



Planning & Building Standards Bulletin

Place Directorate
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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.: [25/00153/LIST](#)

DATE REGISTERED: 11.09.2025

WARD: Clackmannanshire East

APPLICANT:

Mr Richard Coe
Kellyside
Drum Road
Dollar

AGENT:

Derek Milne
Arka Architects
The Loft, The Tattie Kirk
Cow Wynd
Falkirk
FK1 1PU

LOCATION:

Kellyside
Drum Road
Dollar
Clackmannanshire
FK14 7PG

MAP CO-ORDS
DESCRIPTION:

296744, 698145
Alterations And Conversion Of Existing Detached Garage To Provide Habitable Accommodation, Music Room/Gym And Double Garage, And Erection Of Outdoor Kitchen And Entertainment Structure With Pizza Oven And Flue

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

CASE NO.: [25/00154/FULL](#)

DATE REGISTERED: 11.09.2025
WARD: Clackmannanshire East

APPLICANT:

Mr Richard Coe
Kellyside
Drum Road
Dollar

AGENT:

Derek Milne
The Loft, The Tattie Kirk
Cow Wynd
Falkirk
Scotland
FK1 1PU

LOCATION:

Kellyside
Drum Road
Dollar
Clackmannanshire
FK14 7PG

MAP CO-ORDS
DESCRIPTION:

296744, 698145
Alterations And Conversion Of Existing Detached Garage To Provide
Habitable Accommodation, Music Room/Gym And Double Garage,
And Erection Of Outdoor Kitchen And Entertainment Structure With
Pizza Oven And Flue

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

CASE NO.: [25/00155/FULL](#)

DATE REGISTERED: 10.09.2025
WARD: Clackmannanshire East

APPLICANT:

Mr Iain Thompson
ITC Homes Ltd
Lorimer Building
Briglands Estate

AGENT:

Jamie Brown
Moving Still Architecture
68 Bridge Street
Dollar
FK14 7DQ

LOCATION:

Land South Of
1 Parklands Place
Forestmill
Clackmannanshire

MAP CO-ORDS
DESCRIPTION:

295297, 693721
Erection Of 2 No. Houses With Attached Garages

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

Delegated Planning Decisions

CASE NO.: [25/00013/FULL](#)

DATE REGISTERED: 28.01.2025
WARD: Clackmannanshire North

APPLICANT:

Mr Richard Watson
Watson Property Services
61 High Street
Tillicoultry

AGENT:

Sandy Nicol
5 St Leonards
Tillicoultry
Clackmannanshire
FK13 6QU

LOCATION:

61 High Street
Tillicoultry
Clackmannanshire
FK13 6AA

MAP CO-ORDS

291610, 697023

DESCRIPTION:

Alterations, Installation Of Replacement Door And Windows And Change Of Use Of Shop (Class 1A) To Form 1 No. Flat

DECISION

APPROVED DATED 12.09.2025

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.
2. Prior to its first occupation as a residential property, the front door shall be fitted with a detachable flood gate as referred to in the developer's supporting statement. The rails for the flood gate shall be permanently mounted to either side of the front door and finished in a colour to match the door. Prior to occupation, details of the flood gate, including its type, height, colour, finish, and where it will be stored, shall be submitted to and approved in writing by the Planning Authority.

CASE OFFICER:

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

CASE NO.: [25/00060/FULL](#)

DATE REGISTERED: 01.04.2025
WARD: Clackmannanshire North

APPLICANT:

Mrs Elizabeth MacIntyre
42 Forbes Road
Edinburgh
EH10 4ED

AGENT:

Elizabeth Roxburgh
Roxburgh McEwan Architects
42 Forbes Road
Edinburgh

EH10 4ED

LOCATION: Land South East Of Harviestoun Steadings
Bard's Way
Tillicoultry
Clackmannanshire

MAP CO-ORDS 292838, 697305

DESCRIPTION: Erection Of 1 No. House

DECISION **REFUSED** **DATED 09.09.2025**
For the following reasons:

1. Without information to determine otherwise, the proposal for a new home on this site appears to be at an unacceptable risk of flooding. This conflicts with the aims of Policy 22 of the National Planning Framework 4 and Policy EA9 of Clackmannanshire's Local Development Plan 2015.

