



**Clackmannanshire  
Council**

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

# **Planning Committee**

**Thursday 19 November  
2015**

**Start 9.30 am**

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

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Contact Finance and Corporate Services, Clackmannanshire Council, Kilncraigs, Alloa, FK10 1EB  
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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.

**11 November 2015**

**A MEETING of the PLANNING COMMITTEE will be held within the Council Chamber, Patons Building, Kilncraigs, Alloa, FK10 1EB, on THURSDAY 19 NOVEMBER 2015 at 9.30 am.**

**GARRY DALLAS  
Executive Director**

**B U S I N E S S**

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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 8 October 2015 (Copy herewith)	05
4. Planning Application - Engineering And Ground Operations To Form Playing Field And Cemetery - Land Adjoining Kellyburn, Lovers Loan, Dollar Clackmannanshire (Ref 15/00204/FULL) report by the Principal Planner (Copy herewith)	09
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## PLANNING COMMITTEE – MEMBERS

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### 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 8 OCTOBER 2015 at 9.30 am.**

**PRESENT**

Councillor Alastair Campbell, Convenor (In the Chair)  
Councillor George Matchett, QPM (Vice Convenor)  
Councillor Donald Balsillie (S)  
Councillor Kenneth Earle  
Councillor Ellen Forson  
Councillor Kathleen Martin  
Councillor Tina Murphy  
Councillor Derek Stewart (S)

**IN ATTENDANCE**

Stuart Cullen, Roads Development Officer  
Ian Duguid, Development Quality Team Leader  
Julie Hamilton, Development Services Manager  
Stuart McQueen, Solicitor, Legal Services (Clerk to the Committee)

**PLA/115      APOLOGIES**

Apologies for absence were received from Councillor Les Sharp and Councillor Bobby McGill.

Councillor Donald Balsillie attended as substitute for Councillor Sharp and Councillor Derek Stewart attended as substitute for Councillor Bobby McGill.

**PLA/116      DECLARATIONS OF INTEREST**

None.

**PLA/117      MINUTES OF MEETING: PLANNING COMMITTEE 27 AUGUST 2015**

The minutes of the meeting of the Planning Committee held on 27 August 2015 were submitted for approval.

Moved by Councillor Kenneth Earle. Seconded by Councillor George Matchett, QPM.

**Decision**

The minutes of the meeting of the Planning Committee held on 27 August 2015 were agreed as a correct record and signed by the Convenor.

**PLA/118      PLANNING APPLICATION**

**Application for Planning Permission - Change of Use of Public Open Space, Including Footpath, to Private Garden Ground and Erection of Boundary Wall and Fence at 8 Kirktoon Gardens, Tillicoultry (Ref. No.15/00154/FULL)**

A report which comprised the Report of Handling on the above application for planning permission and summarised the proposal, consultation responses, representations against the proposal, key planning policy issues and a recommended decision was submitted by the Principal Planner. The report recommended that the application be approved subject to conditions.

As the proposal was for a Local Development, in accordance with the Council's Scheme of Delegation, the application required to be determined by the Planning Committee as the presence of a section of adopted footpath within the site means that the Council has an interest and there have been representations against the proposal.

The Committee heard representations from the applicant and objectors:

**Attending**

- (1) Mr Archibald, Applicant
- (2) Mr Gordon Gunn, Objector
- (3) Mr Frederick Clark, Objector
- (4) Mr Brian McKeand, Objector
- (5) Mrs Irene McKeand, Objector

After discussion, no member was prepared to move the report and an alternative motion was put to the meeting.

**Motion (1)**

That the Committee refuses the application for the following reasons:

- (1) The development would impact upon sight lines.
- (2) The development removes the open planned aspect of the estate.
- (3) The development results in a loss of open space in terms of how the development was originally planned.
- (4) The change of use represents a loss of open space and the frontage open character of the estate; and
- (5) The development is contrary to the feu details that provide a framework on the design aspects for the estate and govern the design aspects of the estate.

Moved by Councillor Donald Balsillie. Seconded by Councillor Tina Murphy.

**Motion (2)**

A counter motion was put forward to grant approval of the application given that officers had answered questions satisfactorily and, therefore, the officer's recommendation was in accord.

Moved by Councillor George Matchett, QPM. Seconded by Councillor Derek Stewart.

**Voting**

For the motion to grant the application    4 votes  
For the motion to refuse the application    4 votes

On a division of 4 votes to 4, the motion to refuse the application was carried on the casting vote of the Convenor.

## **Decision**

On a division of 4 votes to 4, the motion to refuse the application was carried on the casting vote of the Convenor.

Accordingly, the Committee agreed to refuse the application for the following reasons:

- (1) The development would impact upon sight lines.
- (2) The development removes the open planned aspect of the estate.
- (3) The development results in a loss of open space in terms of how the development was originally planned.
- (4) The change of use represents a loss of open space and the frontage open character of the estate; and
- (5) The development is contrary to the feu details that provide a framework on the design aspects for the estate and govern the design aspects of the estate.

## **Action**

Development Services Manager

## **PLA/119 PLANNING APPLICATION**

### **Application for Planning Permission and Listed Building Consent - Installation of Replacement Windows, 52 Bridge Street, Dollar, FK14 7LJ (Ref. Nos 15/00180/FULL and 15/00182/LIST)**

A report which comprised the Report of Handling on the above applications for planning permission was submitted by the Principal Planner. The applications were reported to the Planning Committee for determination for three collective reasons:

- (1) The development is contrary to relevant policies of the Local Development Plan.
- (2) The applications are retrospective; the windows have been installed.
- (3) If the applications had been determined and refused by Appointed Officers, the applicant would have to have pursued two different appeal procedures, the Local Review Body and Scottish Minister. A Committee decision avoids this scenario and therefore benefits the applicant.

The Committee heard representations from the applicant and objectors:

## **Attending**

Mr and Mrs McCutcheon, Applicants

Mr David Loudon, Objector (Representing Dollar Community Council)

Councillor Donald Balsillie moved the recommendation to refuse the applications but failed to find a seconder.

## **Motion**

That due to exceptional circumstances, Committee grants the applications for planning permission and Listed Building Consent.

Moved by Councillor George Matchett, QPM. Seconded by Councillor Kenneth Earle.

**Decision**

The Committee agreed unanimously to grant the applications for planning permission and Listed Building Consent.

**Action**

Development Services Manager

**PLA/120            STREET NAMING REPORT FOR DEVELOPMENT AT THE SHORE,  
BOWHOUSE ROAD, ALLOA**

A report which invited Committee to determine the names of new streets for the development at The Shore, Bowhouse Road, Alloa, was submitted by the Head of Development and Environment. The report set out the results of the consultation exercise seeking suggested names for streets at The Shore development.

**Motion**

That Committee agrees the four new street names for the Development at The Shore, Bowhouse Road, Alloa, as "Griffen", "David Allan", "McLeod" and "Harbour".

Moved by Councillor Alastair Campbell. Seconded by Councillor George Matchett, QPM.

**Decision**

The Committee agreed unanimously the four new street names for the Development at The Shore, Bowhouse Road, Alloa, as:

- (1) "Griffen"
- (2) "David Allan"
- (3) "McLeod"
- (4) "Harbour"

**Action**

Development Services Manager

Ends 1105 hrs



**CLACKMANNANSHIRE COUNCIL**

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**Report to:                      Planning Committee**

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**Date of Meeting:              19th November 2015**

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**Subject:                              Planning Application 15/00204/FULL - Engineering And  
Ground Operations To Form Playing Field And  
Cemetery - Land Adjoining Kellyburn, Lovers Loan,  
Dollar, Clackmannanshire**

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**Report by:                              Grant Baxter, Principal Planner**

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**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 it involves land within which the Council has an interest, and we have received representations from third parties.

