



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

