



Clackmannanshire Council

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

PLANNING COMMITTEE

Thursday 27 August 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 E-mail: customerservice@clacks.gov.uk www.clacksweb.org.uk

Date	Time
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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.

19 August 2015

A MEETING of the PLANNING COMMITTEE will be held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB, on THURSDAY 27 AUGUST 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 Meeting held on 2 July 2015 (Copy herewith)	07
4. Street Naming Report for Development at The Shore, Bowhouse Road, Alloa - report by the Head of Development and Environment (Copy herewith)	09

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 2 JULY 2015 at
9.15 am**

PRESENT

Councillor Alastair Campbell, Convenor (In the Chair)
Councillor Kenneth Earle
Councillor Ellen Forson
Councillor Irene Hamilton (S)
Councillor George Matchett, QPM
Councillor Bobby McGill
Councillor Kathleen Martin
Councillor Tina Murphy
Councillor Les Sharp

IN ATTENDANCE

Ian Duguid, Development Quality Team Leader
Andrew Wyse, Legal Services Team Leader (Clerk to the Committee)
Alastair MacKenzie, Team Leader, Building Standards and Licensing
Grant Baxter, Principal Planner

PLA106 APOLOGIES

Apologies for absence were received from Councillor Gary Womersley and Councillor Walter McAdam, MBE. Councillor Irene Hamilton attended as substitute for Councillor Womersley

PLA0107 DECLARATIONS OF INTERESTS

None

PLA0108 MINUTES OF MEETING: PLANNING COMMITTEE 28 MAY 2015

The minutes of the meeting of the Planning Committee held on 28 May 2015 were submitted for approval.

Decision

The minutes of the meeting of the Planning Committee held on 28 May 2015 were agreed as a correct record and signed by the Convenor.

PLA109 PLANNING APPLICATION

Planning Application - Erection of 1 No. House And Detached Garden Annexe, With Associated Change of Use of Agricultural Land to Garden Ground, Erection of Garden Pavilion, Provision Of New and Replacement Vehicle Accesses, And Restoration Of "Japanese Garden" Features at Former Japanese Garden, Dollar, Clackmannanshire (15/00052/FULL)

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

The application was reported to Committee for determination as the application involved development that had been advertised as Contrary to the Development Plan.

Mr Matthew Pease, Agent for the Applicant was present at the meeting and indicated that he did not wish to address the Committee but was available to answer any questions the Committee had.

Motion

That the Committee approves the application for the reasons set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Kathleen Martin.

Decision

The Committee agreed unanimously to APPROVE the application subject to the conditions and reasons set out in the report.

Action

Principal Planner

**PLA110 STREET NAMING REPORT FOR DEVELOPMENT AT SITE OF FORMER
FAIRFIELD SCHOOL, POMPEE ROAD, SAUCHIE**

A report to decide the name of a new street was submitted by the Head of Development and Environment.

The Team Leader, Building Standards and Licensing advised the Committee that there was a typing error in 1.3 of the report on page 27. It should read "The remaining 15 dwellings" and not "The remaining 14 dwellings"

The Committee heard representation from Councillor Graham Watt, Local Ward Member.

Motion

Moved by Councillor Kenneth Earle. Seconded by Councillor Ellen Forson.

That the Committee agree the new street name in Sauchie as: - Annand Court

Amendment

That the Committee agree the new street name in Sauchie as: - Fairfield School Court

Voting

For the amendment - 9
For the Motion - 0

Decision

On a division of 9 votes to 0, the Amendment was agreed subject to confirmation of acceptability of the name from the Post Office.

Ends 09:40 hrs

Report to Planning Committee

Date of Meeting: 27th August 2015

Subject: Street Naming Report for Development at The Shore, Bowhouse Road, Alloa

Report by: Head of Development and Environment Services

1.0 Purpose

- 1.1. To decide on the names of new streets for the development at The Shore, Bowhouse Road, Alloa.
- 1.2. In order to assist the decision process, the report sets out the results of the consultation exercise seeking suggested names for streets at The Shore development.
- 1.3. This development consists of the erection of 164 dwellings, the layout of which would accommodate 4 new streets. A location plan, Appendix 1 and a site layout plan, Appendix 2 are enclosed for ease of reference.

