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THIS PAPER RELATES TO ITEM 3 ON THE AGENDA

MINUTES OF MEETING of the PLANNING COMMITTEE held in the COUNCIL CHAMBER, KILNCRAIGS, ALLOA, on THURSDAY 18 JUNE 2026 at 9.30 AM.

PRESENT
Councillor Denis Coyne (Chair)
Councillor Donald Balsillie
Councillor Martha Benny
Councillor Kenneth Earle (via Teams)
Councillor Phil Fairlie
Councillor Fiona Law
Councillor Jane McTaggart

IN ATTENDANCE

Jacob Muff, Team Leader Planning and Building Standards
Mark Dunlop, Principal Planner
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

PLA(26)18 APOLOGIES

Apologies were received from and Councillor Bryan Quinn, Councillor William Keogh and Councillor Mark McLuckie.

PLA(26)19 DECLARATIONS OF INTEREST

Councillor Law declared a non-financial interest in Item 5 on the agenda as she has had communication with the applicant. Councillor Law advised that she would leave the Council Chamber for the duration of this item of business.

PLA(26)20 CONFIRM MINUTES OF THE PLANNING COMMITTEE HELD ON 12 MARCH 2026

The minutes of the Planning Committee held on Thursday 30 April 2026 were submitted for approval.

Decision

The minutes of the Planning Committee held on Thursday 30 April 2026 were agreed as a correct record and signed by the Chair.

PLA(26)21 APPLICATION FOR PLANNING PERMISSION

Application 26/00003/FULL for Planning Permission to change the use of a Dance Studio to a Hot Food Takeaway with the installation of a flue at 97B Main Street, Sauchie, FK10 3JT.

The report, submitted by Mark Stoddart, Planner Officer, provided an assessment of a full application for Planning Permission for the change of use of a dance studio at 97B Main Street in Sauchie to a Hot Food Takeaway with the addition of a flue.

Although the development is a “local development”, a petition signed by almost 200 people was submitted against the proposal therefore for probity the Chair and the Chief Planner have agreed that it is in the public interest for a decision to be made at Committee where both the Objector and the Applicants can be given the opportunity to represent themselves.

It is possible to bring an application to the Planning Committee where there is agreement between the Chair and the service under an amendment to the scheme of delegation dated the 31 October 2013.

In Attendance

Mr Dominic Notorangelo (Agent)
Mya Reid, Objector
Sina Solati, Objector (via Teams)
Marcel Lewinski, Objector

The report was introduced by Mark Dunlop, Principal Planner and supported by Jacob Muff, Team Leader. Members of the Planning Committee had the opportunity to put questions to both Mr Dunlop and Mr Muff.

The Committee also heard from the agent and the objectors and had the opportunity to put questions to them.

The meeting was adjourned about 10:20 am to discuss wording of an amendment. The meeting resumed at 10:33 am with 7 members in attendance.

Motion

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

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

Amendment

That prior to the commencement of use as a hot food takeaway, a waste management strategy shall be submitted to and approved in writing by the Planning Authority. This strategy shall include details of the arrangements for the safe storage and collection of waste, measures to prevent litter, odour and vermin. Reasons: the condition is in the interest of amenity and appropriate waste management.

Moved by Councillor Donald Balsillie. Seconded by Councillor Kenneth Earle.

The amendment was carried unanimously.

Decision

The Committee agreed to approve the application subject to the conditions listed in Appendix 1 and subject to the amendment with the additional condition namely:

That prior to the commencement of use as a hot food takeaway, a waste management strategy shall be submitted to and approved in writing by the Planning Authority. This strategy shall include details of the arrangements for the safe storage and collection of waste, measures to prevent litter, odour and vermin. Reasons: the condition is in the interest of amenity and appropriate waste management.

Action
Team Leader, Planning and Building Standards

Councillor Law withdrew from the Planning Committee before the next item of business, having previously declared an interest

PLA(26)22 APPLICATION FOR PLANNING PERMISSION

Application 26/00038/FULL for Planning Permission to make alternations and to add an extension to the front, side and rear of an existing church at 152 High Street, Tillicoultry, Clackmannanshire, FK13 6DT.

Jacob Muff, Team Leader, Planning, stated that the reason for refusal given in appendix 1 suggested that the Murray Square Clock Tower is a listed building as does paragraph 3.34. It was stated by the officer that although an important historic asset for the local community that it is not the case that this nearby asset is listed, however this did not alter the balance and judgement that had been applied to the assessment. The recommendation would instead rely on a previous reason for refusal listed in 3.3.

The report, submitted by Mark Stoddart, Planner Officer, provided an assessment of a full application for Planning Permission for alterations and extensions to the front, side and rear of a church and hall at 152 High Street in Tillicoultry.

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

The reasons the Councillor had requested for the application to be decided by the Planning Committee are due to the building's location; the church's current community offers and the circumstances surrounding their growing congregation. For these reasons, the Councillor had made the case that it is in the public interest for the proposal to be decided by the Planning Committee.

In Attendance

Mr Scott Wham (Agent)
Mr Stuart McQueen, Trustee and Elder, Tillicoultry Baptist Church

The report was introduced by Mark Dunlop, Principal Planner and supported by Jacob Muff, Team Leader. Members of the Planning Committee had the opportunity to put questions to both Mr Dunlop and Mr Muff.

The Committee also heard from the objectors and had the opportunity to put questions to them.

Motion

Contrary to the officer's recommendation set out in the report, that the Committee agree to approve the application subject to standard conditions.

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

Decision

Contrary to the officer's recommendation set out in the report, that the Committee agree to approve the application subject to the standard conditions and reason as set out below:

Standard Conditions

1. The development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or, as the case may be, when the permission is deemed to be granted.

   Reasons: As required by Section 58 of The Planning (Scotland) Act 2019.

2. Prior to any above-ground construction works, details of external facing and roofing materials shall be submitted to and approved in writing by the Planning Authority. Once approved the development shall be carried out in accordance with the approved details.

   Reasons: To help ensure that an acceptable quality and finish of material is used in this context, in the interests of the appearance of this building, the character of this area, the setting of the conservation area, and to accord with Policies 7 and 14 of the National Planning Framework 4.

Reason for decision

Although it is acknowledged that the proposed front extension would result in a degree of visual harm to the existing building and the surrounding character, the overall benefits of the proposal including; the re-use of a long-vacant property; the associated improvements to its condition; and the wider contribution to local vitality; are considered, on balance, to outweigh the identified harm.

Action
Team Leader, Planning and Building Standards

Ends: 11.37 am