



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