**2.0 Recommendations**

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

2.2. Condition

1. Within three months of the date of this decision notice, the following additional details shall have been submitted to and approved in writing by the Council.

a) Revised site layout and levels removing the proposed bund between the playing field and cemetery, and showing in its place an evenly graded slope.

b) Updated Moisture Content Value (MCV) testing of the material proposed for formation of the approved playing field and cemetery.

c) Details of the depth and type of the finishing layer of topsoil.

d) Details of surface water drainage designed to avoid flooding or ponding within the planning field.

e) A phasing plan for the completion of the approved works.

Once approved, the development shall be carried out in accordance with such approved details, unless otherwise approved in writing by the Council.

## 2.3 Reason for Condition

1. In the interests of local environmental quality.

## 2.4 Reason for Decision

The works proposed in this application involve the ground and engineering works to implement a playing field and cemetery, already approved as part of a wider development of the area. The proposed development accords with the LDP policies and proposals, and will provide a new community recreation facility and much needed new cemetery for Dollar. There are no material considerations, including consultation responses and representations, that indicate the application should not be approved. The details of the proposals including size of the playing field and cemetery and finished levels are appropriate in environmental, recreational and amenity terms. Planning conditions can be used to address outstanding detailed matters. Final completion of the facilities shall follow-on from completion of these works in due course.

## 2.5 Plans Relating to the Application

1. 75842/2074 Rev A - Revised Location Plan
2. 75842/2073 Rev A - Site Wide Levels Layout
3. 75842/2070 Rev A - Site Sections
4. 75842/2071 Rev A - Site Sections Sheet 2
5. 75842/2072 Rev A - Site Section Sheet 3

## 3.0 Considerations

### 3.1. Background

3.2. The application site lies in the south east of Dollar, between Lovers Loan, the Kelly Burn, farmland and new housing development currently under construction, known as Gowanlea. As well as the new housing, the site lies adjacent to existing houses on the opposite side of Lovers Loan and the Kelly Burn.

3.3. The land was formerly in agricultural use, however is part of the site of the approved development of housing, cemetery, playing field and ancillary facilities with associated car parking, road improvements and landscaping (07/00460/OUT). The housing element of the development, comprising the 22No. houses at Gowanlea is at an advanced stage. The current application site comprises the part of the site identified for a playing field and cemetery.

3.4. Whilst Planning Permission in Principle already exists for the use of this land for the playing field and cemetery, this application seeks approval for the detailed engineering and ground works, and includes detailed level and sectional drawings illustrating the proposed works and how they relate to adjacent houses.

- 3.5. The proposed works would involve forming the playing field area on a level platform, rising up from Lovers Loan by between 2.5m and 2.95m in the south western half of the site. The proposed cemetery would sit at a higher level, being generally on existing sloping land, and proposed to be between 3m and 5.5m above the level of the adjacent Kelly Burn.
- 3.6. The terms of the Section 75 Agreement relating to the wider development require the pitch and cemetery to be transferred to the Council, who will in turn complete the works to form these new facilities, including provision of parking and landscaping. These latter works do not form part of this current application, and will be designed and implemented by the Council at a later date.

### 3.7. Consultations

- 3.8. Roads: No objections. Excess material from the site should be removed via the existing haul road. It is recommended that the stockpiled material is re-tested to ensure it continues to be suitable for its intended purpose. The playing field area has previously been designed to perform a flood management function in design storm events, and the proposed levels appear suitable for this function. This should be confirmed by the applicant's engineers. The line of existing drains in the site should be recorded by the applicant. *Comment: The temporary haul road is required to be removed prior to completion of the 16th house in the related development. Currently 12No. houses are complete and subject to a temporary habitation certificates. The removal of excess spoil material from the site is not a material consideration to this current application, however the haul road can remain available for this use until occupation of the 16th house. The applicant has confirmed that playing field levels remain as designed, in order to allow the playing field to perform a flood management function in design storm events. The applicant has confirmed that material will be re-checked for suitability before being used in the development.*
- 3.9. Land Services: No objections. Query regarding final finishing layer of soil. The area between playing field and cemetery should be a graded slope rather than bund. Request that material is tested before used in earthworks. *Comments: The applicant has indicated that the playing field will be finished in a 150mm layer of topsoil, and also that material will be re-tested before use. The applicant has also indicated that a planning condition requiring a graded slope rather than bund between the playing field and the cemetery would be acceptable to them.*
- 3.10. Dollar Community Council: No objections. Initial comments on the status of and details shown on drawings on the original planning permission file: 07/00460/OUT. Confirmation sought that the Council still intends to proceed with provision of parking and changing facilities. Request for more details of drainage, pitch positioning, surround and cemetery landscaping. Specific comments on the type of drainage for and dimensions of the proposed pitch, with measures to prevent balls from straying onto adjacent roads/ditches. Request that consideration is given to positioning the pitch as close to the cemetery as possible to allow a practice space at the southern end of the playing field area. Question as whether number of parking spaces shown are sufficient. Additional comments regarding use of the Dollar Civic Centre for changing facilities, and shared use by Dollar Academy. *Comments: The*

*drawings referred to on the original file are not approved drawings and have been submitted as part of ongoing discussions between the Council and developer. As noted above, the application relates only to the engineering and ground operations to form the approved playing field and cemetery. Final details of the pitch, car park and landscaping shall be addressed at a later date. The development which the playing field and cemetery form part of continues to be implemented in accordance with the planning permission and Section 75 Agreement, this includes the transfer of the cemetery and playing field land to the Council and payment by the developer to the Council of a Facilities Sum for sports and community facilities. Land Services have noted that, with regards to drainage, it is standard practice to allow a period of ground settlement before installing any sportsfield drainage system but in the absence of such proposals, a condition has been added to agree final details. The proposals allow for a pitch size and dimensions within SFA standards, however it is unlikely that a training space could also be accommodated in addition to a pitch.*

### **3.11. Publicity & Representations**

3.12. A total of 12No. neighbouring proprietors were notified of the application. In addition, it was advertised in the local press on 30th September 2015. In response, two representations have been received from the following parties:

3.13. Mr Jason Wilding, 2 Gowan Lea, Dollar

3.14. J M Hendry, 12 Kellyburn Park ,Dollar

3.15. On the grounds set out below:

3.16. The submitted plans do not show or include the Council-approved car parking between the pitch and cemetery, and concern expressed at risk if inadequate parking provision. *Comment: These details are yet to be finalised and will be designed and implemented by the Council further to this application. This will require to be formally approved at a later date.*

### **3.17. Planning Assessment**

3.18. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan.

3.19. The site is part of Proposal H47 (Dollar Settlement Expansion) as allocated in the LDP, which includes provision of a sports pitch and cemetery, and to that end, the proposals would implement this part of the LDP proposal.

3.20. Policy SC10 supports developments that would result in new and/or enhanced community facilities and open spaces, where these accord with the LDP and Open Space Strategy, which is the case with the proposed playing field and cemetery.

3.21. Policy SC20 seeks to ensure that developments are served by adequate standards of water and drainage infrastructure. The engineering works should have no adverse impact on neighbouring property, and suitable

drainage should be installed to manage the condition of the cemetery and playing field.

3.22. Policy EA9 aims to manage the risk of flooding from all sources. The proposed works will fulfil this policy objective, and ensure that no other property is subject to any increased risk of flooding.

