



**MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER,  
KILNCRAIGS, ALLOA, on THURSDAY 12 MARCH 2026 at 9.30 AM.**

**PRESENT**

Councillor Denis Coyne (Chair)  
Councillor William Keogh (Vice Chair)  
Councillor Donald Balsillie  
Councillor Martha Benny  
Councillor Kenneth Earle (Via Teams)  
Councillor Fiona Law  
Councillor Mark McLuckie  
Councillor Jane McTaggart

**IN ATTENDANCE**

Pauline Elloitt, Interim Chief Planner  
Jacob Muff, Team Leader Planning and Building Standards  
John Hiscox, Principal Planner  
Maggie McWhinnie, Environmental Health Officer  
Mark Dunlop, Principal Planner  
Mairi Black, Planner, Development Quality  
Gemma Bruce, Work Experience  
Lee Robertson, Senior Manager, Legal and Governance  
Rona Burns, Solicitor, Legal and Governance (Clerk to the Committee)  
Melanie Moore, Committee Services, Legal and Governance (Minute)  
Gillian White, Committee Services, Legal and Governance

The Chair welcomed two new employees - Mairi Black, Planner, Development Quality and Mark Dunlop, Principal Planner. Also, Gemma Bruce who was attending the meeting as part of work experience.

**PLA(26)07 APOLOGIES**

Apologies were received from Councillor Phil Fairlie and Councillor Bryan Quinn.

**PLA(26)08 DECLARATIONS OF INTEREST**

None.

**PLA(26)09 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 15  
JANUARY 2026**

The minutes of the Planning Committee held on Thursday 15 January 2026 were submitted for approval.

**Decision**

The minutes of the Planning Committee held on Thursday 15 January 2026 were agreed as a correct record and signed by the Chair.

**PLA(26)10      CONSULTATION FROM SCOTTISH MINISTERS REGARDING AN  
APPLICATION MADE UNDER SECTION 36 OF THE ELECTRICITY ACT  
1989**

**Consultation from Scottish Ministers regarding an application made under Section 36 of the Electricity Act 1989, for the installation and operation of a battery storage system (BESS) and associated infrastructure with a generating capacity of up to 250 mw at Kilbagie Paper Mills, Kennet, Clackmannan.**

John Hiscox advised Committee that at Para 3.4 was no longer correct and the committee is asked to note that a Public Local Inquiry would not automatically be triggered by a Council objection.

The report, submitted by John Hiscox, Principal Planner, requested that the Planning Committee accepts the recommendation of the Council's Planning Service in relation to the proposed Kilbagie BESS, in its capacity as statutory consultee, Clackmannanshire in this instance being the sole planning authority within whose Council area the development would be located.

Councillor Law asked for an amendment to add and additional to the draft conditions at appendix 1. The meeting was adjourned at 10.48 am to allow the Senior Manager, Legal and Governance and the Clerk to review the wording for the additional condition. The meeting resumed at 11.05 am.

**Amendment**

**To add an additional condition as follows:**

"Prior to the installation of the BESS container units and any other above ground infrastructure, details of the colour(s) and finish(es) shall be submitted to and approved in writing by the Chief Planner in conjunction with the Chair of the Planning Committee and shall be retained as approved thereafter.

Reasons: In the interests of achieving an appropriate finish in respect of the visual amenity of this gateway site into Clackmannanshire, and to help camouflage the development where possible within the landscape area."

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

The amendment to add the additional condition was unanimously agreed by the Planning Committee.

**Motion**

That Committee agrees the recommendations in the report as set out in the report.

Moved by Councillor Denis Coyne. Seconded by Councillor William Keogh.

**Decision**

It was agreed that Clackmannanshire Council, as relevant authority and statutory consultee to Scottish Ministers, does not object for the following:

1. By virtue of the location, design, layout, scale and purpose of the proposed development, it would not give rise to any unacceptable environmental or other planning concerns, provided that a satisfactory scheme of landscape planting to mitigate adverse visual impacts pertaining to views into the site from the A876 is implemented. The Planning Authority will recommend the imposition of relevant planning conditions for Scottish Ministers Approval under the provisions of s.36 of the Electricity Act 1989. Although the scheme includes some landscaping proposals, the Planning Authority takes the view that they are insufficient to adequately mitigate

development effects. In all other respects, the proposed development is supported by the Development Plan, in particular NPF4 Policies 1, 2, 11 and 29; and LDP Policies SC14, SC23, EA4, EA11, EA20 and EA22.

2. The Planning Committee, as Planning Authority, also agreed to add an additional planning condition for Scottish Ministers Approval under the provisions of s.36 of the Electricity Act 1989 as set out below:
  - a. Prior to the installation of the BESS container units and any other above ground infrastructure, details of the colour(s) and finish(es) shall be submitted to and approved in writing by the Chief Planner in conjunction with the Chair of the Planning Committee and shall be retained as approved thereafter. Reasons: In the interests of achieving an appropriate finish in respect of the visual amenity of this gateway site into Clackmannanshire, and to help camouflage the development where possible within the landscape area.

**Action**

Principal Planner

**PLA(26)11 APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE (PPP)**

**Application 25/00178/PPP seeking Planning Permission in Principle (PPP) for the erection of 4 new homes on land at Devonside.**

The report, submitted by Jacob Muff, Team Leader, provided an assessment of the above application which seeks planning permission in principle (PPP) for the erection of four houses on land at Devonside.

Although the development is “local development”, it has been requested by a ward councillor that the application be decided by the Planning Committee rather than Officers under their delegated powers. It is possible to do this under an amendment to the scheme of delegation dated 31 October 2013.

The reason the Councillor has requested for the application to be decided by the Planning Committee is for transparency, the sensitivities surrounding an existing unauthorised use, and the significant local concern, making the case that it is in the public interest for the proposal to be decided by the Planning Committee.

**Motion**

That Committee agrees the recommendation in the report as set out in the report.

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

**Decision**

The Committee agreed to refuse the application for the reasons set out in Appendix 1 and as assessed in section 3.0. of the report.

**Action**

Team Leader Planning and Building Standards

**PLA(26)12      NATIONAL PLANNING IMPROVEMENT FRAMEWORK – SELF  
ASSESSMENT REPORT**

The Planning Act (Scotland) 2019 introduced the National Planning Improvement Framework (NPIF) initiative, led by the Scottish Government's Improvement Service. This places a duty on every Planning Authority in Scotland to produce a self-assessment of their performance, together with improvement actions. In advance of submission to the planning minister. The Authority must then deliver regular updates showing how service standards are being improved and sustained.

The report, submitted by Pauline Elliot, Interim Chief Planner, set out the background to the process including comments received at a Peer Review Workshop event on January 26, 2026, and asked the Planning Committee members to comment on and approve the self-assessment priorities which was attached as Appendix to the report.

**Motion**

That Committee agrees the recommendation in the report as set out in the report.

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

**Decision**

Having commented on the report the Planning Committee agreed to approve the draft self-assessment in advance of its submission to the planning minister.

**Action**

Interim Chief Planner

Ends: 11.37