2. A new home in this location would conflict with the site's allocation in Clackmannanshire's 2015 Local Development Plan as Safeguarded Open Space and would create a new barrier within this part of Clackmannanshire's Green Network. This failure to retain or enhance the provision of open spaces in this area, and the impact felt by biodiversity and wildlife as a result of this new development, would have detrimental impacts on the value and function of this open space, and would conflict with the guidance given in the Council's Supplementary Guidance for Placemaking and Green Infrastructure, and fails Policies SC10, EA1 and EA2 of Clackmannanshire's Local Development Plan 2015, and Policies 1, 3 and 4 of the National Planning Framework 4.

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

CASE NO.: [25/00122/TREE](#)

DATE REGISTERED: 18.07.2025
WARD: Clackmannanshire South

APPLICANT:
Ms Emma Pyper
Ross And Liddell
60 St Enoch Square
Glasgow

AGENT:
Chris Calvey
Ayrshire Tree Surgeons Ltd
North Hourat
A760 Largs Road
Kilbirnie
KA25 7LJ

LOCATION: Public Open Space
Taran
Alloa
Clackmannanshire

MAP CO-ORDS 289770, 692453

DESCRIPTION: Tree Surgery Works To 2 No. Mature Oak Trees (Nos. 718 and 719)

DECISION **APPROVED** **DATED 09.09.2025**
There are no conditions attached to this consent.

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

CASE NO.: [25/00123/LIST](#) **DATE REGISTERED:** 22.07.2025
WARD:

APPLICANT: Mr James Craw
3A Mar Street
Alloa
Clackmannanshire

AGENT: Warmworks Scotland
Warmworks C/o Nicoll Russell Studios
111 King Street
Broughty Ferry
Dundee
DD5 1EL

LOCATION: 3A Mar Street
Alloa
Clackmannanshire
FK10 1HR

MAP CO-ORDS 288660, 692776

DESCRIPTION: Replacement Central Heating Boiler and Flue

DECISION **APPROVED** **DATED 09.09.2025**
There are no conditions attached to this consent.

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

CASE NO.: [25/00127/LIST](#) **DATE REGISTERED:** 29.07.2025
WARD: Clackmannanshire South

APPLICANT: Megan Gardner
The National Trust For Scotland
Broadstone Building
50 South Gyle Crescent

AGENT: Megan Gardner
The National Trust For Scotland
Broadstone
50 South Gyle Crescent
Edinburgh
Midlothian
EH12 9LD

LOCATION: Alloa Tower
Alloa
Clackmannanshire
FK10 1PP

MAP CO-ORDS 288892, 692517

DESCRIPTION: Internal Alterations Including Installation Of New Fire Partitioning Within Service Cupboards. Installation Of Fire Rated Access Doors And Upgrading Of Compartmentation Of Service Voids

DECISION **APPROVED** **DATED 09.09.2025**
Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

CASE NO.: [25/00131/ADV](#)

DATE REGISTERED: 06.08.2025
WARD: Clackmannanshire South

APPLICANT:
Mr Hithendra Cheetirala
Westbow House
33 Niddry Road
Winchburgh

AGENT:
Derek Milne
Arka Architects
The Loft, The Tattie Kirk
Cow Wynd
Falkirk
FK1 1PU

LOCATION: 25 Drysdale Street
Alloa
Clackmannanshire
FK10 1JL

MAP CO-ORDS 288737, 692875

DESCRIPTION: Installation of 1 No Externally Illuminated Fascia Sign and Window Graphics

DECISION **APPROVED** **DATED 09.09.2025**
Subject to the following conditions:

1. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).
2. The degree of brightness of the proposed advertisement shall not exceed 1600 candelas per

metre squared, unless otherwise agreed in writing by the Planning Authority.

