



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

Planning Committee

Thursday 1 April 2021 at 9.30 am

Venue: Via MS Teams

Date	Time
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Planning Committee

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Development and Environment Services related to Building Standards.

Members of the public are welcome to attend our Council and Committee meetings to see how decisions are made.

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24 March 2021

A MEETING of the PLANNING COMMITTEE will be held Via Ms Teams on THURSDAY 1 APRIL 2021 at 9.30 AM.



PETE LEONARD
Strategic Director (Place)

B U S I N E S S

	Page No.
1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minutes of Meetings (Copies herewith)	
(a) Planning Committee 01/10/21 (Pre-Determination Hearing)	05
(b) Planning Committee 27/10/21 (Pre-Determination Hearing)	09
(c) Planning Committee 21/01/21	11
4. Covering Report – Dollar Planning Applications - report by Grant Baxter, Principal Planner (Copy herewith)	13
5. 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 - report by Grant Baxter Principal Planner (Copy herewith)	19
6. 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 - report by Grant Baxter, Principal Planner (Copy herewith)	33

Planning Committee – Committee Members (Membership 10 – Quorum 4)

Councillors

Wards

Councillor	Donald Balsillie (Convenor)	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart (Vice Convenor)	3	Clackmannanshire Central	SNP
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	George Matchett, OPM	1	Clackmannanshire West	LAB
Councillor	Martha Benny	2	Clackmannanshire North	CONS
Councillor	Helen Lewis	2	Clackmannanshire North	SNP
Councillor	Derek Stewart	3	Clackmannanshire Central	LAB
Councillor	Chris Dixon	4	Clackmannanshire South	IND
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Dennis Coyne	5	Clackmannanshire East	CON



MINUTES OF PRE-DETERMINATION HEARING of the PLANNING COMMITTEE held Via MS Teams, on THURSDAY 1 OCTOBER 2020 at 9.30 AM

PRESENT

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

IN ATTENDANCE

Allan Finlayson, Team Leader, Planning and Building Standards
Grant Baxter, Principal Planner
Lee Robertson, Solicitor, Legal and Governance (Clerk to the Committee)
Melanie Moore, Committee Services

PLA(20)27 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy and Councillor Derek Stewart.

PLA(20)28 DECLARATIONS OF INTEREST

None.

PLA(20)29 MINUTES OF PLANNING COMMITTEE HELD ON 23 JANUARY 2020

The minutes of the meeting of the Planning Committee held on Thursday 23 January 2020 were submitted for approval.

Councillor Benny advised that Marlene White was not present at this meeting but Alison Drummond was. The minute was amended accordingly.

Decision

Following the above amendment, the minutes of the meeting of the Planning Committee held on Thursday 23 January 2020 were agreed as a correct record.

Moved by Councillor Donald Balsillie. Seconded by Jane McTaggart

PLA(20)30 PRE-DETERMINATION HEARING

The Convenor confirmed the protocol of the virtual meeting including that the Hearing was not a determination of the development proposals before the Committee but rather an opportunity for

- Officers to present an update on the consideration of development proposals to date highlighting significant areas of ongoing assessment.
- community representatives to express views on either development proposals
- applicants to outline respective development proposals and respond to community views
- Committee members to ask factual questions to inform the determination of the applications when presented to a future Planning Committee for decision

The Planning Officer would introduce each application. The Objectors (The Community Council and Community Development Trust) would be given 5 minutes each to speak and raise any questions for each application. Each Applicant would be given 10 minutes to present their application to the Committee. Members will be entitled to ask questions of the applicant (and its representatives), objectors and planning officers. The Convenor will round up the meeting.

The first application - 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.

The second application - 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.

The Convenor advised that first application to be heard would be known as Dollar South and the second one would be Dollar East.

Attendees Making Oral Representation

Derek McDonald, Dollar Community Council
Stephen Roe, Dollar Community Development Trust
Robin Matthew, PCCA, Representing the Agent (Cowden Farming Company)
Andrew Wood, Bidwells, Representing the Agent (Dollar Academy)
Ewan McIntyre, Architect
Nicola Day, Waterman Group

Key Points from Oral Representations

- Both proposals up to 500 new homes in total
- 50% increase if both allowed
- The proposals would add to already 1200 homes
- Flooding to the south of the town
- Infrastructure assurances that investment is coming forward
- Size of houses will be based on need
- Private house builders
- Requirement to deliver bungalows
- Main demand is for family houses
- Use of facilities for the community
- Strathdevon – additional classroom or building new school? Waiting for confirmation from Education Authority
- Houses would be delivered in a phased way – not all at once

The Convenor summed up

- Clarify school/community use
- Target 350-360 houses in line with the Local Development Plan
- Sewage capacity
- Flooding issue
- Developer contribution
- Future of the Hive, Health Centre and Primary School

The Convenor thanked everyone for their time as this was the first pre-determination hearing. He apologised to the Harvieston Estate and agreed to adjourn the meeting so that there would be enough time to discuss the application with everyone that is involved.

The Convenor asked Tony Aitken if he was in agreement that the meeting would reconvene at a future date and as soon as possible. He said that he would support.

Ends: 1125 hours



MINUTES OF PRE-DETERMINATION HEARING of the PLANNING COMMITTEE held Via MS Teams, on THURSDAY 27 OCTOBER 2020 at 1.30 PM

PRESENT

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

IN ATTENDANCE

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

PLA(20)31 APOLOGIES

Apologies for absence were received from Councillor Chris Dixon, Councillor Tina Murphy and Councillor Derek Stewart.

PLA(20)32 DECLARATIONS OF INTEREST

None.

PLA(20)33 PRE-DETERMINATION HEARING (RE-CONVENED)

The Convenor confirmed the protocol of the virtual meeting including that the Hearing was not a determination of the development proposals before the Committee but rather an opportunity for

- Officers to present an update on the consideration of development proposals to date highlighting significant areas of ongoing assessment.
- Community representatives to express views on either development proposals.
- Applicants to outline respective development proposals and respond to community views.
- Committee members to ask factual questions to inform the determination of the applications when presented to a future Planning Committee for decision.

The Planning Officer would introduce the application (Ref 18/00018/PPP). The Objectors, The Community Council and Community Development Trust would be given 10 minutes each to speak regarding the application. The Applicant would be given 20 minutes to present their application to the Committee. Members would be entitled to ask questions of the applicant (and their representatives), objectors and planning officers. The Convenor will round up the meeting.

The Planning Application (Ref: 18/00018/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.

Attendees Making Oral Representation

Dollar Community Council
Derek McDonald (Planning)
Callum Jackson (Chair)

Dollar Community Development Trust
Stephen Roe
Norman Dunning

Ref 18/000283/PPP
Robin Matthew, PCCA, Representing the Agent (Cowden Farming Company)
Andrew Wood, Bidwells, Representing the Agent (Dollar Academy)

Ref 18/00018/PPP
Pol MacDonald, Architect
Anthony Aitken, Collier Consultants
Jessica Powell
Nicholas Poett, Applicant
Brian Poett, Observer

Key Points from Oral Representations

- Two applications are more than the Local Development Plan of 350
- Housing stock in Dollar currently 1200
- Increase size of town by 42%
- The two applications have had a negative impact on town
- Traffic concerns
- Medical Centre and school could be completely overwhelmed
- Creation of employment in town
- Community Council accepts proposal (Dollar East)
- Health provision and school places
- The Hive – the hub of the town
- Community Garden
- Objections from Dollar South 275 and Dollar East less than 20
- Why not have a single planning application instead of 2 separate
- What kind of retail provision – small convenience store
- Electric charging for cars – the future
- Broader types of home opportunity to downsize
- Draft needs of terms with planning
- Employment opportunities for area

The Convenor thanked applicant for overview of development which included information on health centre, school, community facilities and road traffic mitigation. He also thanked everyone for their time and looked forward to both applications coming back to a future Planning Committee.

Ends: 1510 hours



**MINUTES OF MEETING of the PLANNING COMMITTEE held on MS Teams, on
THURSDAY 21 JANUARY 2021 at 1.00 PM**

PRESENT

Councillor Donald Balsillie (Convenor)
Councillor Jane McTaggart
Councillor Martha Benny
Councillor Denis Coyne
Councillor Chris Dixon
Councillor Kenneth Earle
Councillor Craig Holden (S)
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)
Melanie Moore, Committee Services
Nicola Hill, Allan Water Development (for item 4)
Garry Dimeck, GD Planning Ltd (for item 5)

PLA(21)01 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy, Councillor George Matchett QPM and Councillor Helen Lewis.