3.23. In summary, the proposals accord with the policies and proposals of the LDP.

### **3.24. Material Considerations**

3.25. The comments of consultees are summarised above, and do not raise issues that would warrant refusal of the application. Particular issues, such as re-testing of the upfill material, revised plans to show removal of a bund between the playing field and cemetery, and finalised drainage and ground levels can be addressed by planning conditions.

3.26. Similarly, the comments of Dollar Community Council and two neighbours are noted, but do not raise issues that would prevent approval of the application. In particular, the final details of pitch design, cemetery layout and associated parking are matters that are not subject of this application, and will be designed and implemented by the Council at a later date.

3.27. The overall change in levels on the site in order to create the playing field and cemetery are the main elements of this current application. The proposed cemetery levels reflect those previously approved by SEPA in the context of their relationship to the Kelly Burn, and to that extent the levels on the remainder of the site must relate back to this. Taking account of this, the proposed pitch levels are considered appropriate and demonstrate a stepping down of the site levels from the high point, at the north-eastern edge of the cemetery, to the low point at the southern end of Lovers Loan.

3.28. As noted above, a proposed bund area between the playing field and cemetery is to be amended to show a continuous slope. Elsewhere, and particularly at the interface of the site to road frontages, such as Lovers Loan and Gowan Lea, the overall height, angle of slope and set back distance from houses is considered appropriate in terms of visual and residential amenity.

3.29. Once the works are completed, there will require to be a period of ground settlement, before the Council can complete the implementation of the works.

3.30. There are no other material considerations to the applications, and based on the above assessment, the application should be approved.

## **4.0 Sustainability Implications**

4.1. The proposals to form the playing field and cemetery require land raising. All of the material required to achieve the necessary levels is to be provided from the adjacent housing development.

4.2. The resultant development will provide a new outdoor community recreation facility and much needed new cemetery for the village.

## 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**

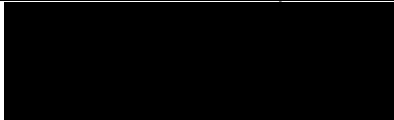
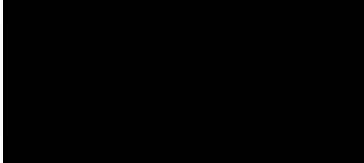
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

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	





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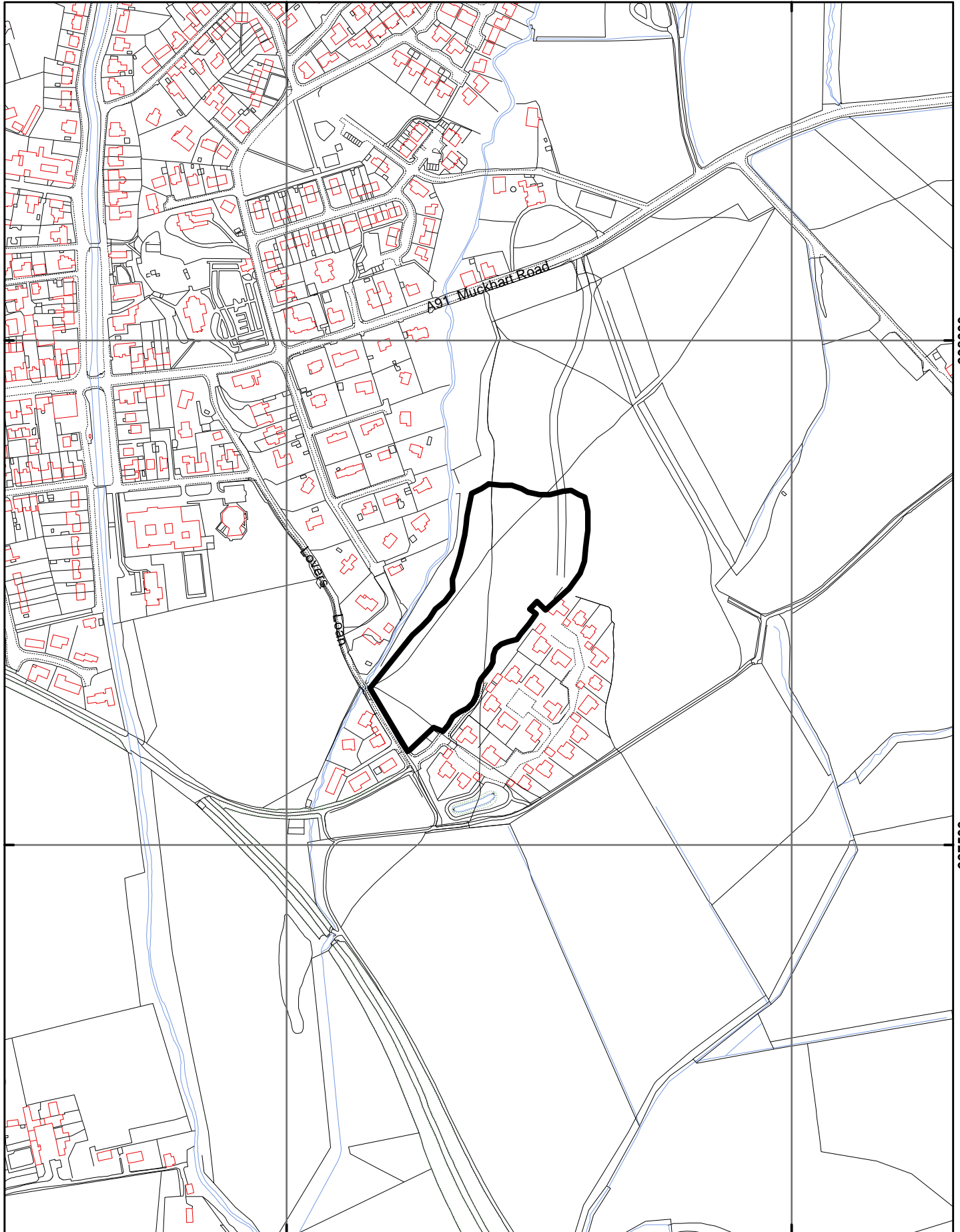
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Date:

06-Nov-2015

**15/00204/FULL – Land Adjoining Kellyburn, Lovers Loan, Dollar  
Engineering And Ground Operations To Form Playing Field And Cemetery**

**Ward: Clackmannanshire East**

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Meters

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**Report to:** Planning Committee

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**Date of Meeting:** 19th November 2015

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**Subject:** Review of Planning Committee Decisions, Major Developments and Other Areas of Service Delivery

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**Report by:** Ian Duguid, Development Quality Team Leader

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## **1.0 Purpose**

- 1.1. The purpose of this report is to provide the Committee with an up to date position statement on previous Committee decisions on planning applications, other significant decisions approved under our Scheme of Delegation, and other key areas of Development Quality Service delivery between April - September 2015. The report is the latest of a series of regular reports prepared on a 6 month cycle.

## **2.0 Recommendations**

- 2.1. It is recommended that the Committee **notes** the progress on planned developments in Clackmannanshire, and other areas of work activity contributing to the Development and Environment Business Plan and the use and monitoring of the adopted Clackmannanshire Local Development Plan.

## **3.0 Considerations**

- 3.1. The Development Quality Operational Plan for 2014/2015 included the planned introduction of Committee reporting arrangements on the progress of the more significant planning applications and developments in Clackmannanshire during the period, plus other areas of work within Development Services. This report is the latest in the series of such papers, following the initial report to Planning Committee in May of this year.

