb noise, in order to ensure no increase in noise to properties opposite. No objections in respect of contaminated land assessment, but a planning condition is proposed in respect of gas preclusion measures and capping level depths. Comment: *Appropriate conditions can be attached to planning permission that address specific issues raised.*
- 3.16. Network Rail: No objections.
- 3.17. The Coal Authority: No objections, subject to a planning condition addressing the need for any remedial works arising from details site investigations. Comment: *Appropriate conditions can be addressed by a planning condition.*
- 3.18. Waste Management: No objections.
- 3.19. Developer Contributions Team: The application was discussed by the Team, and it was agreed that the developer contributions arising from the proposed development would involve a 25% affordable housing contribution, a £60,000 contribution towards enhancement to play facilities at Alexander Park, in lieu of on site play provision and traffic calming on Riccarton. Comment: *These requirements can be reflected in planning conditions.*
- 3.20. **Representations**
- 3.21. As the application is a Major development it was subject to formal pre-application consultation within the local community. This involved the applicant: Consulting Clackmannan Community Council; arranging a consultation event in Clackmannan Town Hall; publicising the event in the local press; delivering leaflets about the proposals and event to 1700 households around the area and; delivering posters to a number of local businesses. This process and outcomes are summarised in a Pre-application Consultation (PAC) Report accompanying the planning application.

- 3.22. The process generated 23 No. responses to the proposals, including comments in supports and opposed to the proposals or particular elements of it. Particular concerns were expressed about proposed access arrangements off Riccarton. The PAC report summarises this process, and notes that whilst the applicants have given full consideration to all views expressed, it has not been possible to meet all preferences, in particular, alternative access locations.
- 3.23. A total of 36 No. neighbours were notified of the application. In addition, a neighbour notification advert was placed in the Alloa Advertiser on 26 November 2014. In response, a total of 5 No. representations have been received from the following parties.

Mr Adam Brown, 15 Cherryton Drive, Clackmannan
Mr Thomas Adam, 21 Brucefield Crescent, Clackmannan
Mr Barry Wickham, 41 Cherryton Drive, Clackmannan
Mr John Fairley, 43 Cherryton Drive, Clackmannan
Lyndsay Henderson, 1 Cherryton Drive, Clackmannan

On the following grounds:

Concern that the development could cause flooding to adjacent properties.
Comment: A new flood risk assessment has been prepared, and has been accepted by SEPA and the Council as Flooding Authority. It demonstrates that the site can be developed without the proposed new houses having an unacceptable flood risk, nor creating or exacerbating flood risk for other existing properties.

Concern that new development will increase rail noise levels for existing properties due to noise rebounding from new buildings to existing houses.
Comment: The proposed development involves the erection of acoustic fencing along the site's boundary with the railway. The requirements of planning conditions are such that this barrier is designed and constructed to absorb noise rather than rebound it towards properties on the opposite side of the railway.

Concern regarding increase in volume of traffic, and new junction onto Riccarton, close to a blind corner and where existing houses on Riccarton have no off-road parking.
Comment: The previous planning permission for 81 No. houses involved accessing the site from Riccarton. The current access proposals have been accepted by the Council's Roads Service on the basis that the new junction onto Riccarton, opposite the entrance to Cherryton Drive, is formed as a speed table, and that this forms part of a wider traffic calming and speed reduction scheme on Riccarton, to be funded by the developer and designed/implemented by the Council in consultation with the local community.

3.24. **Planning Considerations**

- 3.25. The application must be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