Councillor Craig Holden was in attendance today as substitute for Councillor Lewis.

PLA(21)02 DECLARATIONS OF INTEREST

None.

PLA(21)03 MINUTES OF LOCAL REVIEW BODY HELD ON 17 SEPTEMBER 2020

The minutes of the meeting of the Local Review Body held on Thursday 17 September 2020 were submitted for approval.

Moved by Councillor Donald Balsillie. Seconded by Councillor Martha Benny.

Decision

The minutes of the meeting of the Local Review Body held on Thursday 17 September 2020 were agreed as a correct record.

PLA(21)04 PLANNING APPLICATION

Planning Application Ref: 10/00153/PPP – Development of Land for Houses, School and Associated Pitches, Open Space, Play Provision, Landscaping, Roads, Paths and Other Infrastructure at Land Branshill, Branshill Road, Sauchie

The report, submitted by the Principal Planner, which provided a summary of and recommendation on a planning application for houses, school and associated pitches, open space, play provision, landscaping, roads, paths and other infrastructure on land to the west of Sauchie.

Motion

That the Committee refuses the application subject to the reasons set out in the report.

Moved by Councillor Donald Balsillie. Seconded by Councillor Derek Stewart.

Decision

The Committee agreed unanimously to refuse the application for the reasons set out in the report.

Action

Principal Planner

PLA(21)05 PLANNING APPLICATION

Planning Application Ref: 20/00214/FULL – change of use of Woodland to Permanent Gypsy/Traveller Site (2 no households) and Siting of 2 No Static Caravans and 4 No Touring Caravans With Related Infrastructure (Retrospective) – Renewal of Permission for a Further 2 years – Cow Wood, Forestmill, Clackmannanshire

The report, submitted by the Principal Planner, which provided an assessment of the above planning application against the provisions of the Local Development Plan and other material considerations, and provided a recommendation on the application.

Motion

That the Committee refuse the application and proceed with immediate enforcement.

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

Decision

The Committee agreed to refuse the application and proceed with immediate enforcement. The reason for this decision was that the applicant had not completed the original conditions stated on the temporary planning permission previously granted.

Action

Principal Planner

Ends: 14:47 hours

CLACKMANNANSHIRE COUNCIL

Report to Planning Committee

Date of Meeting: 1st April 2021

Subject: Covering Report – Dollar Planning Applications

Report by: Grant Baxter, Principal Planner

This meeting of the Planning Committee is convened 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

1.0 Purpose

1.1 The purpose of this report is:

- To update Members on the assessment of this planning application, since the Pre-determination Hearing (PDH) on 1st and 27th October 2020.
- To provide a summary assessment of the application and any outstanding matters.
- To provide a summary of Heads of Terms of a Section 75 Agreement (Planning Obligations) between the applicant and the Council should Planning Permission in Principle be granted, and:

To seek approval from Committee:

- For a “minded to approve” recommendation in respect of the planning application in principle, subject to conclusion of a Section 75 Agreement (Planning Obligations) between the applicant and a set of Matters Specified in Planning Conditions.

- For officers to engage in further consultation with community representatives and the applicant on outstanding matters.
- For officers to report to a future Planning Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters Specified in Conditions for consideration and approval.

2.0 Background

- 2.01 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.
- 2.02 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.
- 2.03 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.
- 2.04 The applications were subject of a Pre-determination Hearing (PDH) before the Planning Committee held over two sessions on 1st and 27th October 2020. This allowed the views of applicants and community representatives to be heard before the planning applications would be subsequently presented to Planning Committee for determination.
- 2.05 Whilst, there was no legislative requirement for PDHs to be held in respect of either application, this was convened on a discretionary basis due to the applications being for major developments within the same settlement, being considered together, and having attracted significant public interest.
- 2.06 The PDH allowed the Planning Committee to be made aware of the details of both applications, the responses from consultees and issues raised in representations, and to hear directly from both applicants as well as representatives of Dollar Community Council and Dollar Community Development Trust. Members were able to ask questions of all of these parties as well as officers.
- 2.07 In summing up the Pre-determination Hearing on this application, the Convenor identified key issues as:
- Clarify school/community use
 - Target 350-360 houses in line with the Local Development Plan
 - Sewage capacity
 - Flooding issues

- Developer contributions
- Future of the Hive Community Centre, Health Centre and Primary School

3.0 Summary

- 3.01 Members are presented with two separate reports of handling providing a summary of the assessment of each application and with recommendations. Each report also summarises outstanding matters as raised at the PDH and provides an update in respect of these. Attached as Appendix 1 to this report is a summary of Heads of Terms of Section 75 (Planning Obligation) matters in respect of both applications.
- 3.02 A minded to approve decision is not a formal determination of the planning application/s, but will provide officers with a remit to proceed as outlined in the recommendations in each report and then bring the application/s back to a future meeting of the Planning Committee for determination."
- 3.03 In respect of proposed community consultation, the Planning Service intends to build on consultation arrangements already established with Dollar Community Council and Dollar Community Development Trust through the processing of these planning applications. It would also be intended to extend these arrangements into "cross-party" discussions involving the community representatives and planning application representatives in respect of key outstanding topics.
- 3.04 Attached as Appendix 1 to this report is a draft summary of Heads of Terms of Section 75 (Planning Obligation) matters in respect of both applications.
- 3.05 As with the PDH, Members will hear from representatives of both applicants and from Dollar Community Council and Dollar Community Development Trust. Members will have the opportunity to lead discussion or ask questions that can inform detailed

Author(s)

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning and Building Standards Team Leader	

APPENDIX 1

INDICATIVE HEADS OF TERMS MATTERS COVERING CUMULATIVE COMMUNITY INFRASTRUCTURE REQUIREMENTS ARISING FROM BOTH DEVELOPMENTS

Subject Matter	Proposed Approach
Education Provision	<ul style="list-style-type: none"> An education contribution will be required in respect of each residential unit (including affordable housing units). This will be used for extension of the school estate to accommodate the developments. The sum will be informed by the Council's on-going Learning Estate options appraisal
Primary Healthcare	<ul style="list-style-type: none"> A healthcare contribution per unit for the provision of primary healthcare will be required in respect of each residential unit (including affordable housing units). This will be used to for additional primary healthcare provision in respect of the developments.
Transportation Infrastructure	<ul style="list-style-type: none"> Road network improvements on A91, including junctions at Devon Road, Park Place, Lover's Loan and on Muckhart Road. Active Travel Improvements, including safe routes to school, and improvements to Devon Way, including lighting Improvements to Ramshorn Junction (A977/B913)
Streetscape enhancement	<ul style="list-style-type: none"> Contributions towards streetscape enhancement on Bridge Street, Dollar
Affordable Housing	<ul style="list-style-type: none"> Provision of 25% affordable housing across both sites
Public Art	<ul style="list-style-type: none"> Commuted sum or on-site installation
Transfer of community land	<ul style="list-style-type: none"> Arrangements for transfer of land for community use.
Implementation and Phasing Plan	<ul style="list-style-type: none"> Arrangements to ensure construction of housing and delivery of required contributions/provision of infrastructure to coincide with housing.
Design Brief and Design Code	<ul style="list-style-type: none"> Preparation of design briefs and coding that inform all phases of development and ensures appropriate design standards are retained throughout.

ITEMS SPECIFIC TO DOLLAR SOUTH (18/00283/PPP) APPLICATION

Dollar Academy Travel Plan	<ul style="list-style-type: none">• Dollar Academy travel plan covering staff, pupils and parents, which will then be implemented.
Public Access to Dollar Academy Sports Campus	<ul style="list-style-type: none">• Dollar Academy will set out arrangements for public access to the proposed new Sports Campus, which will then be implemented.

Report to Planning Committee

Date of Meeting: 1st April 2021

Subject: 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

Report by: Grant Baxter, Principal Planner

1.0 Purpose

- 1.1. The purpose of this report is :
- 1.2. To update Members on the assessment of this planning application, since the Pre-determination Hearing (PDH) on 27th October 2020.
- 1.3. To provide a summary assessment of the application and any outstanding matters.
- 1.4. To provide a summary of Heads of Terms of a Section 75 Agreement (Planning Obligations) between the applicant and the Council should Planning Permission in Principle be approved.

