
Report to Planning Committee

Date of Meeting: 1st October 2020

Subject: Pre-determination Hearing Covering Report

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1 This meeting of the Planning Committee is convened as a Pre-determination Hearing (PDH) in respect of two separate major planning applications in Dollar. The Planning Applications are:

Planning Application ref: 18/00283/PPP - Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields on Land South Of Dollar, Clackmannanshire. Applicant: Cowden Farming Company & Dollar Academy

Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire. Applicant: Harviestoun

- 1.2 The applications are for Planning Permission in Principle (PPP) and involve separate but adjoining sites encompassing land to the south and east of Dollar and as noted have been submitted by separate parties. The applications together cover Proposal H47 “Dollar Expansion” of the Clackmannanshire Local Development Plan (LDP) adopted 2015. It should be noted however that both applications also include additional land outwith the LDP allocation of land for H47.
- 1.3 As the applications comprise one LDP proposal site and were submitted within a few weeks of each other, they have been considered together (but not jointly) by the Planning Service. Each application requires to be considered and determined separately, and in accordance with the development plan, unless material considerations indicate otherwise.

- 1.4 Both applications fall into the category of “major” development proposals due to their size and as such were both subject to pre-application consultation with the local community.
- 1.5 The purpose of a PDH is to allow the views of applicants and those who have made representations to be heard BEFORE a planning application is subsequently presented to Planning Committee for decision.
- 1.6 There are no related legislative requirements to refer such cases to full council for decision.
- 1.7 This PDH is held in respect of the above noted planning applications. It should be noted that the hearing is not statutorily required due to the application being for a major development that is significantly contrary to the development plan, but is being held on a discretionary basis due to the applications being for major developments within the same settlement and being considered together, have attracted significant public interest.
- 1.8 Following today’s hearing, the applications will be presented to a future meeting of the Planning Committee for determination. This Hearing allows the Planning Committee to be made aware of the details of both applications, responses from consultees and issues raised in representations, and to hear directly from both applicants as well as community representatives. Members will also be able to ask questions of these parties as well as officers.
- 1.9 The Planning Service has maintained regular dialogue with Dollar Community Council and Dollar Development Trust on the development proposals since before the applications were submitted. As part of this dialogue, the Community Council and Trust indicated that they would be able to represent the wider views of those who have made representations on the applications at this Hearing, given the large number of representations that have been received. The Planning Service has posted a message on the electronic planning application files advising of this. Those who have made representations will be contacted directly in the lead up to the future Planning Committee when the applications are to be determined.
- 1.10 **Members are presented with two factual reports providing a summary of the assessment of each application. In addition, during the hearing:**
 - **Members will hear the views of the applicants/agents for both applications in respect of the proposals;**
 - **Members will hear the views of the Dollar community via representatives from Dollar Community Council and Dollar Community Development Trust;**
 - **Members will have the opportunity to lead factual discussion or ask factual questions that can inform detailed considerations when the applications are presented to a future Planning Committee for determination.**

2.0 Resource Implications

2.1 Financial Details

2.2 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 X

2.3 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

Staffing

3.0 Exempt Reports

3.1 Is this report exempt? Yes (please detail the reasons for exemption below) No X

4.0 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)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

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

5.0 Equalities Impact

5.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No X

6.0 Legality

6.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes X

7.0 Appendices

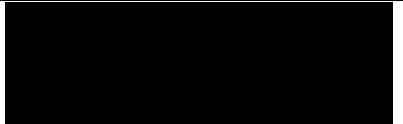
7.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

8.0 Background Papers

8.1 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 X

Author(s)

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning and Building Standards Team Leader	

Approved by

NAME	DESIGNATION	SIGNATURE
Emma Fyvie	Senior Manager (Development)	