



Planning & Building Standards Bulletin

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Planning & Building Standards Bulletin (Weekly List)

This bulletin is issued on a weekly basis as our statutory Weekly List. It contains details and information relating to planning applications, the local development plan and building warrant applications

- Planning Applications Received
- Delegated Planning Decisions
- Committee Planning Decisions
- Statutory Planning Advertisements
- Planning Reviews & Appeals
- Planning Enforcement
- Other Planning News
- Building Warrant Applications Received
- Building Warrant Decisions

The Bulletin is sent electronically to all Elected Members of the Council, Community Councils, local groups and organisations, newspapers, statutory consultees etc. It is also freely available on our website and members of the public can request to be added to the electronic mailing list at any time.

We hope you find this Bulletin useful. We are always keen to improve the information that we provide on all matters. Your comments on the Bulletin and suggestions for how it might be improved are always welcome.

Please contact: Planning at Kilncraigs, Greenside Street, Alloa, FK10 1EB or via email to planning@clacks.gov.uk if you have any comments



The lists of applications received and decisions issued below are offered as an aide only. The [public register](#) on our website offers a full range of search facilities, ie by date, weekly/monthly lists, address etc

Planning Applications Received

Please note that all applications are recorded on our Uniform software system.

This section only lists valid applications so you may find that some of the reference numbers appear out of sequence and any gaps will be as a result of applications deemed invalid on receipt.

Details of the individual planning applications can be found [here](#) (simply type in the reference number into the search field)

CASE NO.: [25/00109/FULL](#)

DATE REGISTERED: 23.06.2025

WARD: Clackmannanshire South

APPLICANT:

Mr & Mrs Mark Telfer
Arnsbrae Cottage
Tullibody
Clackmannanshire

AGENT:

Alan McGhee
13 Taran
Alloa
Scotland
FK10 1RF

LOCATION:

Arnsbrae Cottage
Tullibody
Clackmannanshire
FK10 2NT

MAP CO-ORDS 286905, 694021

DESCRIPTION: Alterations And Single Storey Extension To Front Of House

CASE OFFICER: John Hiscox email: planning@clacks.gov.uk

CASE NO.: [25/00110/FULL](#)

DATE REGISTERED: 25.06.2025

WARD: Clackmannanshire South

APPLICANT:

Mr Blair Hutton
30 Gavins Road
Alloa
Clackmannanshire

AGENT:

GREIG STRANG
1 Coats Crescent
Alloa
FK10 2AQ

LOCATION: 30 Gavins Road
Alloa
Clackmannanshire
FK10 2HF

MAP CO-ORDS 287525, 694293
DESCRIPTION: Two Storey Extension to Side and Rear of House

CASE OFFICER: John Hiscox email: planning@clacks.gov.uk

Delegated Planning Decisions

CASE NO.: [25/00014/FULL](#) **DATE REGISTERED:** 28.01.2025
WARD: Clackmannanshire North

APPLICANT: Mr Richard Watson
Watson Property Services
118A High St
Tillicoultry

AGENT: Sandy Nicol
5 St Leonards
Tillicoultry
Clackmannanshire
FK13 6QU

LOCATION: 118A High Street
Tillicoultry
Clackmannanshire
FK13 6DX

MAP CO-ORDS 291876, 697004

DESCRIPTION: Subdivision Of Retail Unit (Class 1A) To Enable
Alteration And Change Of Use Of The Rear Store
Area To 1 No. Bedsit (Class 9), With Addition Of New
Door And New Windows

DECISION **REFUSED DATED 25.06.2025**
For the following reasons:

1. The proposal is not consistent with the qualities required for a successful place as detailed in the National Planning Framework 4 and the Council's Supplementary Guidance for Placemaking. It proposes 'backland' development, that fails to show a good understanding of the local area; fails to respect the positive patterns of development seen locally; and fails to contribute positively to the character of the area and to integrate well with its surroundings. This is contrary to the aims of Policy 14 of National Planning Framework 4 and Policy SC5 of Clackmannanshire's Local Development Plan 2015.
2. The proposal fails to provide suitably adequate indoor and outdoor space for the use of future

occupants, presenting areas that will be overlooked, overshadowed and oppressed by existing developments. The development is substandard and of poor quality and would have significant impacts on the health of future occupants and would be detrimental to their quality of life, which is contrary to the aims of Policies 14 and 16 of the National Planning Framework 4 and Policy SC5 of Clackmannanshire's Local Development Plan 2015.

3. The proposed access via an unlit, narrow passageway from the high street, including the area directly to the front of the building which is currently used for bin storage, presents an unwelcoming and unpleasant access arrangement for this new home. This poor arrangement is contrary to the aims of Policy 14 of National Planning Framework 4.