### **3.2. Progress On Previous Planning Committee Decisions**

**11/00299/FULL - Extension to Burnfoot Hill Wind Farm (Six Additional Turbines and Access Road), Rhodders Farm, Tillicoultry.** Last year, a Reporter from the Department of Planning and Environmental Appeals granted planning permission for this development, subject to conditions. Suspensive conditions have largely been discharged, the turbines are installed and are shortly to become operational. Two other turbines which were approved by Perth and Kinross Council as a separate extension to the original 13 turbine windfarm have also been installed. The Windfarm,

therefore comprises a total of 21 turbines, generating approximately 42MW of electricity. We calculate this to be the equivalent of the entire electricity demand of households in Clackmannanshire.

**13/00150/FULL - 32 Houses and 16 Flats, Former Alva Academy Site, Queen Street, Alva.** This application was approved in 2013. Some planning conditions are yet to be discharged, and work has yet to start on site.

**14/00160/FULL - Erection of 27 Houses, With Access Roads etc, at Former Tullis Factory Site, Tullibody.** These proposals, which represent the initial phase of the larger Tullis factory site, were approved by Committee in September last year. Conditions have been discharged and development is well underway.

**14/00181/FULL - Erection of 12 Flats and 7 Houses at Former Fairfield School, Pompee Road, Sauchie.** This planning application was approved by Committee on 11 September last year, subject to conditions. The school building has been demolished, and work has commenced on the implementation of the permission.

**14/00163/FULL - Erection of Supermarket and Land East of Hilton Road, Clackmannan Road, Alloa.** This application was approved. Since the decision in October last year, the applicant, Lidl UK, has developed a new store concept, and discussions on amended proposals are ongoing. An amended planning application for a new store design and change to the site layout is expected shortly.

**14/00187/FULL - Change of Use of Car Park to Garden Ground at Penny Cottage/Hillfoot Road, Dollar.** This application was refused in October 2014. A subsequent application for a reduced area of land between the car park and the applicant's house was refused on 21st April this year (Ref No 15/00047/FULL). The applicant lodged an appeal with Scottish Ministers, and the appeal was successful. The Reporter concluded that, even if there was a future plan to extend the car park, it would add very little extra space and would bring cars undesirably close to the cottage.

**14/00191/FULL - Residential Development at The Shore, Alloa.** This detailed application was approved. A Section 75 Agreement for an agreed education contribution has been signed, and the planning permission granted. The development is now well underway, making a valuable contribution to the regeneration of the riverside part of the town.

**14/00248/FULL - Erection of 71 Houses at Burnside, Riccarton, Clackmannan.** Following approval of this development in March this year, there has been no advice from the developer on the implementation of this permission. Officers have noted that the land is again being advertised for sale.

**14/00267/FULL - Erection of Single Wind Turbine, Land at Meadowhill, Forestmill.** In April, this planning application was refused due to the visual impact of the development in close proximity to the Kincardine to Kinross Road, and resulting conflict with Local Development Plan policy. The applicant appealed to Scottish Ministers, and the appeal was upheld. The decision letter was disappointingly light on its assessment of visual amenity,

the Reporter apparently content that the visual impact would be of little consequence. We await the implementation of the development to judge the impact from the road and other locations.

**15/00062/FULL - Demolition of Claremont Primary School and Erection of 29 Houses, Carse Terrace, Alloa** - This effectively represents a further phase of the former Alloa Academy site development, which is nearing completion.

**15/00052/FULL - Erection of House and Caravan Pavillion and restoration of Japanese Garden, near Dollar** - planning permission for this development was granted in July this year. There has been no specific progress on discharging the conditions of that decision, although we understand that some initial work on restoration of the garden may have taken place.

**15/00154/FULL - Change of Use of Public Open Space and Footpath to Garden Ground, 8 Kirkton Gardens, Tillicoultry** - The Planning Committee decided to refuse planning permission for this development. There have been no further developments. The applicant has 3 months from the date of decision to lodge any appeal with Scottish Ministers.

**15/00180/FULL and 15/00182/LIST - Installation of replacement windows (Retrospective) 52 Bridge Street, Dollar** - At the most recent Planning Committee, members decided to grant planning permission and listed building consent. There are no conditions on either permission.

#### 3.4 Pre-2014 Major Applications Update.

**06/00283/OUT - New Village Development, Forestmill.** The Council granted Planning Permission in Principle for the Forestmill Village project in 2011. Permission was granted subject to conditions and there is a separate Section 75 Agreement. An application has been submitted for the first two phases of development together with information for the entire masterplan area. While we have agreed to these proposals in general, they do not adhere to the approved masterplan and indicative phasing plan. We are therefore seeking changes to the Section 75 Legal Agreement as it relates to primary school provision and restoration of the former Meadowhill open cast coal site. There is no scheduled date for a decision on this application. It will be reported to Planning Committee at the earliest opportunity.

**11/00219/PPP - Residential Development of Land at the Former Forth Valley Collage, Branshill Road, Sauchie.** Planning Permission in Principle was granted in January 2012. The permission expired in January 2015, but was renewed that same month. No detailed proposals have been prepared.

**13/00068/FULL - Extension to Outlet Shopping Centre, Sterling Mills, Devonvale, Tillicoultry.** This planning permission was granted in June 2013. While other changes to the shopping centre have been implemented, this extension on the east side of the complex has not started. Other investments in the centre have been prioritised and implemented.

**10/00036/MSC - Erection of 74 Houses at Land to the East of Lower Mill Street, Tillicoultry.** Following an earlier grant of outline planning permission,

these details were approved in December 2010. We have subsequently extended the period for implementation of this development, and preliminary site servicing work has taken place, primarily intended to ensure the permission remains live.

**13/00206/FULL - Erection of 39 Flats and 4 Shops With Car Parking, Primrose Street, Alloa.** Planning permission for the re-development of this former Coop site was approved in January this year. However, the Council has now secured ownership of the entire site, and is working to bring forward a package of proposals.

**09/00188/FULL - Erection of 45 Houses, Helipad and Hanger, Café and Museum etc at Former Solsgirth Mine, by Dollar.** This planning permission was granted in May 2011, and amended an earlier proposal for a reduced number of houses. As no housebuilding work has started on site, and the period for commencement has expired, there is no longer an extant planning permission for this site. We would however continue to support the principle of re-development of this brownfield site (it is allocated in part for housing and in part for business in the Local Development Plan), and informal enquiries have been received from a prospective developer.

**10/00153/PPP - Development of Land for Housing, School and Associated Open Space and Other Infrastructure at Land at Branshill, Sauchie.** In November 2013, the Committee indicated that it was minded to grant Planning Permission in Principle, subject to conditions and subject to a Section 75 Agreement. A draft agreement has been finalised. However, related proposals for opencast coal extraction have been withdrawn following recent announcements on the future of Longannet Power Station. We have therefore re-commenced discussions on the terms of the Section 75 Agreement and an amended masterplan. This will be reported back to Committee as soon as possible.

It will be clear from the foregoing list that while development is progressing on a number of these and other sites, there continues to be evidence of less progress elsewhere. Development Services has set up an internal planning and property liaison group which meets regularly to monitor the progress of sites in the Local Development Plan. We will ensure that prospective developers have enough information to take sites forward to the planning stage, and identify/help remove any barriers to implementation.