To seek approval from Committee:
- 1.5. For a “minded to approve” recommendation in respect of the planning application in principle, subject to conclusion of a Section 75 Agreement (Planning Obligations) between the applicant and a set of Matters Specified in Planning Conditions.
- 1.6. For officers to engage in further consultation with community representatives and the applicant on outstanding matters.
- 1.7. For officers to report to a future Planning Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters Specified in Conditions for consideration and approval.

2.0 The Application

- 2.1 The application is for Planning Permission in Principle (PPP) for the development described above. The application site covers 34.20Ha of land to the south and east of Dollar, encompassing the following parcels:

- Agricultural land to the east and west of the former railway embankment, south of Lover’s Loan and Gowanlea. (approx. 18.5Ha)
 - Agricultural land and woodland east of Gowanlea and the new Dollar cemetery, and adjoining the A91 east of Dollar. (approx. 12.5Ha)
 - Agricultural land north of the A91, east of Dollar (Approx 2.4Ha)
- 2.2 The land is largely in agricultural use, and includes areas of woodland; notably tree belts alongside the A91 and Kelly Burn, and the site boundary also extends eastwards by an additional 100m along the A91, to encompass a proposed new roundabout.
- 2.3 The land south of Lover’s Loan and Gowanlea is proposed as passive open space with no built development.
- 2.4 The land east of Gowanlea, and the new Dollar cemetery and north of the A91 are both proposed for housing development (circa 170 – 190 houses), and also includes a proposed retail site on the south side of the A91, adjoining the existing settlement.
- 2.5 An area of land on the south side of the A91, adjoining the eastern part of the application site is indicatively shown as a tourist hub on plans, however this does **not** form part of the current planning application, it adjoins the location of a new roundabout of the A91, serving the application site.
- 2.6 As a Major development, the application was subject to a pre-application consultation process in the local community, and this is summarised in a Pre-application consultation (PAC) report that accompanies the application. The application is also accompanied by an Indicative Masterplan, Design and Access Statement and a number of professional reports covering matters such as drainage, flood risk, ecology, archaeology, ground conditions and transport.
- 2.7 The application was also the subject of an Environmental Impact (EIA) Screening Opinion by the Council which concluded that an EIA was not required, but that the application would require to be accompanied by a number of detailed reports and assessments, which as noted above, have been provided.
- 2.8 The application is one of two PPP applications for expansion of Dollar that are currently under consideration, with the other, for Dollar South also reported to this Planning Committee. Both applications were the subject of a Pre-determination Hearing (PDH) before the Planning Committee held over two sessions on 1st and 27th October 2020. This allowed the views of applicants and representatives from Dollar Community Council and Dollar Community Development Trust to be heard before the planning applications would be subsequently presented to Planning Committee for determination.

3.0 Background to the Site

- 3.1 Much of the site is included in Proposals H47 of the Clackmannanshire Local Development Plan, adopted 2015 – “Dollar Settlement Expansion – 33.66Ha (350 units) “ *settlement expansion to the south and east of Dollar to provide a*

mix of residential, community facilities, leisure and recreation provision and employment opportunities". This allocation extends round the southern and eastern sides of Dollar. This application site boundary generally encompasses the southern portion of the LDP allocation, and also includes additional land south of the settlement boundary, and identified as Green Belt in the LDP.

- 3.2 In May 2014 Dollar Community Council produced a Community Masterplan, in response to the allocation of land for expansion of the village through the Local Development Plan. This document sets out the Community Council's vision for how the town should grow over the next 20 years. The document does not form part of the Local Development Plan or Supplementary Guidance.

Update on proposals since Pre-determination Hearing

- A Community Infrastructure Plan has been submitted by the applicant indicating environmental and infrastructure enhancements that are anticipated to be provided by this development.

4.0 Consultations

4.1 Regional Archaeologist:

- Agree with archaeological assessment and recommends a planning condition requiring a programme of archaeological works in advance of construction commencing.

4.2 The Coal Authority:

- Holding Response. The site falls partly in the Coal Mining High Risk Area and the northern part is likely to have unrecorded mine workings, however satisfied that proposals involve intrusive investigations to locate unrecorded mine workings, and recommend a planning condition requiring intrusive investigations to be undertaken in advance of development.

4.3 Dollar Community Council:

- Sympathetic to the need for new housing in Dollar provided this brings community benefit. The developments cumulatively would result in 500 houses, whereas the LDP proposes 360 houses. The developments collectively are over-development.
- This application on its own is supported subject to payments to Dollar Community Development Trust fund and contributions to infrastructure upgrades, including Strathdevon Primary School and Dollar Health Centre. Consideration should be given to a road linking both developments together.

4.4 Dollar Community Development Trust:

- Support the need for new housing in the community and feel the scale and proposed mix of housing proposed is suitable.
- The proposed retail unit will be an enhancement to the village.

- The proposal offers new and enhanced green spaces, sustainable transport and renewable energy enhancements.

In respect of potential community benefits, the Trust can only support this development.

4.5 Education:

- Developer contributions will be required to mitigate the impacts of the developments on education provision.
- Position as at 2019 in respect of both developments together: NURSERY: No capacity in nursery, and contributions required to serve 60 nursery pupils. PRIMARY: Space for 10 additional pupil at Strathdevon PS. Estimated 190 pupils from developments. SECONDARY: Current requirement for 22 pupils at Alva Academy (All figures are subject to review based on details of house numbers and mix).
- The Council commissioned a design brief for an expanded Strathdevon PS in 2013. The Council then agreed that the two applicants undertake an update of this brief in 2019. This was subsequently prepared by architects appointed by the developers and set out options for expansion of the school, but is yet to be costed. The options show potential shortfall in outdoor space.
- Subsequent to this, it was agreed that the Council would be prepared to have further joint options appraisal undertaken with NHS Forth Valley that also considered redevelopment of the Dollar Health Centre and school site together and creation of a new community campus, with possible retention of The Hive.
- The Council has engaged with Dollar Community Development Trust in respect of the future of The Hive and wider community facilities in Dollar. The Council has now commissioned an Options Appraisal in respect of Strathdevon Primary School, building on the work done in 2019 by consultants, and looking at expansion options that include a new community wing or retention of The Hive in situ. The outcome of this exercise will inform decision making on expansion of the school, provision of community facilities and the level of developer contribution towards these facilities.

4.6 Historic Environment Scotland:

- No objections.
- More details may be required, or planning conditions used, to ensure appropriate treatment of the Schedule Ancient Monument (Kelly Bridge Palisaded Enclosure) within the development site.

4.7 NHS Forth Valley:

- Dollar Health Centre does not currently have capacity to accommodate the additional patients from the proposed number of houses.
- The development may impinge on Dollar Health Centre.

- NHS Forth Valley fully support and recognise the importance of Developer Contributions in such circumstances. This will be a fundamental requirement to ensure that an efficient delivery of Primary Care Services is maintained within Dollar.
- NHS Forth Valley will work in collaboration with Clackmannanshire Council and other stakeholders to identify the level of financial payments and/or additional infrastructure provisions that will be required to maintain the delivery of this service.