CASE OFFICER:

John Hiscox , email: planning@clacks.gov.uk

Committee Planning Decisions

The following application was decided at the planning committee meeting of 11 September 2025:

CASE NO.: [24/00216/MSC](#)

DATE REGISTERED: 02.12.2024

WARD: Clackmannanshire Central

APPLICANT:

Persimmon Homes North
Scotland
Broxden House
Lamberkine Drive
Perth

AGENT:

Callum MacArthur
Bracewell Stirling Consulting
38 Walker Terrace
Tillicoultry
FK13 6EF

LOCATION:

Land At Branshill
Branshill Road
Sauchie
Clackmannanshire

MAP CO-ORDS

288304, 694560

DESCRIPTION:

Residential Development Of 74 Houses With Associated Infrastructure Including Roads, Footpaths, Landscaping, Drainage Including SUDS Basin and Swale, And Associated Works (Phases 2b and 2c) Including Realignment of Approximately 160 Metre Long Section of Existing Footpath (Core Path 14)

DECISION

APPROVED DATED 11.09.2025

Subject to the following conditions:

1. Land Investigations

No development on this phase shall take place until:

- a) A desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the Planning Authority
- b) Any intrusive site investigation approved as part of the site investigation strategy in a) above, has been carried out comprising: sampling of soil, soil

vapour, ground gas, surface water and groundwater to the satisfaction of the Planning Authority. Such work is to be carried out by a suitably qualified and accredited geoenvironmental consultant in accordance with the current UK requirements for sampling and testing.

c) Written reports of:

- i) The findings of the above site investigation; and
- ii) A risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the Planning Authority

2. Remediation and Verification

The buildings hereby permitted shall not be occupied until:

a) Any remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination shall be fully assessed in accordance with part 1 (b, c) above of this condition and an adequate remediation scheme shall be submitted to and approved in writing by the Planning Authority and fully implemented thereafter;

b) A verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the Planning Authority. Such report shall include:

- i) Details of the remediation works carried out and
- ii) Results of verification sampling, testing and monitoring and
- iii) All waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

If during the development work, areas of contamination are encountered, then the applicant shall immediately notify the Planning Authority. The nature and extent of any contamination found shall be fully assessed by way of a site investigation and an adequate site investigation report and remediation

strategy shall be submitted to and approved by Planning Authority in writing. Any remediation work agreed shall be fully implemented and a remediation verification report submitted to and approved in writing by the Planning Authority.

3. Core Path

Notwithstanding the details submitted and the acceptance of the altered route for the Core Path; No changes shall take place to the Core Path until further details of the proposed finish (including surfacing, lighting and rest areas); and details of the altered gradients and land levels (as well as justifications for these); have been submitted to and approved in writing by the Planning Authority. Once approved, the changes to the Core Path shall be implemented in full accordance with the approved plans and details and shall be retained in that form thereafter.

4. Landscaping

In the first planting season following the habitation of the final property within this phase of development, the landscaping as detailed on plan 467.35.01b, shall be implemented in full accordance with the details submitted and hereby approved, unless otherwise approved in writing by the Planning Authority. Any trees, shrubs or hedgerows, that become uprooted, damaged, diseased or which die within the first 5 years following the completion of planting, shall be removed and replaced with a tree, shrub, or hedge of the same species and specification no later than the end of the first available planting season following the disease/death/removal of the original planting unless otherwise approved in writing by the Planning Authority.

5. Air Quality

The development hereby approved shall be undertaken in full accordance with the mitigation measures proposed in submitted Air Quality Impact Assessment produced by 'The Airshed' dated the 12th September 2023, unless otherwise approved in writing by the Planning Authority. Once installed, measures shall be retained thereafter.

6. Construction Environment Management Plan

The development hereby approved shall be undertaken in full accordance with the details submitted titled the 'Construction Environment Management Plan Rev A' produced for Persimmon Homes North Scotland, unless otherwise approved in

writing by the Planning Authority.