### 3.5 Key Applications Decided Under the Scheme of Delegation

**12/00217/MSC - Erection of 22 Houses and Access Road, Land Adjoining Kelly Burn, Lovers Loan, Dollar.** This application followed an earlier grant of outline planning permission and was approved in December 2012. Work on the construction of houses and the new access road is nearing completion. Land within the site has been transferred to the Council for a new cemetery. The development also involves a playing pitch, traffic management proposals in Dollar and a contribution towards sport and community facilities. The detailed proposals for the cemetery and playing pitch are awaiting a decision.

**13/00286/FULL - Erection of 22 Houses on Site of the Former Hospital, Ashley Terrace, Alloa.** This planning permission was granted in April last

year. Following the discharge of conditions, the applicant has proceeded to implement the permission. The development is nearing completion.

**15/00018/FULL - Erection of 22 No Houses, Stirling Road, Tullibody (adjacent to by-pass).** Planning permission for flats was originally approved for this site. The amended proposals were approved earlier this year, and development is expected to start very soon.

**15/00001/HH - High Hedge at 17 Glassford Square, Tillicoultry.** This application sought the service of a High Hedge Notice. Officers agreed to the request. A High Hedge Notice was served. An appeal was lodged by the owner. The reporter dismissed the appeal (apart from a short section) and we can report that the work has been carried out to lower the hedge in accordance with the notice.

**15/00037/FULL - Change of Use of Offices to a Hotel and Health Spa, Inglewood House, Alloa.** Detailed permission has been granted for this hotel conversion. The development is underway.

**15/00141/MSC - Demolition of House and Erection of Business Units, Clackmannan Road, Alloa.** This is the detailed proposal for new business accommodation on land east of Alloa Fire Station on Clackmannan Road. It follows the grant of planning permission in principle reported previously.

**15/00176/FULL - Erection of Four Houses, Junction of Pitfairn Road and Burnee, Fishcross.** This site comprises underused land within the village boundary. The proposals will represent a sympathetic scale of infill housing development making use of the existing site infrastructure.

3.6 Members are reminded that details of all planning applications are available on Clacksweb. The files contain the approved drawings, decision notice and report of handling. In addition to this, the Service issues a Bulletin to all Elected Members and other interested parties on a weekly basis, the first two sections comprising details of all applications received or decided during that week.

### 3.7 Local Review Body (LRB) Decisions

15/00260/FULL. Erection of Balcony to Rear of House, 24 Blairdenon Drive, Sauchie. This application was refused by Appointed Officers under the Scheme of Delegation, due to the potential impact on the privacy and amenity of neighbouring households and consequential conflict with development plan policy. Members of the Local Review Body decided that, on balance, the adverse impacts would be unacceptably high and refused to grant planning permission. The applicant submitted an amended proposal. This too, was refused by Appointed Officers. The applicant has again lodged a Notice of Review and a decision is awaited.

### 3.8 Planning Appeals

(i) 15/00047/FULL. Change of Use of Public Open Space to Garden ground at Penny Cottage and Hillfoots Road, Dollar - see para 3.3.

(ii) Members will recall a consultation from Perth and Kinross Council on proposals for a sand and gravel quarry development near Glendevon

Reservoir, at Glenquay, north of Muckhart, and just outwith our administrative area. The Council submitted representations against the proposal on two separate occasions, and after a protracted period of time, Perth and Kinross Council decided to refuse planning permission for the development contrary to officer's recommendation. The applicants appealed to Scottish Ministers. We responded to the grounds of appeal, broadly re-stating the Council's objections to the earlier application. The Reporter dismissed the appeal and refused to grant planning permission. She noted that the Local Development Plan does not identify Glendevon Quarry as a mineral site. She noted that the area is well used for recreation and has been subject to considerable investment by the Scottish Woodland Trust. The proposed planting could not be relied upon to safeguard the landscape value and secure the existing recreational value enjoyed by many. Disappointingly, she did not accept our misgivings regarding the adequacy of the traffic analysis with the application nor the potential impact on narrow sections of the A823 within Clackmannanshire, but it is nevertheless reassuring that our representations on a range of issues have contributed to the rejection of this proposal.

### 3.9 Enforcement Activity

In the 6 months from April to September 2015, the Council received 24 enquiries from members of the public in relation to alleged unauthorised development, that being development that did not have planning permission or was not proceeding in accordance with such permission. These enquiries have been investigated and in the majority of cases, it was found that there was either no breach of planning control, or that where development had taken place without permission, the breach was relatively minor or would almost certainly be granted planning permission were an application to be submitted. As a consequence, we did receive a small number of retrospective applications seeking permission for work that had already been carried out, but no formal notices were served during the period.

### 3.10 Comments and Complaints

In the 6 month period from April to September 2015 this year, Development Services received one complaint regarding standards of service delivery. This related to a delay in providing access to an archive planning file, and arose due to the unexpected absence of a member of staff. The matter was quickly remedied, and the complainant was provided with the details she had requested and additional background information.

There have been no complaints to the Local Government Ombudsman during the same period.

### 3.11 Planning Performance Framework (PPF 4)

The Council submitted its 4th Annual Report on its Planning Performance Framework (PPF4) in July this year. Previous versions of the PPF have been subject to review by the Scottish Government. This year however, that exercise has been restricted to only 1 of the 3 principal components, namely the 15 High Level Performance Markers. The remaining sections, namely (i) the official statistics and performance indicators and (ii) the eight categories that define a high quality planning service and, frankly, make up the main body of the report, are excluded from that exercise; an alternative Peer Group



review process has been agreed, managed through benchmarking groups and this process is underway. Clackmannanshire is paired with West Lothian Council and while this is demanding a significant proportion of officer time, is nevertheless proving to be a useful learning exercise.

Returning to the High Level Performance Markers, we now have the Scottish Government's findings, and the feedback is largely positive. The analysis is based on a Red-Amber-Green approach, and the tables below provide a useful summary of outcomes for the last 3 years. The two categories to have consistently received a Red score are both Development Plan related. And since the publication of PPF4, we can of course confirm the adoption of the Clackmannanshire Local Development Plan in August this year as a further mark of progress against Key Marker No 7. Equally, our current Development Plan scheme establishes a strong project management basis for future review.

### **CLACKMANNANSHIRE COUNCIL Performance against Key Markers**

Marker		2012-13	2013-14	2014-15
1	Decision making timescales	Green	Green	Amber
2	Processing agreements	Amber	Amber	Green
3	Early collaboration	Green	Green	Green
4	Legal agreements	Green	Green	Green
5	Enforcement charter	Red	Red	Green
6	Continuous improvement	Red	Amber	Green
7	Local development plan	Red	Red	Red
8	Development plan scheme	Red	Red	Red
9	Elected Members engaged early (pre-MIR)	N/A	N/A	N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A	N/A
11	Regular and proportionate advice to support applications	Amber	Green	Green
12	Corporate working across services	Green	Green	Green
13	Sharing good practice, skills and knowledge	Red	Amber	Green
14	Stalled sites/legacy cases	Green	Amber	Green
15	Developer contributions	Amber	Green	Green

#### **Overall Markings (total numbers for red, amber and green)**

	Red	Amber	Green
2012-13	5	3	5
2013-14	3	4	6
2014-15	2	1	10

#### Unconventional Gas Exploration

Proposals for the extraction of unconventional gas have been the subject of much publicity this year. At the present time, there are no proposals before the Council, as a planning authority, for development of this nature. Equally, no proposals are anticipated at this time.