4.8 Roads:

- Concern that the Transport Assessment may under estimate travel impacts around Dollar.
- There should be a connecting road through both developments linking the A91 at the east of Dollar with B913, however this has not been proposed by the developer.
- The development must deliver enhanced active travel links with the existing settlement in order to reduce the need for car borne short journeys, including enhancement of sub-standard section of the Devon Way.
- Gateway roundabout at east of Dollar welcomed but considered to be too far out of the urban area, and will need to be accompanied by proposals to create urban environment west of it.
- Junction improvements are required at Devon Road/Bridge Street junction and to enhance the A977/B913 (Ramshorn junction).
- Contributions required towards improved public transport infrastructure in Dollar.
- The street environment in Bridge Street requires to be enhanced to facilitate and encourage non-car movement generated by the development, particularly as scope to provide additional town centre parking is very limited.
- Detailed comments given in relation to flood risk and surface water drainage.
- Provision of surface water drainage infrastructure provides opportunity to address existing drainage problems in Dollar.
- Connecting road still preferred and scope to retain future opportunity for this should be designed into development. Active travel measures have potential to deliver appropriate range and quality of routes. Discussions on this amongst the relevant parties is on going

4.9 Scottish Water:

- No objections, however, water and foul drainage capacity cannot be confirmed and will require the developer to submit a Pre-development enquiry, should planning consent be granted.
- The Turret Water Treatment Works currently has capacity for 480-500 houses.
- Further assessment of the water distribution network in Dollar will be required. A flow and pressure test will be required to determine impact on existing infrastructure, including the service reservoir and pumping station at Dollarbank.
- Any required mitigation will be at the developer's expense.
- Dollar Waste Water Treatment Works (WWTW) does not have capacity to serve demand from 480-500 houses and a growth project will be required to provide additional capacity.
- Scottish Water is funded to instigate growth projects and provide additional capacity where 5 Growth Criteria are met, which include the grant of planning permission.
- Initial phases of development will be able to connect to the existing WWTW . A Strategic Drainage Impact Assessment is planned for Dollar, the outputs of which will be shared with the Council and applicants.
- The applicant must identify any conflicts with Scottish Water assets.
- Surface water discharge will not normally be accepted to combined sewers.
- A capability treatment process assessment of the WWTW has now been carried out to assess the impact of projected growth in the catchment associated with the Dollar South masterplan proposals. The outcome of the assessment was that the WWTW has adequate capacity to accommodate the proposed development. A potential population increase allowance of 875 was included as part of the assessment.

4.10 Scottish Natural Heritage:

- The two proposed developments could cumulatively overwhelm and dominate the town, its landscape setting and character.
- Development in this area should be carried out in such a way that is sensitive to and respects the town's character. The site should be developed in accordance with a masterplan and development briefs.
- The indicative layout fits well with the Dollar Community Masterplan.
- It is noted that areas of existing woodland adjacent to the A91 is not to be retained.

- Green infrastructure should be used to deliver benefits to people and nature. The proposed avenue of trees at the eastern approach is not considered appropriate, and there is opportunity to provide a new eastern gateway to the town.
- No impact on Damhead Wood SSSI, to the south of the River Devon, is anticipated.

4.11 SEPA:

- Initial objection on flood risk grounds.
- Further clarification required on a number of technical points.
- Objection withdrawn based on clarification of technical points and on basis of de-culverting of Westertoun Burn.
- Subsequent to recent flooding events in the area, Dollar Community Council commissioned a report by a flooding consultant raising technical questions about SEPA's assessment of the information submitted with this application. SEPA retain their "no objection" position and do not require to revise their consultation response. The Council must rely on the advice of statutory consultees in this regard, however, will maintain ongoing dialogue on flooding and drainage matters with all parties.

4.12 Sportscotland:

- No comments to make on this application.

5.0 Publicity & Representations

5.1 A total of 30 No. neighbouring properties were notified of the application. The application was also advertised in the local press. In response there have been 13 separate contributors to the application, with 7 of these objecting to the application, 4 representations and 2 in support.

- The development should support a community growth fund.
- Concern about increased parking and congestion in town centre/not realistic about people not using cars for short journeys.
- Inadequate public transport to serve development/better public transport services required.
- Are SUDs proposals adequate? Will they be maintained properly?
- Both applications must be considered at same time.
- The proposals better reflect the community aspirations in terms of number and type of houses proposed, including housing for older people and affordable homes.

- Proposals need to ensure they support improved community infrastructure, including at Strathdevon Primary School, Dollar Health Centre, and retention of The Hive Community Centre
- Concerns about flood risk.
- The Devon Way should be lit and maintained eg winter gritting, and better active travel routes are required.
- The combined total number of houses, in both developments will be 500 units, with only 360 proposed in the LDP.
- Impact of this number of houses over a short time period will affect character of Dollar and put a strain on existing infrastructure/services
- Drainage system can't cope and will need upgraded.
- Concerns about flood risk to proposed and existing houses following recent flood events.
- Proposed sustainability and renewable energy elements welcomed.
- New retail unit will take pressure of Bridge Street.
- New retail unit may affect trade/viability of shops on Bridge Street.
- Community park and events field are welcomed.
- Community park and events field are located too far from homes and may not be useable due to drainage issues. How will these be maintained?
- The application includes areas of land outwith the settlement boundary.

6.0 Clackmannanshire Local Development Plan

- 6.1 The application must be determined in accordance with the Clackmannanshire Local Development Plan, adopted 2015. The strategic objectives of the plan include an objective to create sensitively and well designed places and enhance local distinctiveness and identity and the Spatial Strategy includes an aim to grow Dollar sustainably.
- 6.2 The site comprises land to the south and east of Dollar, most of which is part of the Dollar Settlement Expansion, identified as Proposal H47 in the LDP. The H47 Proposal encompasses the large part of both current planning applications, and shows an indicative figure of 350 housing units and is described as providing “a mix of residential, community facilities, leisure and recreation provision and employment opportunities”.
- 6.3. As noted, this application proposes a mixed use development comprising residential, retail (convenience) with associated parking, open space, landscaping, drainage, and accesses from the A91. As such, it generally complies with the provisions of Proposal H47.
- 6.4 The southern and eastern edges the development include land outwith the Dollar settlement boundary and in areas of Green Belt. The southern part of

the site comprises informal open space/parkland and community growing. The eastern edge contains some built development, however in discussion with the Planning Service, the extent of this has been pulled back and the eastern edge of the development reinforced by additional structure planting, giving the settlement edge of the expanded settlement a more defined green boundary. Whilst LDP policies in respect of development in the countryside (Policy SC23) and Green Belt (Policy EA8) apply to this part of the proposed development, the proposals have adequately addressed policy issues in respect of those areas that encroach on countryside and Green Belt, through appropriate land uses to the south and enhanced structure planting to the east. These approaches are considered compatible with an agricultural or natural setting.

- 6.6 Policy SC2 of the LDP supports the delivery of affordable housing, and expects new developments of over 20 No. houses to provide a proportion of affordable housing or a commuted sum towards provision elsewhere. In this case, the applicant has advised that they expect to comply with this policy through provision of 25% affordable housing on site.
- 6.7 Policy SC5 of the LDP sets out layout and design principles in accordance with the place-led approach of the Scottish Government's Designing Places policies and is supported by Supplementary Guidance SC5. As noted, the application is supported by assessments of landscape and townscape character and a design and access statement sets out the design process and suggested approach to the development. As this is a PPP application no details of house types, street design or layouts are considered for determination. The indicative proposals do however, derive from appropriate assessment of the site context and seek to respond appropriately to this. Details of all phases of development will be subject to assessment via MSC applications, should PPP be granted. It would be intended that a detailed design brief and design code are developed to fully inform all phases of development to ensure development design meets the aspirations of the Council and community.
- 6.8 Policy SC7 sets out the Council's expectations in respect of energy efficiency in new developments. The details of this policy have been partly superseded by the updating of Building Standards legislation. The applicants have set out ambitious proposals for energy efficiency including the potential to utilise ground source heating from abandoned mine workings in the area. The application's proposals will require more time to be researched for their feasibility, and the confidence that a "minded to approve" decision will provide may assist in bringing these to fruition, and which may also be applicable to the adjoining proposals. These proposals would be supported by Policy SC13 on de-centralised energy and are matters that can be subject to more detailed consideration post-decision and as requirement of MSCs, if PPP is granted.
- 6.9 Policy SC9 sets out how the Council will ensure new developments respond appropriately to infrastructure requirements arising from their proposals. These matters are addressed in accordance with Supplementary Guidance SG1. Through negotiations with officers, the applicants have set out a set of matters that the development will provide for or contribute to. These include affordable housing, education provision, traffic and streetscape enhancements in Dollar and improvements to active travel provision, including lighting of the Devon Way in the town and public art provision.

