



MINUTES OF MEETING of the LOCAL REVIEW BODY (LRB) held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA on THURSDAY 12 MARCH 2026 at 11.55 AM

PRESENT

Councillor Denis Coyne (Convener) (Chair)
Councillor William Keogh
Councillor Jane McTaggart

IN ATTENDANCE

Pauline Elliot, Independent Planning Adviser to the LRB
Rona Burns, Depute Clerk to the LRB
Lee Robertson, Senior Manager, Legal and Governance
Gillian White, Committee Services (Minute)
Melanie Moore, Committee Services

LRB(26)01 APOLOGIES

None.

LRB(26)02 DECLARATIONS OF INTERESTS

None.

LRB(26)03 NOTICE OF REVIEW – APPLICATION FOR ERECTION OF 1 NO HOUSE ON GARDEN GROUND AT 27 MIDDLETON, MENSTRIE, FK11 7HD.

Name of Applicant:	Miss J Ford
Name of Agent:	Mr Mark Tomkinson
Site Address:	27 Middleton, Menstrie, FK11 7HD
Description of the Application:	Application for Erection Of 1 No. House On Garden Ground at 27 Middleton, Menstrie, FK11 7HD
Planning Application Ref No:	25/00202/PPP

Attending

Miss J Ford, Applicant
Mr Mark Tomkinson, Agent
Dr Rhona Ramsay, Interested Party

At the request of the Convener, the Independent Planning Adviser set out the information contained in the application for review, along with correspondence submitted by the applicant in support of their review; representations from interested parties; and the original report of handling and decision taken by the Planning Authority; providing the background and policy information around all submissions.

The Local Review Body then had the opportunity to ask questions of the Independent Planning Adviser.

The Senior Manager, Legal and Governance advised the Local Review Body (LRB) that the LRB should consider whether they had sufficient information before them to decide the application or if they required further information by way of further written submissions from the applicant or any objectors; by way of a hearing, where both the applicant and the objectors would be able to make oral representation; or to undertake a site visit. She advised that any additional procedure may require the meeting to adjourn and convene later to ensure availability of the applicant and objectors.

The Depute Clerk advised that if the LRB felt that they had enough information, the LRB could proceed to make a decision.

The Convener checked with the LRB whether they felt they had sufficient information before then to proceed to decide the matter. The LRB unanimously confirmed that they did have sufficient information to decide the matter.

Motion

To uphold the decision made by the Appointed Officer.

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

Voting

To uphold the decision made by the Appointed Officer	3 votes
To overturn the decision made by the Appointed Officer	0 votes

Decision

The Local Review Body, having considered the Review Application and all other documents contained within the Agenda, and having had the opportunity hear from and to ask questions of the Independent Planning Adviser, the Local Review Body unanimously agreed to uphold the decision of the appointed officer. The Local Review Body therefore refused planning permission in principle for the Erection Of 1 No. House On Garden Ground at 27 Middleton, Menstrie, FK11 7HD.

The reasons for refusal which were set out in the upheld decision of the appointed officer are noted below:

1. Due to the narrowness of the area potentially available to be developed, and having regard to the character and layout (including orientation) of existing development in the immediate locale, the creation of a plot for a detached dwelling would give rise to a cramped form of development, which would not integrate well visually with the street scene, and lead to overdevelopment of the overall site, which was not intended to provide space for a second detached dwelling. In this respect, the application is in conflict with National Planning Framework 4 Policy 14, the Clackmannanshire Local Development Plan Policy SC5, and the adopted Supplementary Guidance 3 for 'Placemaking'.
2. The indicative supporting material enables it to be identified that there is inadequate space within which to establish a residential plot without unduly causing adverse impacts on the private residential amenity enjoyed by occupiers of 2 Craighorn, having particular regard to the two large gable end windows serving (main) habitable rooms and the distance between the gable wall of 2 Craighorn and the site boundary. The developable part of the site is situated at a pinchpoint created by (i) the orientation of 27 Middleton and (ii) the limited distance between its southernmost corner and the boundary with 2 Craighorn. In this respect, the application is again in conflict with National Planning Framework 4 Policy 14, the Clackmannanshire Local Development Plan Policy SC5, and the adopted Supplementary Guidance 3 for 'Placemaking'.

A decision notice will be issued to confirm the outcome of the Local Review Body meeting.

Action

Depute Clerk to the Local Review Body

Ends 12:10 pm