CASE OFFICER:

Jacob Muff , email: planning@clacks.gov.uk

CASE NO.: [25/00072/FULL](#)

DATE REGISTERED: 28.04.2025

WARD: Clackmannanshire North

APPLICANT:

Scottish Water
Buchanan Gate Business Park
6 Buchanan Gate Business Park
Stepps

AGENT:

Gregory Bond
Scottish Water
The Bridge
6 Buchanan Gate Business Park
Stepps
G33 6FB

LOCATION:

Tillicoultry Waste Water Treatment Works
Chapelle Crescent
Tillicoultry
Clackmannanshire
FK13 6NL

MAP CO-ORDS

291674, 696512

DESCRIPTION:

Reinstatement of Banking With Rock Armour, Erosion Control Matting, Aqua Rock And Rolls And Realignment Of New Footpath, Land 125M To The South

DECISION

APPROVED DATED 25.06.2025

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or, as the case may be, when the permission is deemed to be granted.

CASE OFFICER:Jacob Muff , email: planning@clacks.gov.uk

CASE NO.: [25/00074/FULL](#)**DATE REGISTERED:** 08.05.2025**WARD:** Clackmannanshire South**APPLICANT:**Mr Angus Bowie
35 Claremont
Alloa
Clackmannanshire**AGENT:**Scott Dallman
Outdoor Building Group
272 Langmuir Road
Glasgow
G69 7RR**LOCATION:**35 Claremont
Alloa
Clackmannanshire
FK10 2DG**MAP CO-ORDS**

287944, 693337

DESCRIPTION:Removal Of Existing Sun Room and Erection Of
Single Storey Extension To Side Of House**DECISION****APPROVED DATED 25.06.2025**

Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or, as the case may be, when the permission is deemed to be granted.

CASE OFFICER:Mark Stoddart , email: planning@clacks.gov.uk

CASE NO.: [25/00085/LIST](#)**DATE REGISTERED:** 09.05.2025**WARD:** Clackmannanshire South**APPLICANT:**Mr Angus Bowie
35 Claremont
Alloa
Clackmannanshire**AGENT:**Scott Dallman
Outdoor Building Group
272 Langmuir Road
Glasgow
G69 7RR**LOCATION:**35 Claremont
Alloa
Clackmannanshire
FK10 2DG**MAP CO-ORDS**

287944, 693337

DESCRIPTION:Removal Of Existing Sun Room and Erection Of
Single Storey Extension To Side Of House

DECISION

APPROVED

DATED 25.06.2025

There are no conditions attached to this consent.

CASE OFFICER:

Mark Stoddart , email: planning@clacks.gov.uk

Committee Planning Decisions

The date of the next Planning Committee is to be confirmed

Statutory Planning Advertisements

The following statutory advertisements were placed in the local press (publication date 2 July 2025). The advertisements are repeated here for your information:

NEIGHBOUR NOTIFICATION

Alterations And Single Storey Extension To Front Of House at Arnsbrae Cottage, Tullibody, Clackmannanshire, FK10 2NT, **Ref: 25/00109/FULL**

Planning Reviews & Appeals

Planning appeals can be viewed at www.dpea.scotland.gov.uk or by clicking [here](#)

There are no Planning Appeals for this period.

Planning Enforcement

Details of all current notices can be found on our [Planning Enforcement](#) register

Other Planning News

No items for this period

Building Warrant Applications Received

CASE NO: 25/00126/BWA

DATE REGISTERED: 23rd June 2025

APPLICANT:

Persimmon Homes North Scotland
(attn Mr Ian Lenaghan)
Broxden House
Lamberkine Drive
Perth
PH1 1RA

AGENT:

LOCATION: Land At Branshill Branshill Road Sauchie Clackmannanshire

DESCRIPTION: Amendment to 24/00069/BW - Foundations, Floor Slabs and Additional Retaining Wall - Phase 2A (Plots 72-157)

CASE OFFICER: Andrew Young, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00127/BWA

DATE REGISTERED: 23rd June 2025

APPLICANT:

Mr M Mulraney
Limetree House
Castle Street
Alloa
Clackmannanshire
FK10 1EX

AGENT:

Albert Dunn
40 Polmont Park
Polmont
Falkirk
Stirlingshire
FK2 0XT

LOCATION: 1 Main Street Clackmannan Clackmannanshire FK10 4JA

DESCRIPTION: Amendment to 24/00092/BW - Various Amendments to Internal Layout and Deletion of Sprinkler System

CASE OFFICER: Andrew Young, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00138/BW