- 6.10 Policy SC11 and SC12 set out how new developments should provide for improvements in transport networks and development layouts that promote cycling and walking. As noted above, the package of developer contributions includes provision for enhanced transport infrastructure both to serve the new development and the wider community. Further design work will be required as part of the MSC stages to detail transport infrastructure enhancements, such as the improvements to the junction of Bridge Street and Devon Road and the access network around Newfield and Strathdevon Primary School. A new east gateway to Dollar is to be formed, marked by a roundabout and associated hard and soft landscaping. There is a strong emphasis on ensuring that active travel choices are prioritised and promoted within the development and its connections to the wider community and transport networks.
- 6.11 Policy SC20 deals with drainage infrastructure, Policy EA9 deals with flood risk and Policy EA12 deals with the water environment. As set out in their consultation response, Scottish Water have no objection to the application and works and studies are underway to ensure that the foul sewerage network is ready to accommodate the development, if approved. SEPA have also indicated no objections in respect of flood risk, and have made it a requirement that a small watercourse is uncovered in the eastern part of the site, which the applicant has agreed to. The management of surface water in the development will require to conform to Policy EA12 and ensure that the water environment is protected and where possible enhanced.
- 6.12 Dollar Community Council engaged the services of a flooding consultant to raise questions in respect of methodology and assumptions used by SEPA in assessing the flood risk assessments for the proposals. SEPA have responded to these enquiries and their response as statutory flood risk consultee on this application remains unchanged. Whilst further queries have been raised by the consultant on behalf of DCC, further to SEPA's response, the Council, as Planning Authority must proceed with decision making on the basis of advice from its statutory consultees in respect of flood risk.
- 6.13 Policy EA2 deals with habitat networks and biodiversity and Policy EA12 deals with the water environment. SNH have raised no objections in respect of the biodiversity impacts of the development. There will be an MSC requirement that recommendations from Ecology report in respect of mitigation and compensatory measures are undertaken.
- 6.14 Policy EA4 deals with the landscape impact of planning proposals. The application has been accompanied by a detailed Landscape and Visual Appraisal which assesses the visual impact of the development in the wider landscape from near and more distant viewpoints. The layout of the development has been adjusted in response to landscape impact concerns on the eastern edge of the settlement, to ensure a strong landscape setting is given to the new urban edge. The proposals incorporate large and small areas of open space including a new parkland to the south of the settlement and significant areas of new trees and hedging.
- 6.15 Policy EA7 deals with trees and hedging in respect of new developments. The development proposals do involve removal of trees along the southern edge of the A91, east of Dollar, however have indicated and will require to deliver high quality trees, hedges and soft landscaping to enhance amenity

and biodiversity, in accordance with this policy. The proposed east boundary woodland belt has potential to be a substantial new area of structure planting on the edge of the settlement.

- 6.16 Policy EP3 deals with business and employment uses outwith existing existing or allocated business sites and Policy EP16 deals with new retail developments. As already noted, the plans show a potential new visitor development at the east end of Dollar, served off the proposed new roundabout, but this does not form part of the current application, and is not therefore assessed. The planning application does however show a convenience retail use on Muckhart Road, close to the existing settlement edge. Whilst this is outwith the town centre area identified in the LDP, it is in close proximity to a number of existing and proposed houses on the east side of Dollar, and can be well served by potential active travel connections to the rest of the town. It is acknowledged that the existing convenience store in Bridge Street (Co-op) is small and contributes to congestion in the town centre. An appropriately sized convenience store on this edge of settlement location may well provide a viable and sustainable addition to the retail offer in the town without detrimentally affecting the vitality and viability of the main commercial core.
- 6.17 Policy EA19 addresses developments that may affect Scheduled Ancient Monuments (SAM). As noted above, the development has been designed to protect the site and setting of the SAM that lies within the application site boundary and HES and SNH have raised no objections in this regard.
- 6.18 The application for PPP largely accords with the provisions of the adopted LDP, however the application only deals with principles of the development and detailed matters will require further assessment. As noted, there are matters that require further consideration and discussion between the Council, applications and community representatives, in advance of final determination of this PPP application. Thereafter, detailed MSC states will follow and which will set out the detail of the proposals, and will be subject to the normal publicity and consultation procedures.

7.0 Summary

- 7.1 This provides a summary of the planning application assessment and recommends a “minded to approve” decision as set out in Section 1 of the report. In respect of seeking approval for officers to engage in further consultation with community representatives and the applicant on outstanding matters, these matters would comprise (not exclusively):
- The provision of education and other community facilities including Strathdevon Primary School and The Hive;
 - The management of traffic and active travel arising from the developments;
 - The details of flood risk management and water and drainage arrangements;
 - Arrangements for investment in streetscape enhancements in Dollar;

- House numbers;
- Other Section 75 Agreement matters.

8.0 Resource Implications

8.01 Financial Details

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

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

9.0 Exempt Reports

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

10.0 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 X

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

11.0 Equalities Impact

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

12.0 Legality

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

13.0 Appendices

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

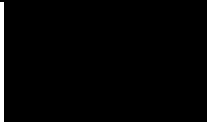
None

14.0 Background Papers


14.1 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)

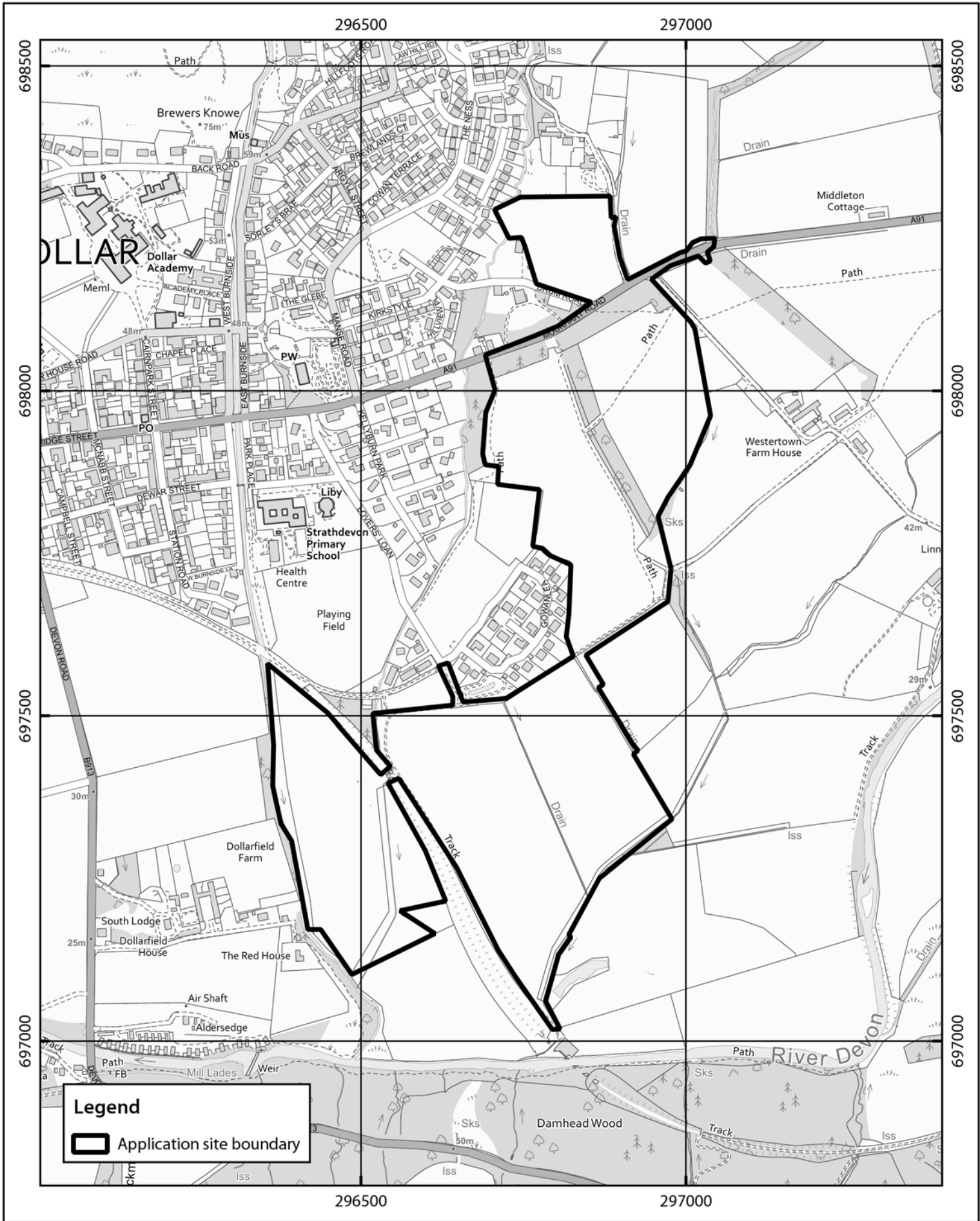
Yes (please list the documents below) No X

Author(s)

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning and Building Standards Team Leader	

Approved by

NAME	DESIGNATION	SIGNATURE
Emma Fyvie	Senior Manager (Development)	



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Legend
 Application site boundary



19/00018/PPP – Land To South And East Of Dollar, Dollar
 Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91

Clackmannanshire Council
www.clacks.gov.uk

Ward: Clackmannanshire East
 0 50 100 150 200 250 metres

OS Grid Ref: NS967976

Comhairle Siorrachd Chlach Mhanann

Date: 17 Sep 2020

Scale: 1:7,500

Development & Environment
 Tel: 01259 450 000
planning@clacks.gov.uk

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Report to Planning Committee

Date of Meeting: 1st April 2021

Subject: 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

Report by: Grant Baxter, Principal Planner

1.0 Purpose

1.1 The purpose of this report is:

- To update Members on the assessment of this planning application, since the Pre-determination Hearing (PDH) on 1st October 2020.
- To provide a summary assessment of the application and any outstanding matters.
- To provide a summary of Heads of Terms of a Section 75 Agreement (Planning Obligations) between the applicant and the Council should Planning Permission in Principle be approved.

