

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

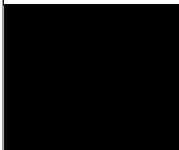
- 2.01 The applications are for Planning Permission in Principle (PPP) and involve separate but adjoining sites encompassing land to the south and east of Dollar and as noted have been submitted by separate parties. The applications together cover Proposal H47 “Dollar Expansion” of the Clackmannanshire 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.