CASE OFFICER:

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

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 17th September 2025. The advertisements are repeated here for your information:

NEIGHBOUR NOTIFICATION

Erection Of 2 No. Houses With Attached Garages at Land South Of 1 Parklands Place, Forestmill, Clackmannanshire - **Ref: 25/00155/FULL**

LISTED BUILDING CONSENT

Alterations And Conversion Of Existing Detached Garage To Provide Habitable Accommodation, Music Room/Gym And Double Garage, And Erection Of Outdoor Kitchen And Entertainment Structure With Pizza Oven And Flue at Kellyside, Drum Road, Dollar, Clackmannanshire, FK14 7PG - **Ref: 25/00153/LIST**

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: 25/00203/BW

DATE REGISTERED: 11th September 2025

APPLICANT:

Mr Roddy Barclay
39 Ochil Road
Menstrie
Scotland
FK11 7BP

AGENT:

Sandy Nicol
5 St Leonards
Tillicoultry
Scotland
FK13 6QU

LOCATION: 39 Ochil Road Menstrie Clackmannanshire FK11 7BP

DESCRIPTION: Single Storey Extension to Rear to Form Enlarged Sitting Room

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

CASE NO: 25/00206/BW

DATE REGISTERED: 8th September 2025

APPLICANT:

Mr Chris Smith
22 Alder Crescent
Menstrie
Scotland
FK11 7DU

AGENT:

LOCATION: 22 Alder Crescent Menstrie Clackmannanshire FK11 7DU

DESCRIPTION: Garage Conversion to Form a Dining Room

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

CASE NO: 25/00207/BWA

DATE REGISTERED: 8th September 2025

APPLICANT:

Mr Yuval Tchetchik

AGENT:

Grant Keenan
5 Oakley Industrial Estate
Carnock Road
Dunfermline
Scotland
KY12 9QB

LOCATION: 2 Castle Road Dollar Clackmannanshire FK14 7BE

DESCRIPTION: Amendment to 20/00082/BW - Enlargement of Original Footprint, Roof Section and Velux Windows, Internal Layout Reconfiguration, Changes to Windows and Doors and ASHP Relocated

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

CASE NO: 25/00208/BW

DATE REGISTERED: 11th September 2025

APPLICANT:

Mrs S McKinven
93 The Cleaves
Tullibody
FK10 2XD

AGENT:

Alan McGhee
13 Taran
Alloa
FK10 1RF

LOCATION: 93 The Cleaves Tullibody Clackmannanshire FK10 2XD

DESCRIPTION: Garage Conversion with New Roof to Form Family Room with Ensuite

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

CASE NO: 25/00209/BW

DATE REGISTERED: 9th September 2025

APPLICANT:

Mrs Katherine Dashper
Mar Street
19 Mar Street
Alloa
FK10 1HR

AGENT:

Nico Lemetti
Alloa Business Centre
91 Alloa Business Centre
Whins Road
Alloa
FK10 3SA

LOCATION: 48 Fir Park Tillicoultry Clackmannanshire FK13 6PJ

DESCRIPTION: Foundation Underpinning and Addition of Wind Posts

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

CASE NO: 25/00211/BW

DATE REGISTERED: 9th September 2025

APPLICANT:

Mr Colin Lyon
40 Minto Gardens
Alva
FK12 5HF

AGENT:

LOCATION: 104 Main Street West Menstrie Clackmannanshire FK11 7BS

DESCRIPTION: Construction of a 2 Storey Extension to Rear

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

CASE NO: 25/00212/BWA

DATE REGISTERED: 10th September 2025

APPLICANT:

Mr Stephen Old
Clydesdale House
300 Springhill Parkway
Baillieston
Glasgow
Scotland
G69 6GA

AGENT:

LOCATION:

Land At Branshill Branshill Road Sauchie Clackmannanshire

DESCRIPTION:

Amendment to 24/00037/BW - Installation of Internal Garage Door Plot 71 Only

CASE OFFICER:

