
CLACKMANNANSHIRE COUNCIL

Report to Council

Date of Meeting: 4 November 2010

Subject: Proposed Sale of Ground to rear of Glentana Mill, West Stirling Street, Alva.

Report by : Head of Facilities Management

1.0 Purpose

- 1.1. The purpose of this report is to seek approval to sell an area of ground extending to 0.66 acres located to the rear of the former Glentana Mill, Alva to Tilly Confectionery Ltd.
- 1.2. Tilly Confectionery Ltd which trades under the brand name "Mrs Tillys" of Tillicoultry wish to develop a new production plant, cafe and visitor centre in Alva. Their preferred location is the large landscaped public car parking area owned by the Council and located to the rear of the former Glentana Mill, Alva.
- 1.3. The relocation of this existing Clackmannanshire business to new larger premises with a cafe is aimed at developing the capacity and profile of the business which will in turn attract visitors to Alva and benefit the wider tourism and business community.
- 1.4. Planning consent in respect of the proposed development was granted on 2nd September 2010 in compliance with the Local Plan policy J25 (Glentana) identifying the location as appropriate for class 4/5 business use.

2.0 Recommendations

- 2.1. It is recommended that the Council :
 - (a) approve the sale of the ground extending to approximately 0.66 acres to Tilly Confectionery Ltd for the purposes of developing a new production unit and visitor centre.
 - (b) that the sale price of the subjects will be determined in liaison with the District Valuer.

3.0 Considerations

- 3.1. Tilly Confectionery Ltd has been operating from Barnpark Business Estate in Tillicoultry since 1998 and is a family run concern employing traditional methods to create quality confectionery products.
- 3.2. It has established itself as a leading brand and supplies a number of major retailers including Tesco, ASDA, Co-op, EAT and Somerfield. These retailers set extremely exacting standards by their suppliers and the present Barnpark location is considered to be unsuitable for confectionery manufacture.
- 3.3. The company is seeking a new site to develop and expand the business to meet the needs of their major customers and boost its profile.
- 3.4. Tilly Confectionery Ltd wishes to retain its connection with Clackmannanshire and develop in such a way as to participate in the economic regeneration of the area. It is planning a development combining an expanded manufacturing unit with a visitor facility and cafe. The aim is to create a visitor experience where, following a demonstration of the manufacturing process, the product can be purchased and enjoyed in the cafe/shop.
- 3.5. The local owners and management of Tilly Confectionery Ltd believe that the best option is one which can be achieved at the Glentana location, having considered various site options including Alva Industrial Estate and locations outside Clackmannanshire

Project Description

- 3.6. Proposals have been developed for a 14,700 sqft production facility with offices incorporating a visitor centre and cafe / shop with shared public car parking at Glentana.
- 3.7. A detailed planning application (reference 10/00143/FULL) was submitted on 4th June 2010 and approved by Clackmannanshire Planning Committee of 2nd September 2010. The design concept is included in Appendix 2.
- 3.8. Project funding will be secured from the company's own resources with additional support in the form of Regional Selective Assistance provided by Scottish Enterprise.

Site Details

- 3.9. The site extends to approx 0.66 acres and is situated to the North of the former Mill Trail Visitor Centre comprising public car parking and landscaped areas as described in Appendix 1. It also incorporates the former boating shed, now disused.
- 3.10. Ownership and control of the site, of which part is historic "Common Good" land, rests with Clackmannanshire Council. It is considered that the benefits arising from investment and job creation justify the sale.

4.0 Sustainability Implications

- 4.1. The project will sustain 12 existing FTE jobs and is predicted to create a further 11 FTE jobs in the first 12 months of operation.
- 4.2. The sale will generate a capital receipt on behalf of the Council and further reduce Council maintenance costs presently incurred in landscape and building maintenance.

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*

- 5.5. The sale and development of the site will require input and monitoring from the FM Estates Surveyor and Legal Services Solicitor.

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 2008 - 2011** (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)

The Council's economic development framework as expressed in "Building Clackmannanshire" sets out its policies in respect of the economic benefits arising from investment in the local business base.

The Council further seeks to increase the range and numbers of jobs created through fuelling entrepreneurship and development of existing manufacturing sectors.

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".