DATE REGISTERED: 24th June 2025

APPLICANT:

Mrs Kelly Wyness
16 Paton Street
Alloa
Clackmannanshire
FK10 2DY

AGENT:

Cory Hunter
CRA (Alloa) Ltd
Alloa Business Centre
Room 91
Alloa Business Centre Whins Road
Alloa
FK10 3SA

LOCATION: 16 Paton Street Alloa Clackmannanshire FK10 2DY

DESCRIPTION: Alterations to Form Enlarged Loft Hatch

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00140/BW

DATE REGISTERED: 27th June 2025

APPLICANT:

Mr Stuart Younger
62 Blackthorn Grove
Menstrie
Clackmannanshire
FK11 7DX

AGENT:

Alan McGhee
13 Taran
Alloa
FK10 1RF

LOCATION: 62 Blackthorn Grove Menstrie Clackmannanshire FK11 7DX

DESCRIPTION: Internal Alterations, Demolition of Conservatory and Erection of Single Storey Extension to Rear to Form Kitchen/Family Room

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00141/BW **DATE REGISTERED:** 24th June 2025

APPLICANT:
Ms Caitlin Johnston
73 Craigleith View
Tullibody
FK10 2TX

AGENT:
Stuart Hannah
Liberty Centre
Pitreavie Way
Dunfermline
KY11 8QS

LOCATION: 73 Craigleith View Tullibody Clackmannanshire FK10 2TX

DESCRIPTION: Alterations to Conservatory to Form Sun Room

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00146/BWA **DATE REGISTERED:** 27th June 2025

APPLICANT:
Charis House
47 Milton Road East
Edinburgh
EH15 2SR

AGENT:
Matt Fleming
Unit 19
Scion House,
Stirling University Innovation Park,
Stirling
FK9 4NF

LOCATION: Former Gaberston House 82 Whins Road Alloa Clackmannanshire

DESCRIPTION: Amendment to 23/00090/BW - Changes to Fire Strategy

CASE OFFICER: Andrew Young, email: buildingstandards@clacks.gov.uk

Building Warrant Decisions

CASE NO: 25/00011/BW **DATE APPROVED:** 26th June 2025

APPLICANT:
Mr Alan Hyem
23 Nevis Crescent
Alloa
Clackmannanshire
FK10 2BL

AGENT:

23 Nevis Crescent Alloa Clackmannanshire FK10 2BL

LOCATION:

DESCRIPTION: Change of Roof at Detached Garage from Flat Roof to Pitched

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00061/BW

DATE APPROVED: 26th June 2025

APPLICANT:

Mr M Jack
Rowanbank
42 Back Road
Dollar
Clackmannanshire
FK14 7EA

AGENT:

Abbie Robertson
Titan Enterprise Business Centre
1 Aurora Avenue
Queens Quay
Clydebank
G81 1BF

Rowanbank 42 Back Road Dollar Clackmannanshire FK14 7EA

LOCATION:

DESCRIPTION: Erection of 2 No Side Extensions, Reconfiguration of Roof, Installation of Dormers to Front and Rear and Internal Alterations

CASE OFFICER: Patrick Cairney, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00085/BW

DATE APPROVED: 23rd June 2025

APPLICANT:

Mr And Mrs Fraser And Joanne Littlejohn
West Wood
Forestmill
Clackmannanshire
FK10 3QL

AGENT:

Gaynor Ross
AGORA architecture + design
10 York Place
Edinburgh
EH1 3EP

West Wood Forestmill Clackmannanshire FK10 3QL

LOCATION:

DESCRIPTION: Internal Structural Alterations to Dwellinghouse to Form Open Plan Living/Dining/Kitchen at Ground Floor and Enlarged Bathroom at First Floor, Alterations to Ancilliary Garage to Form Studio Flat and Storage Area for Use As Short Term Let Accommodation

CASE OFFICER: Andrew Young, email: buildingstandards@clacks.gov.uk

CASE NO: 25/00035/BW

DATE APPROVED: 26th June 2025

APPLICANT:

Mrs Theresa Williams
15 Mount Pleasant
Coalsnaughton
Tillicoultry
Clackmannanshire
FK13 6JL

AGENT:

Claire Gibbons
Castleview
Steuart Road
Bridge of Allan
Stirling
FK9 4JX

LOCATION: 15 Mount Pleasant Coalsnaughton Clackmannanshire FK13 6JL

DESCRIPTION: Alterations to Conservatory to Erect a Single Storey Extension to Tie into Existing Rear Extension

CASE OFFICER: Brian McPeake, email: buildingstandards@clacks.gov.uk
