



**MINUTES OF MEETING of the PLANNING COMMITTEE held within the Council
Chamber, Kilncraigs, Greenside Street, ALLOA, FK10 1EB, on THURSDAY 23
JANUARY 2020 at 1.00 PM**

PRESENT

Councillor Donald Balsillie (Convenor)
Councillor Jane McTaggart
Councillor Martha Benny
Councillor Chris Dixon
Councillor Kenneth Earle
Councillor Helen Lewis
Councillor George Matchett QPM
Councillor Derek Stewart

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development (Place)
Allan Finlayson, Team Leader, Planning and Building Standards
Grant Baxter, Principal Planner
Lee Robertson, Solicitor, Legal and Governance (Clerk to the Committee)
Gillian White, Committee Services

PLA(20)23 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy.

PLA(20)24 DECLARATIONS OF INTEREST

None.

PLA(20)25 MINUTES OF PLANNING COMMITTEE HELD ON 5 DECEMBER 2019

The minutes of the meeting of the Planning Committee held on Thursday 5 December 2019 were submitted for approval.

Decision

The minutes of the meeting of the Planning Committee held on Thursday 5 December 2019 were agreed as a correct record and signed by the Convenor.

PLA(20)26 PLANNING APPLICATION

Planning Application Ref: 19/00148/FULL – Residential Development of 50 No. House with Associated Access, Infrastructure, Landscape Treatment and Engineering Operations at Former Bowling Green, Green Loan, Pool of Muckhart, Clackmannanshire

The report, submitted by the Principal Planner, provided an assessment and recommendation on a planning application in relation to proposals for the former bowling green and adjoining land at Green Loan, Pool of Muckhart. The application required to be determined by the Planning Committee as the application, being for 50 houses and on a site of more than 2Ha in size, is classified as a major development and there is a substantial body of objections.

The Convenor set out the order of proceedings for the meeting.

Attendees Making Oral Representation:

John Anderson (Muckhart Community Council), Objector
Alison Peden, Objector
Catherine Macdonald, Objector
Elaine Carlyle, Objector
Peter Wyatt, Objector
Alex Croucher, Objector (on behalf of Alexandra Ostroumoff-Croucher)
Philip Lord, Objector
Alexandra Wilson, Objector
Jim Ravey (Springfield Properties), Applicant
Councillor Kathleen Martin, Local Elected Member (Ward 5)

Councillor Martin, Local Elected Member (Ward 5), declared a non financial interest in the application as a local member. In line with the Councillor's Code of Conduct, Councillor Martin agreed to leave the Chamber following her representation.

Councillor Martin withdrew from the Chamber following her oral representation.

Councillor Graham Lindsay, Local Elected Member (Ward 5), was unable to attend the meeting and therefore submitted a written representation which was read out to the Committee by the Team Leader, Planning and Building Standards.

The report was introduced by Grant Baxter, the Principal Planner.

The Committee then heard representations from the applicant; the objectors; and the local elected members. The Committee had the opportunity to put questions to all parties including Grant Baxter, Principal Planner.

In line with Standing Order 10.24, the Convenor adjourned the meeting at 3.10 pm, when the meeting resumed at 3.20 pm, 8 members remained present.

Motion

That Committee approves the application subject to the conditions and reasons set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Jane McTaggart.

Voting

For the motion	2 votes
Against the motion	6 votes

Decision

On a division of 6 votes to 2, the Committee agreed to REFUSE Planning Application Reference 19/00148/FULL for the following reasons:

The proposed development would result in the erection of 50 No. dwelling houses as opposed to 35 No. dwelling houses as identified in Proposal H49 of the Clackmannanshire Local Development Plan adopted August 2015. As such it is contrary to the provision of Policy SC5 - Layout and Design Principles of the Clackmannanshire Local Development Plan adopted August 2015, and as a result would not ensure a development density that reflects the character and townscape quality of the surrounding area, and would be contrary to the strongly expressed views of the local community in respect of number of houses on the site.

Action

Team Leader, Planning and Building Standards

Ends: 14:01 hours