Licences to explore for and extract gas (a PEDL licence - Petroleum Exploration and Development Licence) are granted by the UK Government

(the Department of Energy and Climate Change). PEDL Licence 133 is one of six in Scotland, and covers significant parts of Clackmannanshire, Falkirk and Stirling. In relation to this, an application for planning permission for gas extraction at Lethan Moss, Airth, was submitted to both Falkirk and Stirling Councils. In the absence of a decision, the applicants appealed to Scottish Ministers. While a public local enquiry followed, no decision has been issued, primarily due to a separate government ruling on decision making for gas related developments generally - see below. Meantime, proposals have emerged for offshore gas exploration in the Firth of Forth, again under licence, generally in the vicinity of the Grangemouth oil refinery complex.

However, in January this year, the Scottish Government announced that there is to be a moratorium on unconventional gas developments in Scotland, and issued a Direction of Planning Authorities to this effect. At the same time plans were announced to undertake research and further public consultation on the subject, and obtain independent advice and information on the economic, social and environmental aspects of the industry. At the moment, we have little news on the commencement of the research. It is expected to take around four months, and public consultation will follow on. We are advised, therefore, that it is likely to be late 2016 at the earliest before the status of the moratorium is re-considered.

Meantime, the Scottish Government has moved to clarify two further aspects of the moratorium on decision making. Firstly, it has been extended to include underground coal gasification, such as the proposals described by Cluff National Resources in their presentation to Members on 15th May 2015. Secondly, confirmation has been issued that the restriction does not include the drilling of boreholes for the purposes of core sampling, which for example, comprises the type of exploratory drilling which has been approved on land just south of Forestmill, off the minor road to Brucefield.

Members will be advised of any further change to the moratorium. Or the emergence of proposals affecting Clackmannanshire, at that time.

#### **4.0 Sustainability Implications**

- 4.1. The Planning etc (Scotland) Act 2006 requires planning authorities to carry out the planning functions in a manner that contributes to sustainable economic development. The decisions and service activity summarised in the report comply with this obligation.

#### **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

## 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         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input type="checkbox"/>            |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |
| The environment is protected and enhanced for all                        | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence        | <input checked="" type="checkbox"/> |

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

Not Applicable

## 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)

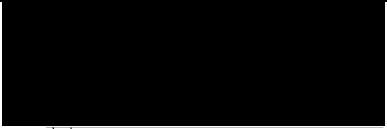
Yes  (please list the documents below) No

Planning Performance Framework  
Clackmannanshire Local Development Plan  
Planning Enforcement Charter

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Ian Duguid	Development Quality Team Leader	2621

### Approved by

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

---

**Report to Planning Committee**

---

**Date of Meeting:** 19th November 2015

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**Subject:** Street Naming Report for Development at land South of Bypass, Stirling Road, Tullibody

---

**Report by:** Head of Development and Environment Services

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**1.0 Purpose**

- 1.1. To decide on the name of a new street for the development at land south of bypass, Stirling Road, Tullibody
- 1.2. In order to assist the decision process, the report sets out the results of the consultation exercise seeking suggested names for the street at the development.
- 1.3. This development consists of the erection of 22 dwellings, the layout of which lends itself to a single new street. 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 agree the new street name from the following suggestions which have no conflicts with the Tri-Council Conventions.

**Acer Crescent**

**Spittal Crescent**

**3.0 Considerations**

- 3.1. Research has been carried out and consultation undertaken in order to identify a suitable name for a new street on land south of the B9140 Tullibody Bypass and north of Stirling Road, Tullibody.
- 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. The Royal Mail Address Development Centre will still require to be consulted on any name chosen by the Committee to ensure it is 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         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input type="checkbox"/>            |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |
| The environment is protected and enhanced for all                        | <input checked="" type="checkbox"/> |

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)**

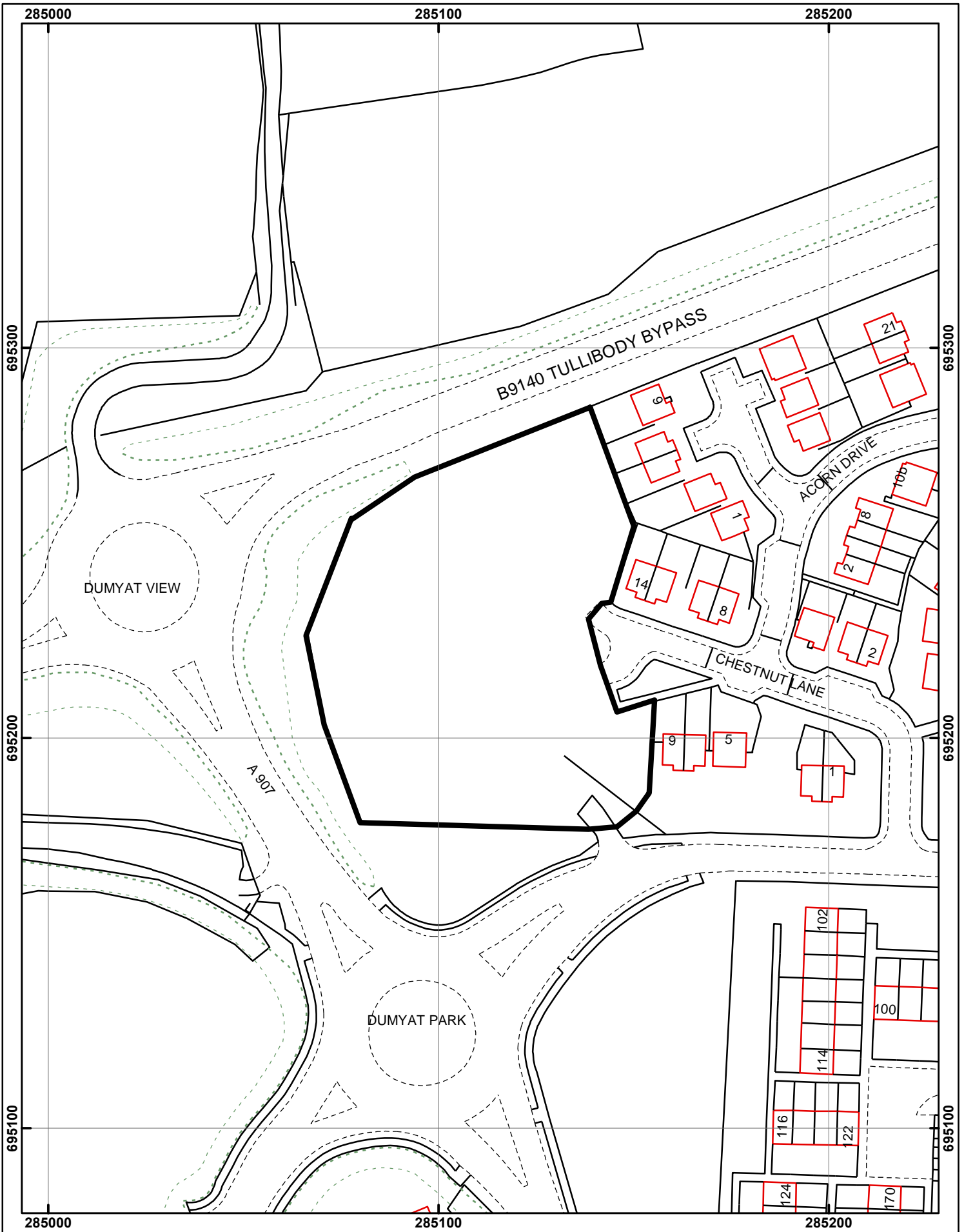
NAME	DESIGNATION	TEL NO / EXTENSION
Alastair Mackenzie	Building Standards & Licensing Team Leader	2554


**Approved by**

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










Date:  
28-Sep-2015

**Appendix 1 – Street Naming and Numbering Report for 15/00208/BW**  
**– Development at Land South of Bypass, Stirling Road,**  
**Tullibody**

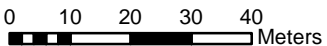
**Ward: Clackmannanshire West**

OS Grid Ref: NS 85 95 SW

Scale: 1:1,250



**Clackmannanshire Council**  
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0 10 20 30 40 Meters

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# APPENDIX 2



## BUILDING WARRANT

**APPENDIX 2** - THIS DOCUMENT IS A PART OF THE BUILDING WARRANT APPLICATION AND IS SUBJECT TO THE BUILDING WARRANT ACT 2004. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS FOR THE USE OF THE BUILDING WARRANT OFFICER ONLY. THE INFORMATION CONTAINED HEREIN IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE BUILDING WARRANT OFFICER.