1.2 To seek approval from Committee:

- For a “minded to approve” recommendation in respect of the planning application in principle, subject to conclusion of a Section 75 Agreement (Planning Obligations) between the applicant and a set of Matters Specified in Planning Conditions.
- For officers to engage in further consultation with community representatives and the applicant on outstanding matters.
- For officers to report to a future Planning Committee with finalised Heads of Terms of a Section 75 Agreement and full set of matters Specified in Conditions for consideration and approval.

2.0 The Application

- 2.1 The application is for Planning Permission in Principle (PPP) for the development described above. The application site covers 22.30Ha to the south of Dollar, and is split into three distinct parcels;
- Dollarfield West (land west of Devon Road which adjoining Lower Mains);
 - Dollarfield East (land east of Devon Road, which lies between the Devon Way and Dollarfield Farm); and
 - Newfield (land to the south of Strathdevon Primary School).
- 2.2 **Dollarfield West** is agricultural land extending to 8Ha, and adjoins Lower Mains along its western edge and Devon Road to the east. The planning application proposes housing on this site.
- 2.3 **Dollarfield East** extends to 10.3Ha and is also agricultural land, but includes an area of unused ground in its northwest corner. The site extends southwards as far as the grounds of Dollarfield Farm steading and abuts Dollar Burn along its eastern side. The planning application originally proposed new pitches and sports facilities for Dollar Academy (pitches, sports hall, parking and running track) on the southern portion of this site and community/commercial/parking and housing on the northern portion. The arrangement of elements of the sports facilities have subsequently been revised and proposals for the northern portion have been revised from community/commercial/parking and housing to solely housing.
- 2.4 **Newfield** extends to 4.0Ha and is owned by Dollar Academy and laid out as sports pitches. It adjoins Dollar Burn to the west, Strathdevon Primary School to the north and Lover's Loan to the south and east. The extent of housing on this area of the site has subsequently been revised to include parkland in the northern part of the site, abutting Strathdevon Primary School.
- 2.5 The proposals originally indicated that up to 300 houses could be developed across the sites.
- 2.6 As a Major development, the application was subject to a pre-application consultation process in the local community, and this is summarised in a Pre-application consultation (PAC) report that accompanies the application. The application is also accompanied by an Indicative Masterplan, Design and Access Statement and a number of professional reports covering matters such as drainage, flood risk, ecology, archaeology, ground conditions and transport.
- 2.7 The application was also the subject of an Environmental Impact (EIA) Screening Opinion by the Council which concluded that an EIA was not required, but that the application would require to be accompanied by a number of detailed reports and assessments, which as noted above, have been provided.
- 2.8 The application is one of two PPP applications for expansion of Dollar that are currently under consideration, with the other, for Dollar East also reported to

this Planning Committee. Both applications were subject of a Pre-determination Hearing (PDH) before the Planning Committee held over two sessions on 1st and 27th October 2020. This allowed the views of applicants and representatives from Dollar Community Council and Dollar Community Development Trust to be heard before the planning applications would be subsequently presented to Planning Committee for determination.

3.0 Background to the Site

3.1 Much of the site is included in Proposals H47 of the Clackmannanshire Local Development Plan, adopted 2015 – “Dollar Settlement Expansion – 33.66Ha (350 units) *“ settlement expansion to the south and east of Dollar to provide a mix of residential, community facilities, leisure and recreation provision and employment opportunities”*. This allocation extends round the southern and eastern sides of Dollar. This application site boundary generally encompasses the southern portion of the LDP allocation, and also includes additional land south of the settlement boundary, and identified as Green Belt in the LDP.

3.2 In May 2014 Dollar Community Council produced a Community Masterplan, in response to the allocation of land for expansion of the village in the Local Development Plan. This document sets out the Community Council’s vision of how the town should grow over the next 20 years. The document does not form part of the Local Development Plan or Supplementary Guidance.

4.0 Amendments to the Proposal Since Original Submission

4.1 Since the original submission, a number of elements of the proposed development have been amended and these are summarised below:

- The indicative layout of sports facilities proposed in Dollarfield East has been revised in response to remove some built elements from the Green Belt.
- The proposed scale and layout of housing development on Newfield has been reduced and an area of parkland is now proposed along the northern part of the site, adjoining Strathdevon Primary School.
- The northern part of Dollarfield East has been revised from community/commercial/parking and housing to solely housing.
- An additional at grade road crossing of the Devon Way, linking Dollarfield East with Newfield was introduced to consider potential alternative means of access to that part of the site, however, the masterplan has been subsequently revised again to remove this proposal.

4.2 Update on proposals since Pre-determination Hearing

4.3 Since the PDH in October, the applicants have submitted revised and updated information and proposals as follows:

- Submission of a Revised Indicative Layout (masterplan drawing) showing reduced expected house numbers in each development parcel in the form of a range of house numbers (i.e. an upper and lower number), showing

an overall indicative number of houses of between 200 and 260 units. The original application proposed 300 units.

- The northern portion of Dollarfield East, previously proposed as solely Housing is now proposed as “Mixed Use, including Commercial/Community Area”.
- Proposal that 0.75Ha of the above site would be made available (at a price to be agreed) to DCDT for community use.
- An Indicative Joint Off-site Environmental Improvement Proposal Plan has been submitted indicating environmental and infrastructure enhancements that are anticipated to be provided collectively by Dollar South and Dollar East Planning Applications.

5.0 Consultations

5.1 Regional Archaeologist:

- Agree with archaeological assessment and recommends a planning condition requiring a programme of archaeological works in advance of construction commencing.

5.2 Dollar Community Council:

- Sympathetic to the need for new housing in Dollar provided this brings community benefit.
- The proposed Dollar Academy sports facilities will only bring benefit if the community have reasonable access to them.
- The development proposes 300 houses, and cumulatively would result in 500 houses including the Harviestoun application, whereas the LDP proposes a total of 360 houses. The developments collectively are over-development of Dollar
- More open space is required to serve Dollarfield West, where development density is higher than the existing settlement.
- There is no urban park proposed.
- Character of the development is not in keeping with Dollar and would not protect or enhance trees/woodland/landscape/townscape.
- Concern about level of active travel proposals connecting to existing settlement.
- Concern about how existing junctions e.g. at Devon Road/Bridge Street and at Ramshorn will cope with additional traffic.
- Concern about vehicle access proposals, in particular in relation to development on Newfield. A road should be built to serve Newfield from Devon Road with a new bridge carrying the Devon Way over this and paid for by the developer.

- Consideration should be given to a road linking both developments together.
- Proposals for traffic crossing the Devon Way at grade are not acceptable and risk the safety of pedestrians and cyclists using the route.
- The proposals are unsustainable and over-development.
- Concern about amended proposals replacing community provision with more housing at Devon Road (Dollarfield East).
- New urban park at Newfield shown in revised proposals is too small.
- Proposals show loss of The Hive Community Centre to accommodate school expansion.
- Detailed concerns about flood risk and SEPA's response and methodology used, particularly in light of recent events.

5.3 Dollar Community Development Trust:

- Support the need for new housing in the community but not at this scale.
- Concern that the settlement infrastructure could be overwhelmed and community cohesion affected by scale of development.
- Concern that required expansion of Strathdevon Primary will result in the loss of The Hive as a community asset.
- Concern at apparent lack of community benefit from proposals, and access to planned Dollar Academy sports facilities for the community.
- Wish to work with Dollar Academy on improving sports provision and retaining Newfield as a sports/recreation area.

