



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