**REVISIONS**  
 A LAYERS ADDED TO LIFT EXISTING  
 B LAYERS ADDED TO LIFT EXISTING  
 C LAYERS ADDED TO LIFT EXISTING  
 MODEL

12/24/13  
 20/24/13  
 20/24/13

### ACCOMMODATION SCHEDULE

Ref	House Type	Avg	Nr	Total
BRD (BRD)	3 BED SEMI DETACHED	77.26m <sup>2</sup>	18	1,390.68m <sup>2</sup> (14,992sqft)
BRR (BRR)	3 BED SEMI TERRACE	77.26m <sup>2</sup>	2	154.52m <sup>2</sup> (1,668sqft)
BUR (BRN)	3 BED MED TERRACE	77.05m <sup>2</sup>	2	154.10m <sup>2</sup> (1,659sqft)
<b>TOTAL</b>			<b>22</b>	<b>1,700.30m<sup>2</sup> (18,317 sqft)</b>

Category	Count
Car parking on street (Private)	8 Spaces
Car parking in curtilage (Private)	31 Spaces
Car parking on street (Visitor)	8 Spaces
<b>TOTAL</b>	<b>47</b>



**APPENDIX 3**

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS	OFFICER'S COMMENTS
Councillor Matchett	<p>(1) Birch .....</p> <p>(2) Rowan .....</p> <p>(3) Maple .....</p> <p>(4) Acer .....</p>	<p>(1-4) As tree street names feature in part of the existing development it would be appropriate to continue this.</p>	<p>(1) Similar names already in existence in the same post code (FK10) is: <b>Birchwood, Sauchie</b></p> <p>Similar name in existence albeit in a different postcode (FK11), however, there may still be a possibility of confusion: <b>Birch Grove, Menstrie</b></p> <p>(2) Similar names already in existence in the same post code (FK10) is: <b>The Rowans, Sauchie</b></p> <p>Similar name in existence albeit in a different postcode (FK11), however, there may still be a possibility of confusion: <b>Rowan Crescent, Menstrie</b></p> <p>(3) Similar names already in existence in the same post code (FK10) is: <b>Maple Court, Alloa</b></p> <p>(4) No conflict</p>
Councillor Sharp	<p>(1) Auld Brig .....</p> <p>(2) Spittal ..... (or Robert Spittal)</p>	<p>(1) This reflects the location of the development to the oldest bridge in Clackmannanshire.</p> <p>(2) Robert Spittal, the court tailor to James IV and a local philanthropist, as the person probably responsible for the bridges construction. (A Robert Spittal was also tailor to Mary Queen of Scots and responsible for the Brig o'Teith over the River Teith at Doune).</p>	<p>(1) Similar names already in existence in the same post code (FK10) is: <b>Auld Brig Road, Alloa</b></p> <p>(2) No conflict</p>



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**Report to Planning Committee**

---

**Date of Meeting:** 19th November 2015

---

**Subject:** Street Naming Report for Development at the former Community Centre, Tillicoultry

---

**Report by:** Head of Development and Environment Services

---

**1.0 Purpose**

- 1.1. To decide on the name of a new street for the development at the former Community Centre, Tillicoultry.
- 1.2. In order to assist the decision process, the report sets out the results of the consultation exercise seeking suggested names for the street at the development.
- 1.3. This development consists of the erection of 21 dwellings, the layout of which lends itself to a single new street. 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 agree the new street name from the following suggestion which has no conflict with the Tri Council Conventions:

**Pollock Place**

**3.0 Considerations**

- 3.1. Research has been carried out and consultation undertaken in order to identify a suitable name for a new street at the site of the former Community Centre, Tillicoultry.
- 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 consultation process has resulted in two suggested street names, however as indicated above the proposed development contains only a single street.

- 3.4. 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"*.
- 3.5. The Royal Mail Address Development Centre will still require to be consulted on any name chosen by the Committee to ensure it is 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         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input type="checkbox"/>            |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |



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

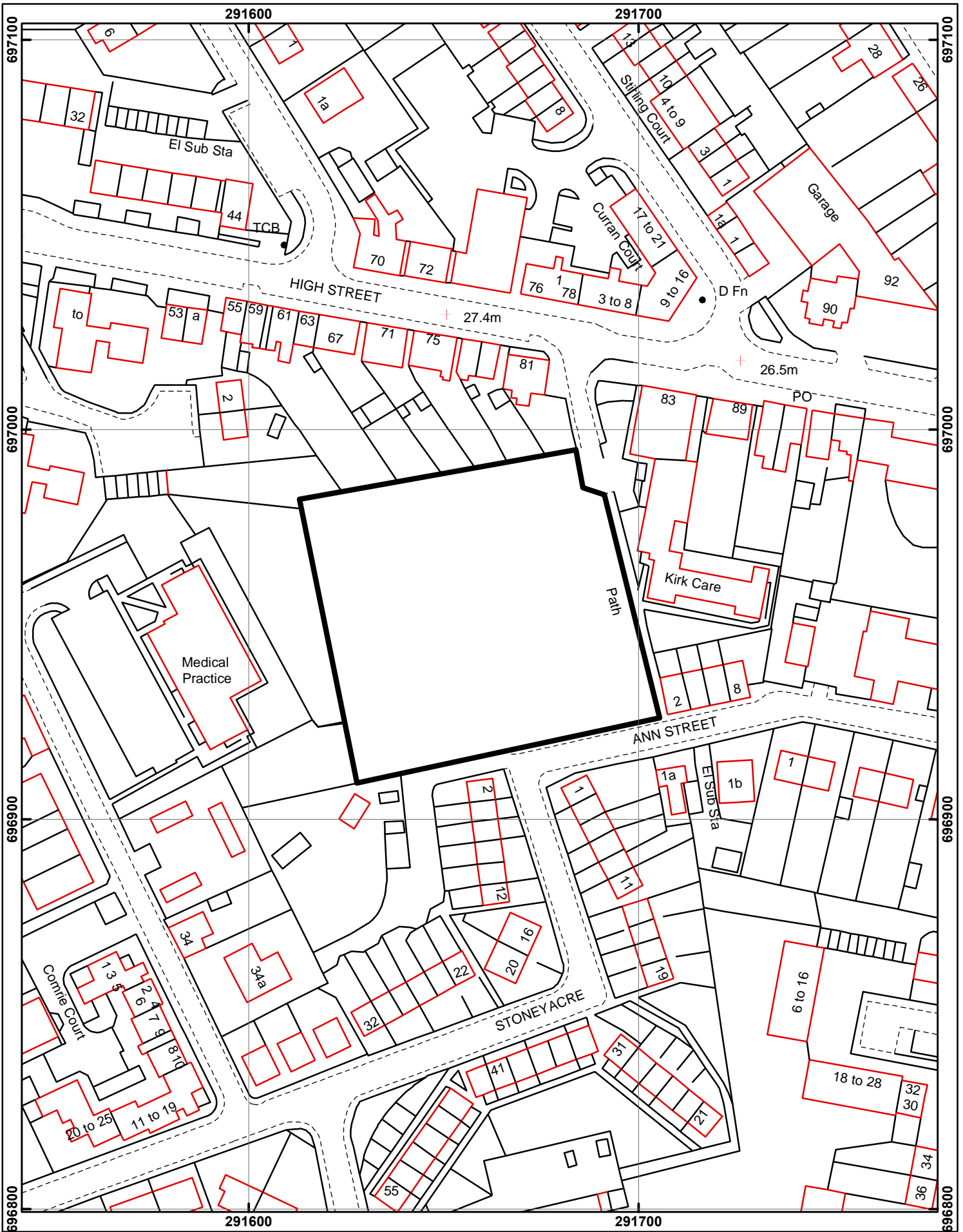
**Author(s)**

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 1 – Street Naming and Numbering Report for 15/00062/BW  
– Development at Former Community Centre, Tillicoultry**