5.4 Education:

- Developer contributions will be required to mitigate the impacts of the developments on education provision.
- Position as at 2019 in respect of both developments together: NURSERY: No capacity in nursery, and contributions required to serve 60 nursery pupils. PRIMARY: Space for 10 additional pupils at Strathdevon PS. Estimated 190 pupils from developments. SECONDARY: Current requirement for 22 pupils at Alva Academy (All figures are subject to review based on details of house numbers and mix). The Council commissioned a design brief for an expanded Strathdevon PS in 2013. The Council then agreed that the two applicants undertake an update of this brief in 2019. This was subsequently prepared by architects appointed by the developers and set out options for expansion of the school, but is yet to be costed. The options show potential shortfall in outdoor space.
- Subsequent to this, it was agreed that the Council would be prepared to have further joint options appraisal undertaken with NHS Forth Valley that

also considered redevelopment of the Dollar Health Centre and school site together and creation of a new community campus, with possible retention of The Hive.

- The Council has engaged with Dollar Community Development Trust in respect of the future of The Hive and wider community facilities in Dollar. The Council has commissioned an Options Appraisal in respect of Strathdevon Primary School, building on the work done in 2019 by consultants, and looking at expansion options that include a new community wing or retention of The Hive in situ. The outcome of this exercise will inform decision making on expansion of the school, provision of community facilities and the level of developer contribution towards these facilities. The level of commuted sum will be informed by the Council's on-going Learning Estate options appraisal.

5.5 Historic Environment Scotland:

- No comments to make.

5.6 NHS Forth Valley:

- Dollar Health Centre does not currently have capacity to accommodate the additional patients from the proposed number of houses.
- The development may impinge on Dollar Health Centre.
- NHS Forth Valley fully support and recognise the importance of Developer Contributions in such circumstances. This will be a fundamental requirement to ensure that an efficient delivery of Primary Care Services is maintained within Dollar.
- NHS Forth Valley will work in collaboration with Clackmannanshire Council and other stakeholders to identify the level of financial payments and/or additional infrastructure provisions that will be required to maintain the delivery of this service.

5.7 Roads:

- Concern that Transport Assessment may under estimate travel impacts around Dollar, and mitigation measures are insufficient, such as promotion of sustainable transport, are unclear.
- A connecting road through the developments linking the A91 with B913 should be considered to connect developments and address traffic impacts on Lover's Loan and Park Place from Newfield development.
- Junction improvements are required at Devon Road/Bridge Street junction and to enhance the A977/B913 (Ramshorn junction).
- Contributions required towards improved public transport infrastructure in Dollar.
- The street environment in Bridge Street requires to be enhanced to facilitate and encourage non-car movement generated by the

development, particularly as scope to provide additional town centre parking is very limited.

- Insufficient information has been provided on how Dollar Academy's proposed new sports campus will be accessed.
- Flooding comments: Agree with SEPA that groundwater flood risk requires to be assessed. Provision of surface water drainage infrastructure provides opportunity to address existing drainage problems in Dollar.
- As road crossing of Devon Way no longer proposed a reduced amount of development in Newfield may be capable of being accessed from the existing road network, subject to a number of provisions in respect of traffic management, active travel improvements around Park Place/Lover's Loan and Bridge Street.

5.8 Scottish Water:

- No objections, however, water and foul drainage capacity cannot be confirmed and will require the developer to submit a pre-development enquiry, should planning consent be granted.
- The Turret Water Treatment Works currently has capacity for 480-500 houses.
- Further assessment of the water distribution network in Dollar will be required. A flow and pressure test will be required to determine impact on existing infrastructure, including the service reservoir and pumping station at Dollarbank.
- Any required mitigation will be at the developer's expense.
- Dollar Waste Water Treatment Works (WWTW) does not have capacity to serve demand from 480-500 houses and a growth project will be required to provide additional capacity.
- Scottish Water is funded to instigate growth projects and provide additional capacity where 5 Growth Criteria are met, which include the grant of planning permission.
- Initial phases of development will be able to connect to the existing WWTW . A Strategic Drainage Impact Assessment is planned for Dollar, the outputs of which will be shared with the Council and applicants.
- The applicant must identify any conflicts with Scottish Water assets.
- Surface water discharge will not normally be accepted to combined sewers.
- A capability treatment process assessment of the WWTW has now been carried out to assess the impact of projected growth in the catchment associated with the Dollar South masterplan proposals. It is understood that the outcome of the assessment was that the WWTW has adequate

capacity to accommodate the proposed development. A potential population increase allowance of 875 was included as part of the assessment.

5.9 Scottish Natural Heritage:

- The two proposed developments could cumulatively overwhelm and dominate the town, its landscape setting and character. A masterplan and development briefs are required for the entire expansion area to ensure integrated and sustainable development.
- The indicative street layout fits well with the Dollar Community masterplan, however the scale and mass of edge of town housing could alter the southern edge of Dollar.
- The sports campus, including buildings and track/stand extend southwards into Greenbelt and their scale and mass may be too dominant in this location. There is opportunity to create a new gateway and a distinctive new southern edge to Dollar.
- No impact on Damhead Wood SSSI, to the south of the River Devon, is anticipated.

5.10 SEPA:

- Initial objection as further information required on flood risk.
- Further groundwater investigations should be undertaken due to possible high groundwater levels in certain locations. New development should avoid any areas of groundwater flood risk. Recommend that groundwater investigations are undertaken to ensure no increased flood risk to nearby receptors will occur and the development is adequately designed to mitigate this potential source of flooding.
- SEPA subsequently withdrew their objection, following submission of requested detailed flooding information from the applicant's hydrologist. It is stated finished floor levels will be raised 0.6m above the 1 in 200 year plus climate change and that infrastructure will be located away from the functional floodplain, which SEPA now accept.
- Subsequent to recent flooding events in the area, Dollar Community Council commissioned a report by a flooding consultant raising technical questions about SEPA's assessment of the information submitted with this application. SEPA retain their "no objection" position and do not require to revise their consultation response. The Council must rely on the advice of statutory consultees in this regard, however, SEPA will maintain ongoing dialogue on flooding and drainage matters with all parties.

5.11 Sportscotland:

- Newfield contains 3 grass pitches catering for rugby and football. The proposed development indicatively shows two rugby pitches, two hockey pitches, one football pitch and a running track.

- Dollar Academy should confirm access to new pitches for groups outside the school should be at least the same as for existing pitches, and confirm phasing of delivery of pitches.
- To ensure new pitches are delivered timeously, and to sufficient quality, planning conditions are proposed in respect of the standard of construction and that they will be available within one year of commencement of development.

6.0 Publicity & Representations

6.1 A total of 51No. neighbouring properties were notified of the application. The application was also advertised in the local press. In response, there have been 281 separate contributors to the application, with 268 of these objecting to the application, 12 representations and one letter of support. In total 417 separate representations have been received.

6.2 All neighbours and those having made representations re-notified in February 2020, when the masterplan proposals were revised to include a road link across the Devon Way from Dollarfield East to Newfield. Just under half of the total number of representations received were submitted following this re-notification.

6.3 The representations cover a large number of topics, and key areas of objection are:

- Concern at loss of open space at Newfield to development. Newfield is the green hub of the village and should be retained/ no or only limited development on Newfield should be allowed.
- The development should support a community growth fund.
- Park Place/Lovers Loan and their junctions with A91 can't cope with more traffic.
- Transport Assessment is inadequate in addressing parking and congestion in town centre/not realistic about people not using cars for short journeys and underestimates traffic impact of Newfield development.
- Inadequate public transport to serve development/better public transport services required.
- Newfield development will create traffic congestion/road safety issues around school.
- Are SUDs proposals adequate? Will they be maintained properly?
- Harviestoun proposals must be considered at same time.
- The proposals do not reflect the community masterplan.
- Is there space required for Strathdevon PS and Health Centre to expand, and concern about loss of The Hive

- Concerns about flood risk to existing and proposed developments.
- The Devon Way should be lit and maintained eg winter gritting, and better active travel routes are required.
- The LDP states 350/360 houses only. This proposal alone is for 300 houses and represents over-development.
- Impact of this number of houses over a short time period will affect character of Dollar and put a strain on existing infrastructure/services
- Drainage system can't cope and will need upgraded.
- The development will detrimentally impact on Lower Mains residents, due to the density of development proposed.
- The Dollar Academy sports village will not benefit locals/Questions over commitment to local access to new sports facilities.
- Concerns about flood risk to proposed and existing houses following recent flood events.
- Objection to proposal for link road crossing Devon Way affecting safety and enjoyment of this traffic free route.