- 3.26. The key Development Plan considerations are set out in the Clackmannanshire Local Plan adopted 2004, and the 1st Alteration to the Clackmannanshire Local Plan, adopted October 2011.
- 3.27. As noted above, the Clackmannanshire Local Plan First Alteration, adopted 2011 identifies the site as a housing proposal for 81No. units. Whilst the proposals are now for 71No units, they generally accord with the designation in the adopted Local Plan.
- 3.28. Policy RES 2 of the adopted Local Plan supports new residential development on brownfield land, including vacant and derelict land within settlement boundaries. As a portion of the site is vacant, brownfield land within the settlement boundary, the application is considered to comply with this policy.
- 3.29. Policy RES 4 of the adopted Local Plan seeks to ensure the provision of affordable housing as a part of developments on sites with a capacity of 30No. units or more, with a target figure of 25% of the overall site capacity being affordable. The application does not propose any formal provision of affordable housing, however as noted above, the outcome of the Developer Contributions Group's considerations is that the development should provide 25% affordable housing to meet local needs. This requirement is therefore reflected in planning conditions which require such provision to be agreed with the Council.
- 3.30. Policies RES 7 and RES 8 deal with the layout and form of development and amenity standards respectively. The proposed houses would have private garden ground, and the site layout involves a significant proportion of the site being open space, largely in the form of linear spaces alongside the Goudnie Burn, running the length of the site and connected by footpaths, with landscaping and planting proposals. Indeed, the retention of the burn as an integral feature of the development, with most adjoining houses orientated towards the associated amenity space, is one of the strengths of the finalised proposals. In addition, the planning conditions include provisions for a developer contribution to enhancement of nearby Alexander Park, to the benefit of residents of existing and proposed houses. The proposals therefore provide an appropriate level of private and public amenity space.
- 3.31. In terms of layout and form of development, the Service has strongly advocated the incorporation of new placemaking design solutions into new residential developments, including this site. In this respect, the shape of the site, route of the burn running through it, and limited access options have largely dictated the proposed layout. Nevertheless, within these constraints the proposals have been able to incorporate many of these design principles.
- 3.32. Examples of this are the use of shared spaces within the road layout, provision of pedestrian/cycle routes through the site, and connecting to Park Place to the north and Brucefield Crescent to the east, giving the site good active travel connections, linking in with existing networks. It is also the applicant's intention to provide improved vehicle turning facilities on at the end of Park Place which, although not proposed as a vehicle access into the site, would provide an enhancement for users of this private road.
- 3.33. In conclusion, the proposals are deemed to comply with the adopted Development Plan.

3.34. The material considerations for this application comprise:

Consultations - the advice enables the Council to grant permission subject to conditions.

Representations - 31 of the 36 parties notified of this application have raised no objections to the proposed development. The comments and concerns of the five objections have been considered but do not raise issues that would suggest that the application should be refused. In particular, the final design of access arrangements and traffic calming will be required to ensure a safe road environment for all users.

The Clackmananshire Local Development Plan (see below).

3.35. As noted above, the site is not currently identified as a housing site in the LDP, based on the previous advice of SEPA, as summarised in paragraph 3.12. It is reasonable to assume that had the current proposals and FRA been in place at the time of SEPA being consulted on the LDP, then they would have been unlikely to have objected, and the site would have been carried forward as a Housing proposal in the LDP. The possible reinstatement of the site as a housing proposal, in light of the new flood risk assessment, and SEPA's endorsement of this, are currently matters before the Scottish Ministers considering the LDP. Nevertheless, the site remains as "white land" within the settlement boundary of Clackmannan, part of which is previously developed, and the LDP continues to support residential development in these circumstances.

3.36. Policy SC5 of the LDP sets out design criteria for new developments, in line with the Government's Placemaking agenda. The layout and design of the proposed development, as noted above, has succeeded in incorporating these principles within the constraints of this site, and would provide significant open space, pedestrian and cycle accessibility and a safe and attractive living environment. The proposals are therefore a proportionate response to the particular site circumstances in the context of the LDP and related guidance.

4.0 Sustainability Implications

4.1. The proposals would involve the provision of an attractive residential development within a partially brownfield site on the edge of Clackmannan, which is identified in the adopted Local Plan for such use. The development would provide significant areas of public open space and improved active travel links, connecting with existing networks.

5.0 Resource Implications

5.1. Financial Details

5.2. 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

5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.4. *Staffing*

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)

- The area has a positive image and attracts people and businesses
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

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

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".