2.0 Recommendations

It is recommended that the Committee consider the suggestions included in Appendix 3 and approve 4 new street names.

3.0 Considerations

- 3.1. Research has been carried out and consultation undertaken in order to identify suitable names for new streets at The Shore development, Bowhouse Road, Alloa.
- 3.2. The consultation and research process involved contacting the Ward Councillors, the Community Council, local schools and known heritage groups and other interested parties. A full list of the consultees' responses is enclosed at Appendix 3.
- 3.3. The Council is committed, via a Tri-Council agreement (Clackmannanshire, Falkirk and Stirling) to adopting particular street naming and numbering conventions and must therefore consider these prior to approving a street name or number. Guidance within that convention states that consideration should be given to ensure names are distinctive... *"no repeating or similar sounding names within the same scheme, development, or area. The practice of using the same*

name for several streets, differentiated by suffixes such as 'street', or 'road', etc, perhaps within a larger multi-street development, is not acceptable. This is to minimise any potential confusion that may arise in delivering services, particularly emergency service response, in areas with similar sounding street names".

- 3.4. Accordingly, as identified within the "officer comments" column in Appendix 3 proposals including Shore and Waggon Way are not considered suitable.
- 3.5. The Royal Mail Address Development Centre will still require to be consulted on any names chosen by the Committee to ensure they are acceptable to them.

4.0 Sustainability Implications

- 4.1. The recommendation does not have any significant implication. The consultation and research procedure ensures that community participation has been undertaken.

5.0 Resource Implications

- 5.1. There are no financial implications with regard to this report.
- 5.2. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.3. There are no staffing implications with regard to 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)

- 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)

Tri-Council Naming and Numbering Conventions.

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 Appendix 1 - Location Plan
- Appendix 2 - Site Layout
- Appendix 3 - Consultee Returns

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)

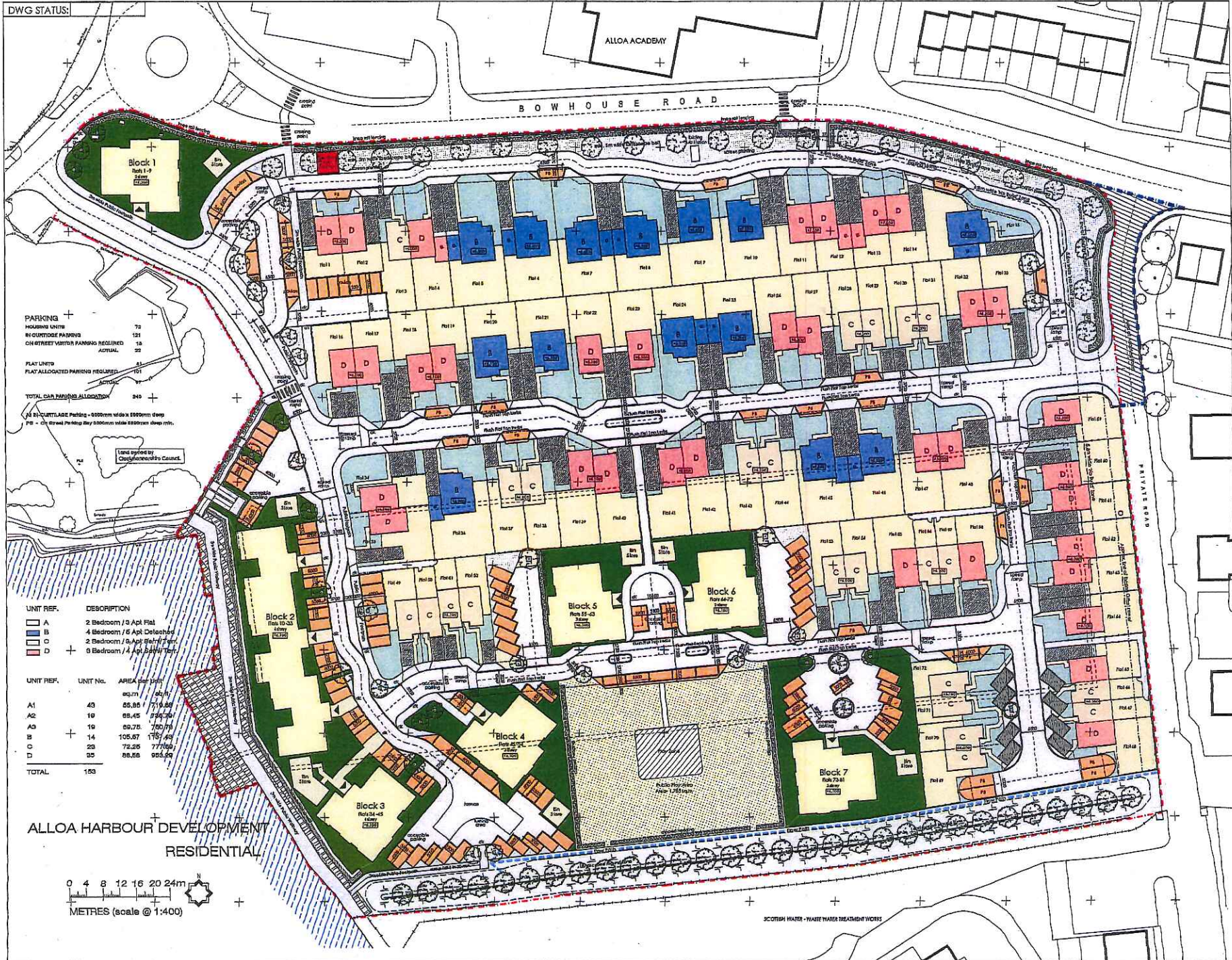
NAME	DESIGNATION	TEL NO / EXTENSION
Alastair Mackenzie	Building Standards & Licensing Team Leader	2554