7.0 Clackmannanshire Local Development Plan

- 7.1 The application must be determined in accordance with the Clackmannanshire Local Development Plan, adopted 2015. The strategic objectives of the plan include an objective to create sensitively and well designed places and enhance local distinctiveness and identity and the Spatial Strategy includes an aim to grow Dollar sustainably.
- 7.2 The site comprises the southern portion of Dollar Settlement Expansion, identified as Proposal H47 in the LDP. The H47 Proposal encompasses the large part of both current planning applications, and shows an indicative figure of 350 housing units and is described as providing “a mix of residential, community facilities, leisure and recreation provision and employment opportunities”.
- 7.3. As noted, this application proposes a mixed use development comprising residential, employment, commercial and community uses, sports hall, sports pitches and running track, and as such, it generally complies with the provisions of Proposal H47.
- 7.4 Part of the development involves housing on existing playing fields at Newfield. These are identified in the LDP as public open space, although owned and managed by Dollar Academy. The new sports facilities proposed with the development are also to be owned and managed by Dollar Academy. Members will note from Sportscotland's consultation response that planning conditions would be required to ensure development phasing provides continuous provision of playing fields. This approach would reflect the requirements of Policy SC10 of the LDP. In addition, as part of any Section

75 Agreement, there will be a requirement for arrangements for public access to the new sports facilities to be set out.

- 7.5 The southern portion of the Devon Road East site, comprising grass pitches and running track, lies outwith the settlement boundary and in an area of Green Belt. Whilst LDP policies in respect of development in the countryside (Policy SC23) and Green Belt (Policy EA8), seek to direct new developments to existing built up and less sensitive areas, exceptions to this provision include recreational uses that are compatible with an agricultural or natural setting. The currently proposed arrangement of sports facilities accords with this policy approach.
- 7.6 Policy SC2 of the LDP supports the delivery of affordable housing, and expects new developments of over 20No. houses to provide a proportion of affordable housing or a commuted sum towards provision elsewhere. In this case, the applicant has advised that they expect to comply with this policy through provision of 25% affordable housing on site.
- 7.7 Policy SC5 of the LDP sets out layout and design principles in accordance with the place-led approach of the Scottish Government's Designing Places policies and is supported by Supplementary Guidance SC5. As noted, the application is supported by assessments of landscape and townscape character and a design and access statement sets out the design process and suggested approach to the development. As this is a PPP application no details of house types, street design or layouts are considered for determination. The indicative proposals do however, derive from appropriate assessment of the site context and seek to respond appropriately to this. Details of all phases of development will be subject to assessment via MSC applications, should PPP be granted. It would be intended that a detailed design brief and design code is developed to fully inform all phases of development to ensure development design meets the aspirations of the Council and community.
- 7.8 Policy SC7 sets out the Council's expectations in respect of energy efficiency in new developments. The details of this policy have been partly superseded by the updating of Building Standards legislation. The application submission contains little detail on energy efficiency however, this would be a requirement of MSCs, if PPP is granted.
- 7.9 Policy SC9 sets out how the Council will ensure new developments respond appropriately to infrastructure requirements arising from their proposals. These matters are addressed in accordance with Supplementary Guidance SG1. Through negotiations with officers, the applicants have set out a set of matters that the development will provide for or contribute to. These include affordable housing, education provision, traffic and streetscape enhancements in Dollar and improvements to active travel provision, including lighting of the Devon Way in the town and public art provision.
- 7.10 Policy SC11 and SC12 set out how new developments should provide for improvements in transport networks and development layouts that promote cycling and walking. As noted above, the package of developer contributions includes provision for enhanced transport infrastructure both to serve the new development and the wider community. Further design work will be required as part of the MSC stages to detail transport infrastructure enhancements,

such as the improvements to the junction of Bridge Street and Devon Road and the access network around Newfield and Strathdevon Primary School. As noted, the proposals no longer entail a road crossing of the Devon Way between Newfield and Dollarfield East, and in consultation with the Council's Planning and Transportation Officers, there is a strong emphasis on ensuring that active travel choices are prioritised and promoted within the development and its connections to the wider community and transport networks.

- 7.11 Policy SC20 deals with drainage infrastructure, Policy EA9 deals with flood risk and Policy EA12 deals with the water environment. As noted in Scottish Water's consultation response, they have no objection to the application and works and studies are underway to ensure that the foul sewerage network is ready to accommodate the development, if approved. SEPA have also indicated no objections in respect of flood risk, however, further consideration of how the development addresses ground water flood risk is required and there will be an MSC requirement for the applicant to commission a ground water flood risk assessment if PPP is granted. In addition, surface water discharge will require to be directed to the River Devon rather than Dollar Burn, and the detailed surface water management scheme for the development will require to take account of this. The management of surface water in the development will require to conform to Policy EA12 and ensure that the water environment is protected and where possible enhanced.
- 7.12 Dollar Community Council engaged the services of a flooding consultant to raise questions in respect of methodology and assumptions used by SEPA in assessing the flood risk assessments for the proposals. SEPA have responded to these enquiries and their response as statutory flood risk consultee on this application remains unchanged. Whilst further queries have been raised by the consultant on behalf of DCC, further to SEPA's response, the Council, as Planning Authority must proceed with decision making on the basis of advice from its statutory consultees in respect of flood risk.
- 7.13 Policy EA2 deals with habitat networks and biodiversity and Policy EA12 deals with the water environment. SNH have raised no objections in respect of the biodiversity impacts of the development. There will be an MSC requirement that recommendations from Ecology report in respect of mitigation and compensatory measures are undertaken.
- 7.14 Policy EA4 deals with the landscape impact of planning proposals. The application has been accompanied by a detailed Landscape and Visual Appraisal which assesses the visual impact of the development in the wider landscape from near and more distant viewpoints. The layout of the development has been adjusted in response to landscape impact concerns, both in respect of the southern approach to Dollar on Devon Road and the scale of development in Newfield. The layout of sports uses in the south of the development has been adjusted to reduce the visual impact of sports buildings and provide more greenspace, which will be supported by new trees and hedging. At Newfield the scale of proposed housing development has been reduced to create a greenspace (urban park) between new houses and the school.
- 7.15 Policy EA7 deals with trees and hedging in respect of new developments. The development proposals have indicated areas of new planting and will

require to deliver high quality trees, hedges and soft landscaping to enhance amenity and biodiversity, in accordance with this policy.

- 7.16 The application for PPP largely accords with the provisions of the adopted LDP; however the application only deals with principles of the development and detailed matters will require further assessment. As noted, there are matters that require further consideration and discussion between the Council, applicants and community representatives, in advance of final determination of this PPP application. Thereafter, detailed MSC stages will follow and which will set out the detail of the proposals, and will be subject to the normal publicity and consultation procedures.

8.0 Summary

- 8.01 This report provides a summary of the planning application assessment and recommends a “minded to approve” decision as set out in Section 1 of the report. In respect of seeking approval for officers to engage in further consultation with community representatives and the applicant on outstanding matters, these matters would comprise (not exclusively):

- The provision of education and other community facilities including Strathdevon Primary School and The Hive;
- The management of traffic and active travel arising from the developments;
- The details of flood risk management and water and drainage arrangements;
- Arrangements for investment in streetscape enhancements in Dollar;
- House numbers;
- Other Section 75 Agreement matters.

9.0 Resource Implications

9.1 Financial Details

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

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

10.0 Exempt Reports

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

11.0 Declarations

11.1 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	<input type="checkbox"/>
Our families; children and young people will have the best possible start in life	<input type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	X

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

11.0 Equalities Impact

11.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

12.0 Legality

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

13.0 Appendices

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


None

14.0 Background Papers

14.1 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)	

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18/00283/PPP – Land South Of Dollar, Dollar

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

Ward: Clackmannanshire East
 0 20 40 60 80 100 metres

Date:
 17 Sep 2020

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Comhairle Siorrachd
 Chlach Mhanann

OS Grid Ref: NS961975

Scale: 1:5,000

Development & Environment
 Tel: 01259 450 000
planning@clacks.gov.uk