Appendix 1 : Site Plan

Appendix 2 : Design Concept

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

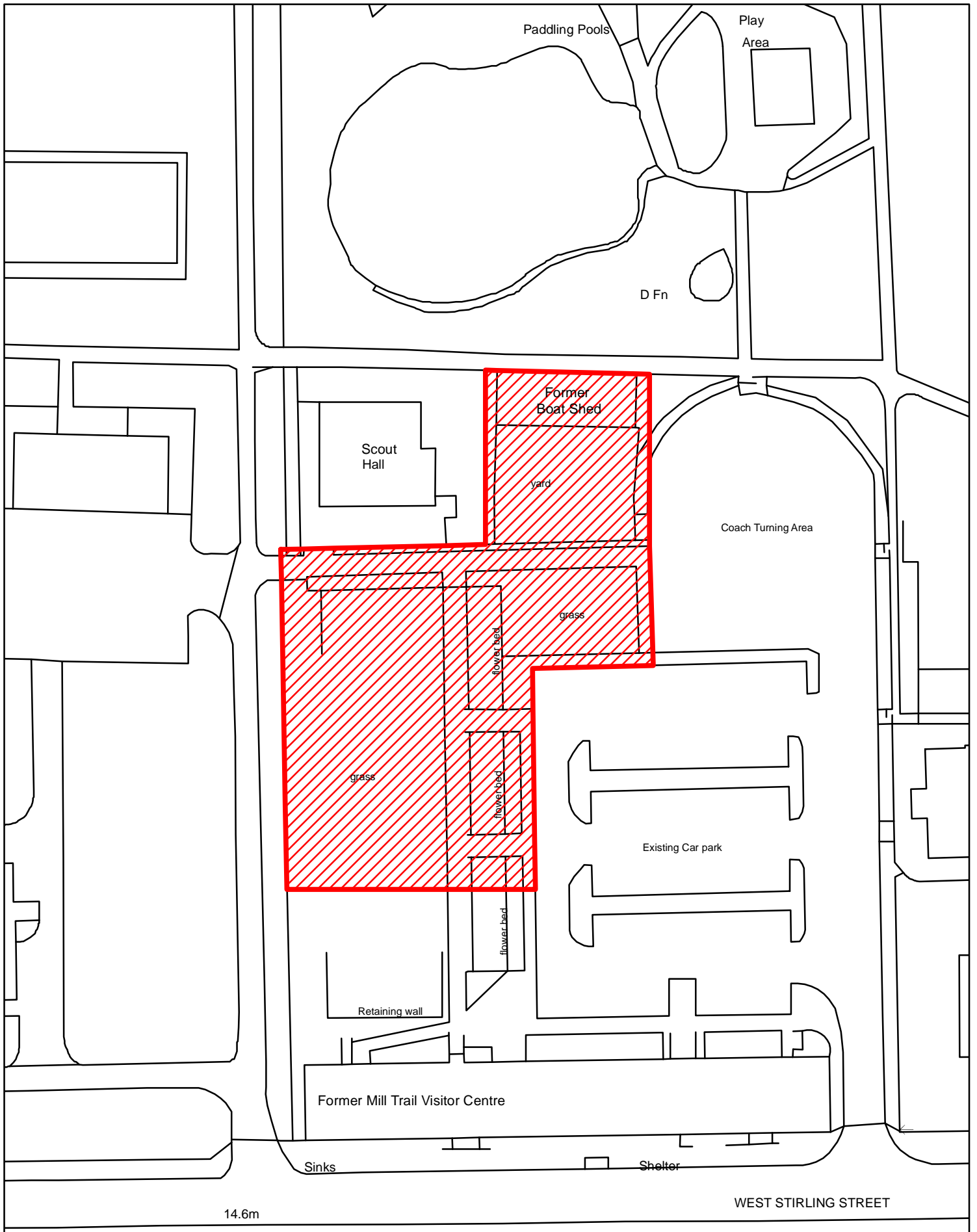
Planning Application reference 10/00143/FULL of 4th June 2010 and subsequent approval as documented in Planning Committee minutes of 2nd September 2010.

Author(s)

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Approved by

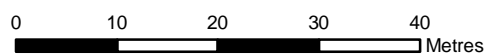
NAME	DESIGNATION	SIGNATURE
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Appendix 1 - Tilly Confectionery Ltd (Site Plan)

Scale 1:750



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