



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,
KILNCRAIGS, ALLOA, on THURSDAY 11 SEPTEMBER 2025 at 9.30 AM.**

PRESENT

Councillor Denis Coyne (Chair)
Councillor William Keogh (Vice Chair)
Councillor Donald Balsillie
Councillor Kenneth Earle (Via Teams)
Councillor Phil Fairlie (Via Teams)
Councillor Fiona Law
Councillor Mark McLuckie
Councillor Jane McTaggart
Councillor Bryan Quinn

IN ATTENDANCE

Pauline Elliott, Interim Chief Planner and Team Leader for Planning and Building Standards
John Hiscox, Principal Planner
Jacob Muff, Principal Planner
Stuart Cullen, Transportation Team Leader
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)15 APOLOGIES

Apologies were received from Councillor Martha Benny.

PLA(25)16 DECLARATIONS OF INTEREST

None.

**PLA(25)17 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 1 MAY
2025**

The minutes of the Planning Committee held on Thursday 1 May 2025 were submitted for approval.

The Chair advised that on page six under PLA(25)14 in the decision item 2, ACS should read the Forth Valley Mens' Shed.

Decision

With the above change, the minutes of the Planning Committee held on Thursday 1 May 2025 were agreed as a correct record and signed by the Chair.

PLA(25)18 APPLICATION FOR APPROVAL OF MATTERS SPECIFIED IN CONDITIONS (MSC)

Application for approval of Matters Specified in Conditions (MSC) referenced 24/00216/MSC for a residential development consisting of 74 houses with associated infrastructure including roads, footpaths, landscaping, and drainage; which include the installation of a SuDS basin and swale and other associated works, including the realignment of a section of footpath (Core Path 14) at Land at Branshill, Branshill Road, Sauchie.

The report, submitted by Jacob Muff, Principal Planner, provided an assessment of this application which is a Matters Specified in Conditions (MSC) application for the construction of 74 houses with associated infrastructure including road, footpaths, landscaping, and drainage. The proposed works include the installation of SuDS basin and swale, and the realignment of a section of footpath (Core Path 14). The application has been referred to the Committee for a decision, as the proposed number of houses exceeds the threshold for a local development (50 or more) and falls within the category of Major development. The application therefore cannot be determined under the Council's Scheme of Delegation.

During questions, Councillor Fiona Law suggested an amendment to the recommendation in terms of the road surface in the development. The Chief Planning Officer queried the competency of the amendment and following advice from the Clerk, the Chair agreed to adjourn the meeting at 10.43 am to take legal advice on the competency on such an amendment.

Amendment

When the meeting resume at 11.05 am with 9 members present. The clerk read out the amendment as noted below:

“A request for the Planning Authority and the Roads Authority to have a discussion with the Developer on the finishing surfaces on the proposed adoptable routes and with a commitment by the Planning Authority and the Roads Authority to come back to Elected Members on the discussions that then took place, but it would be outwith this Committee process. It would be a briefing session with the Elected Members and that in the event and that will confirm whether the developers have agreed to the alternative proposals with finished surfaces. If they don’t agree there is no legal requirement for us to make them change it because it forms part of the plan in principle.”

The amendment was moved by Councillor Fiona Law. Seconded by Councillor Jane McTaggart. The amendment was carried unanimously.

Motion

That Committee agrees the recommendations in the report as amended.

Moved by Councillor Denis Coyne. Seconded by Councillor Bryan Quinn.

Decision

The Committee agreed unanimously to approve the application subject to the conditions in Appendix 1 and the plans in Appendix 2.

Action

Principal Planner.

Ends: 11.15