**Ward: Clackmannanshire North**  
0 10 20 30 40  
Meters

**OS Grid Ref: NS 96 96 NE**

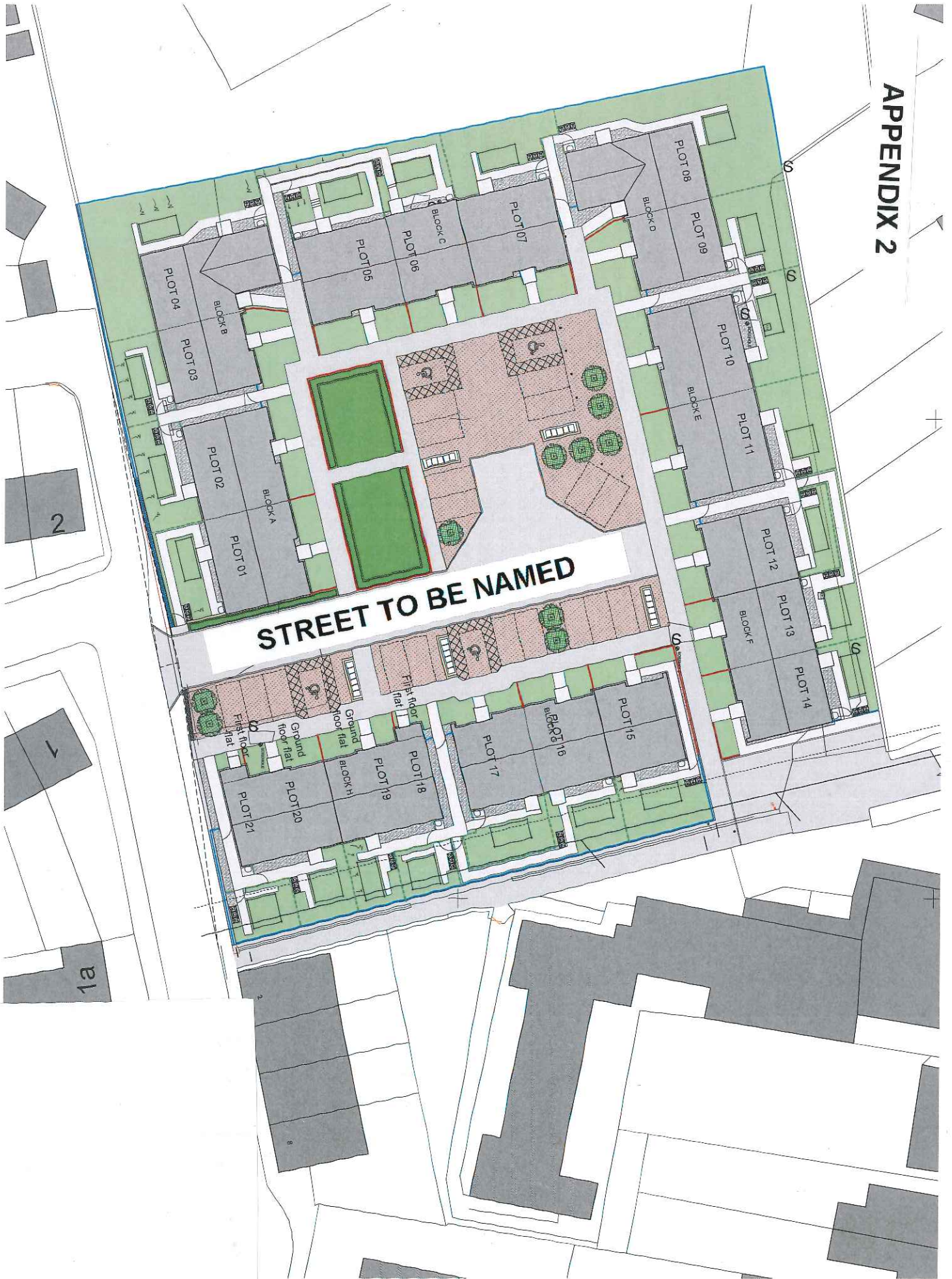
**Scale: 1:1,250**

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APPENDIX 2





### APPENDIX 3

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS	OFFICER'S COMMENTS
Councillor Drummond	<p>(1) James Pollock ....</p> <p>(2) James Dawson ...</p>	<p>(1) On 27th September 1915 near the Hohenzollern Redoubt, France, at about noon the enemy's bombers in superior numbers were successfully working up "Little Willie" Trench towards the Redoubt. Corporal Pollock, after obtaining permission, got out of the trench alone and walked along the top edge with complete disregard for danger, and compelled the enemy bombers to retire by bombing from above. He was under heavy machine-gun fire the whole time, but contrived to hold up the progress of the Germans for an hour before he was at length wounded.</p> <p>(2) On 13th October 1915 at Hohenzollern Redoubt, France, during a gas attack, when the trenches were full of men, Corporal Dawson exposed himself fearlessly to the enemy's fire in order to give directions to his sappers and to clear the infantry out of sections of the trench which were full of gas. Finding three leaking cylinders, he rolled then well away from the trench, again under heavy fire, and then fired rifle bullets into them to let the gas escape. His gallantry undoubtedly saved many men from being gassed.</p>	<p>(1) Similar name already in existence in the same post code (FK13) is:  <b>James Place, Coalsnaughton</b></p> <p>Similar names in existence albeit in a different postcode (FK12 and FK10), however, there may still be a possibility of confusion:  <b>James Street, Alva</b>  <b>West James Street, Alva</b>  <b>King James Drive, Tullibody</b></p> <p>The use of the name "James" only may result in confusion and possibly be unacceptable with Royal Mail. However, using the surname "Pollock" alone would avoid this confusion.</p> <p>(2) Similar names already in existence in the same post code (FK13) is:  <b>James Place, Coalsnaughton</b></p> <p>Similar names in existence albeit in a different postcode (FK12 and FK10), however, there may still be a possibility of confusion:  <b>James Street, Alva</b>  <b>West James Street, Alva</b>  <b>King James Drive, Tullibody</b>  <b>Dawson Avenue, Alloa</b></p>

Councillor Balsillie	As Cllr Drummond's response	I support the concept of naming the streets after the Tillicoultry VC holders.	As comments above.
Tillicoultry , Coalsnaughton & Devonside Community Council	As Cllr Drummond's response	Tillicoultry, Coalsnaughton & Devonside CC would like to endorse Cllr Drummond's suggestions.	As comments above.