None

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)

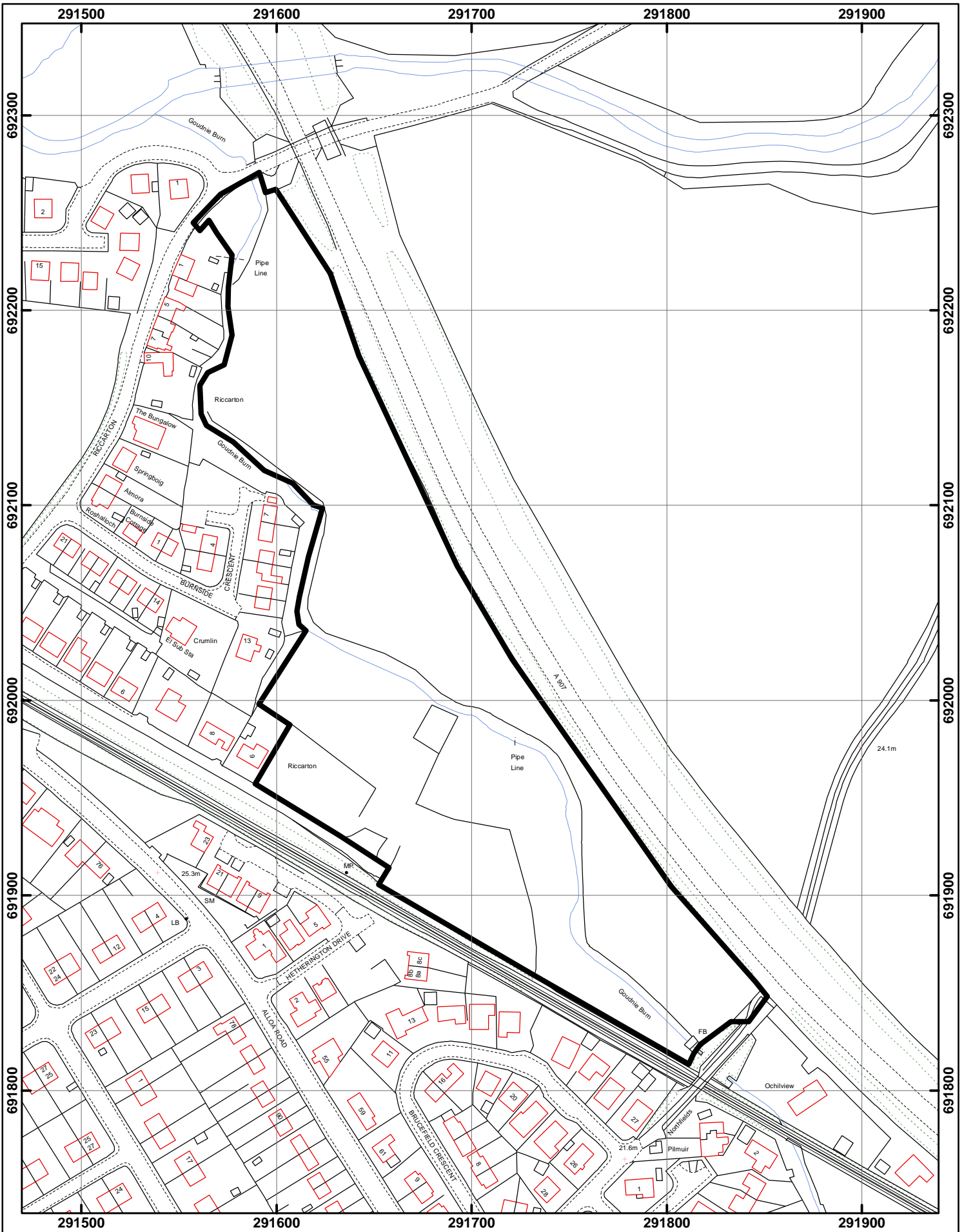
Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Planner	Ext: 2615

Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	
Gordon McNeil	Head of Development and Environment Services	



**14/00248/FULL - Burnside, Riccarton, Clackmannan
Erection Of 71 No. Houses With Associated Access Roads,
Car Parking And Landscaping**

Clackmannanshire Council
www.clacksweb.org.uk

Ward: Clackmannanshire East
0 25 50 75 100
Meters

OS Grid Ref: NS 91 91 & NS 91 92

Development & Environment Services
Kilncraigs
Greenside Street
Alloa
FK10 1EB

Scale: 1:2,500

Date:
02-Mar-2015

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2015.
All rights reserved. Ordnance Survey Licence number 100020783.

