



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 13 MARCH 2025 at 9.30 AM.**

PRESENT

Councillor Denis Coyne (Convener)
Councillor William Keogh (Vice Convener) (Via Teams)
Councillor Martha Benny
Councillor Donald Balsillie
Councillor Kenneth Earle (Via Teams)
Councillor Phil Fairlie
Councillor Fiona Law
Councillor Jane McTaggart
Councillor Bryan Quinn

IN ATTENDANCE

Keith Johnstone, Principal Planner, Place
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Rona Burns, Solicitor, Legal and Governance (Depute Clerk to the Committee)
Melanie Moore, Committee Services, Legal and Governance (Minute)
Gillian White, Committee Services, Legal and Governance

PLA(25)06 APOLOGIES

Apologies were received from Councillor Mark McLuckie.

PLA(25)07 DECLARATIONS OF INTEREST

Councillor Coyne declared a non financial interest in Item 4 "Dollar Expansion Planning Applications – Conclusion of Section 75 Agreements" as he is a Governor of Dollar Academy. Councillor Coyne remained in the Chambers and participated in the item of business.

**PLA(25)08 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 23
JANUARY 2025**

The minutes of the Planning Committee held on Thursday 23 January 2025 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 23 January 2025 were agreed as a correct record and signed by the Chair.

Councillor Earle advised the Chair that he would be leaving the meeting between 9.45 am to 10.30 am.

PLA(25)09 DOLLAR EXPANSION PLANNING APPLICATIONS – CONCLUSION OF SECTION 75 AGREEMENTS

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 – Land South of Dollar (Known as Dollar South)

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) – Land South and East of Dollar (Known as Dollar East)

The report, submitted by Grant Baxter, Planning and Building Standards Team Leader, advised Committee of conclusion of the Section 75 Agreements for the two adjoining planning applications to expand Dollar to the south and east (18/00283/PPP & 19/00018/PPP), following the decisions of the Committee to approve both applications for Planning Permission in Principle (PPP). This was subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicants, as set out in draft Heads of Terms and detailed Matters to be Specified in Conditions (MSC), at its meeting on 8 February 2022. Planning Permission in Principle (PPP) will be issued for each application upon signing and registration of the Section 75 Agreements for that application.

Motion

That Committee agrees the recommendation in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor Donald Balsillie.

Decision

The Planning Committee agreed to note the information set out in the report.

Action

Acting Planning & Building Standards Team Leader

Councillor Balsillie gave notice of an urgent amendment, to the following item of business which he had tabled at the beginning of the meeting.

The Chair agreed to adjourn the meeting at 10.03 am to consider the amendment from Councillor Balsillie. When the meeting resumed at 10.27 am members remained present.

PLA(25)10 CARSEBRIDGE HOUSE, CARSEBRIDGE ROAD, SAUCHIE

The report, submitted by Keith Johnstone, Acting Planning and Building Standards Team Leader, presented an update to Committee following the unauthorised demolition of Carsebridge House on 18 September 2024 and to respond to the motion agreed by Council on 3 October 2024 to present a report to Planning Committee on the unauthorised demolition of Carsebridge House.

The report presented an update on details submitted by the applicant in relation to the Heads of Terms of the Section 75 Planning Obligation for their application (Ref 21/00069/PPP) for Planning Permission in Principal for a Proposed Mixed Use Development at the former Carsebridge Distillery site at Carsebridge Road, Sauchie which has been received since the application was considered by Committee at its meeting on 4 May 2023. This includes proposals for the site of Carsebridge House following its demolition.

Committee was updated on works that have been undertaken to relocate the listed Napoleon Pillar at Carsebridge House since the fire and demolition of Carsebridge House.

Councillor Earle re-joined the meeting at 10.55 am during questions to this item of business.

Motion

That Committee agrees the recommendations in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor Jane McTaggart.

Amendment

Add to recommendations

- v. Further requests that the section 75 agreement provides:
- I. For consideration and relocation of the Pillar back to its original location in a landscape setting subject to agreement that the pillar will be at reduced risk from vandalism/lack of maintenance.
 - II. For the replacement of the plaque (reproduction) associated with the original citation and interpretive description of the classical pillar (B listed) its origin (Cairo), purchase (Florence/German merchant) and gift (to J Harvey).
 - III. For enhanced provision of carparking in the landscape master plan to service the likely increased parking requirements of the new/replacement Carsebridge House, proposed walled garden and new cultural centre incorporating Ochil House and Harvey House (former distillery building) complex.
 - IV. For an enhanced contribution to enable the restoration of the Ochil and Harvey House (only remaining architectural heritage buildings on site) complex to provide for the proposed Community Campus for heritage and the arts.

Moved by Councillor Donald Balsillie. Seconded by Councillor Fiona Law.

The amendment was carried unanimously. Councillor Keogh was not present during the decision making, the Clerk having tried to speak to Councillor Keogh, noted that he was not in attendance in the meeting.

Decision

The Committee:

1. Noted the response to the demolition of Carsebridge House summarised in paragraph 3.8 and to the progress with concluding the outstanding Heads of Terms of the Section 75 for application re 21/00069/PPP approved by Committee at its meeting on 4 May 2023 as summarised in paragraphs 3.20 to 3.22.
2. Agreed to the amendment of the Head of Terms of the S75 for application ref 21/00069/PPP to include the delivery of a faithful reconstruction of Carsebridge House (Option 1 as referenced within paras 3.17 and 3.18) and the amendment of the indicative Masterplan to reflect said option.
3. Noted that once the S75 and conditions have been satisfactorily concluded the application would be referred back to a further meeting of the Planning Committee.
4. Noted that the listed Napoleon Pillar has been relocated from next to Carsebridge House to the grounds of the former distillery offices occupied by Resonate Together.
5. Requested that the section 75 agreement provides:

- I. For consideration and relocation of the Pillar back to its original location in a landscape setting subject to agreement that the pillar will be at reduced risk from vandalism/lack of maintenance.
- II. For the replacement of the plaque (reproduction) associated with the original citation and interpretive description of the classical pillar (B listed) its origin (Cairo), purchase (Florence/German merchant) and gift (to J Harvey).
- III. For enhanced provision of carparking in the landscape master plan to service the likely increased parking requirements of the new/replacement Carsebridge House, proposed walled garden and new cultural centre incorporating Ochil House and Harvey House (former distillery building) complex.
- IV. For an enhanced contribution to enable the restoration of the Ochil and Harvey House (only remaining architectural heritage buildings on site) complex to provide for the proposed Community Campus for heritage and the arts.

Action

Acting Planning & Building Standards Team Leader

Ends: 11.24 am