Approved by

NAME	DESIGNATION	SIGNATURE
Ian Doctor	Regulatory Service Manager	
Gordon McNeil	Head of Development and Environment Services	

APPENDIX 2

DWG STATUS:

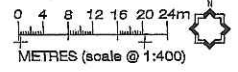


PARKING
 IN-COURTYARD PARKING 72
 ON-STREET VISITOR PARKING REQUIRED 18
 ACTUAL 90
PLAY UNITS
 PLAY ALLOCATED PARKING REQUIRED 101
 ACTUAL 101
TOTAL CAR PARKING ALLOCATION 240
 ALL SURFACED PARKING - 6000mm wide x 8000mm deep
 PE - 20% Street Parking Bay 2000mm wide x 8000mm deep min.

UNIT REF. DESCRIPTION
 A 2 Bedroom / 3 Apt Flat
 B 4 Bedroom / 6 Apt Detached
 C 2 Bedroom / 6 Apt 2Bdr / 7 Apt
 D 3 Bedroom / 4 Apt 2Bdr / 7 Apt

UNIT REF.	UNIT No.	AREA (sqm)	AREA (sqft)
A1	43	85.85	919.29
A2	16	85.45	916.74
A3	16	89.75	966.79
B	14	105.57	1135.49
C	28	72.25	777.04
D	35	88.88	953.62
TOTAL	153		

ALLOA HARBOUR DEVELOPMENT
 RESIDENTIAL



APPENDIX 3

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS	OFFICER'S COMMENTS
Clackmannanshire Field Studies Society	(1) McLeod	Local shipyard	(1) No conflict
	(2) David Allan	Artist born in local cottage	(2) No conflict
	(3) Waggonway	Terminated at harbour	(3) Similar name already in existence in the same postcode (FK10) is: Waggon Way
	(4) Black Shed	Associated with gambling	(4) No conflict. May not be an appropriate street name.
	(5) Shore	Geographical significance	(5) Similar name already in existence in the same postcode (FK10) is: The Shore
	(6) Westwood	Local contractor	(6) No conflict. History not known.
	(7) Grosset	Customs Officer	(7) No conflict, however, a search of the name detailed that he was once accused of corruption.
	(8) Jeffreys	Workshop	(8) No conflict. Local shipbuilder.
	(9) Old Ship	Local public house	(9) No conflict
	(10) Harbour	Geographical significance	(10) No conflict
	(11) Calder	Shore Brewery	(11) No conflict
	(12) Fisherman	Geographical/historical significance	(12) No conflict