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

CASE NO: 25/00214/BW

DATE REGISTERED: 11th September 2025

APPLICANT:

Mr A Strachan
43 Garganey
Alloa
FK10 1RN

AGENT:

Louise Confrey
Office 29, Alloa Business Centre
Whins Road
Alloa
Clackmannanshire
FK10 3SA

LOCATION:

43 Garganey Alloa Clackmannanshire FK10 1RN

DESCRIPTION:

Garage Conversion to Form Enlarged Kitchen and Workspace

CASE OFFICER:

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

CASE NO: 25/00215/BW

DATE REGISTERED: 11th September 2025

APPLICANT:

AGENT:

Bob Maguire
9 Green Lane
Carnoustie
DD7 6AA

LOCATION:

28A Sterling Mills Devon Vale Tillicoultry Clackmannanshire FK13 6HQ

DESCRIPTION:

Retail Fit Out of Shell Unit

CASE OFFICER:

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

Building Warrant Decisions

CASE NO: 24/00018/BWA

DATE APPROVED: 10th September 2025

APPLICANT:

Ms Kathryn McLaughlin
Glenochil View
Long Row
Menstrie
Clackmannanshire
FK11 7EA

AGENT:

Neil MacFarlane
11 Bank Street
Alloa
FK10 1HP

LOCATION: Glenochil View Long Row Menstrie Clackmannanshire FK11 7EA

DESCRIPTION: Amendment to 21/00179/BW - Loft Storage Area Changed from Non Insulated to Insulated, Addition of 2No Rooflights & Alterations to Ground Floor Layout

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

CASE NO: 24/00253/BW

DATE APPROVED: 10th September 2025

APPLICANT:

Mr James Flynn
27A Bridge Street
Newbridge
Edinburgh
EH28 8SR

AGENT:

LOCATION: 29 Redwell Place Alloa Clackmannanshire FK10 2BT

DESCRIPTION: Removal of Chimney to Below Roof Level

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

CASE NO: 25/00109/BW

DATE APPROVED: 8th September 2025

APPLICANT:

Mrs Patricia Fraser
Kelliebank
1 Kelliebank
Alloa
FK10 1NT

AGENT:

Shaun Burnett
Millar Court
3 Whins Road
Alloa Business Centre
Alloa
FK10 3SA

LOCATION: 18 South Pilmuir Road Clackmannan Clackmannanshire FK10 4ET

DESCRIPTION: Removal of Chimney to Below Roof Level

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

CASE NO: 25/00183/BWA

DATE APPROVED: 8th September 2025

APPLICANT:

Mr & Mrs J & J Millar
42 Strachan Crescent
Dollar
FK14 7HL

AGENT:

Connor Inglis
Alloa Business Centre
Whins Road
Alloa
FK10 3SA

LOCATION: 4 Strachan Crescent Dollar Clackmannanshire FK14 7HL

DESCRIPTION: Amendment to 24/00189/BW - Omission of First Floor Works Except Bathroom, Omission of Garage Store, Reconfiguration of Ground Floor Windows and Redesign of Garage Stairs

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

CASE NO: 25/00190/BW

DATE APPROVED: 11th September 2025

APPLICANT:

Susana Garcia
4C New Mart Rd
Edinburgh
EH14 1RL

AGENT:

Matthew Thomson
21 Castle Street
Edinburgh
EH2 3DN

LOCATION: Former Police Station Mar Place Alloa Clackmannanshire

DESCRIPTION: Stage 1 Structural Alterations - Creation of New Openings Both Internally and Externally and Alterations to Internal Layout

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

CASE NO: 25/00212/BWA

DATE APPROVED: 11th September 2025

APPLICANT:

Mr Stephen Old
Clydesdale House
300 Springhill Parkway
Baillieston
Glasgow
Scotland
G69 6GA

AGENT:

LOCATION: Land At Branshill Branshill Road Sauchie Clackmannanshire

DESCRIPTION: Amendment to 24/00037/BW - Installation of Internal Garage Door Plot 71 Only

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