
Report to Planning Committee of 19th March, 2009

Subject: Planning Application: Erection of 37 Flats and 48 Houses and Associated Roads and Infrastructure, Development Site at Former Tullis Factory, Alloa Road, Tullibody (Ref: 08/00295/FULL)

Applicant: Barratt East Scotland, Telford House, New Mid Cultins, Edinburgh

Agent: Wilson and Wilson, Arnot Grange, Maggie Woods Loan, Falkirk

Prepared by: Grant Baxter, Principal Planner

Electoral Ward: Clackmannanshire West

1.0 Purpose

- 1.1. The report provides an assessment and recommendation of the planning application to redevelop the former Tullis Tannery site in Tullibody for residential development. The report concludes that the proposals represent a high quality redevelopment of this vacant and derelict land and are in accordance with Development Plan policies. The application is therefore recommended for approval subject to conditions and reasons set out in Section 2.0 of this report.

2.0 Recommendations

- 2.1. The planning application is recommended for approval subject to the following conditions and reasons:-
1. Before any works commence on site, a construction and traffic management plan shall have been submitted to and approved in writing by the Council. It shall include:-
 - a) All road and pedestrian safety measures on the B9096, including carriageway work, signing, traffic control measures and supervision.
 - b) Internal site servicing and construction vehicle/site personnel parking.
 - c) Measures to control noise and dust from the development site, including temporary boundary treatment.
 - d) Timescales for implementation before the start of any site works.
 2. Before any works commence on site the developer will provide the Council with revised layout details that consider the following elements:

- a) The scope to provide in-curtilage parking serving plots 1-22, 29-42 and 60-66.
- b) Reconfiguration of the square in front of plots 19-22 to reduce the number of parking spaces within the space, maximise landscaping/amenity space and incorporating a public art installation.
- c) Design of the frontage onto Alloa Road that incorporates feature boundary walls/railing, footway widening, landscaped front garden space and entrance features at the main site access.
- d) The provision of a single pedestrian access from the site into Delph Pond Park.
- e) Amendments to the parking/building positioning along the eastern site boundary to maximise retention of existing trees and provide scope for new/replacement boundary tree planting.

Once such amendments have been agreed with the Council, a revised site layout shall be submitted to and approved in writing by the Council, and thereafter the development will proceed in accordance with such approved details.

3. Before any works commence on site, and taking account of the provisions of Condition 2, a revised site layout shall have been submitted to and approved in writing by the Council, taking account of the following requirements:
 - a) Details of mini-roundabout design and associated traffic management measures on the B9096.
 - b) A detailed specification of road, footway, shared surface and parking space finishing materials to be used throughout the whole site.
 - c) The provision of an adoptable footpath link through the site from Delph Road to Alloa Road.
 - d) Exact details of the Delph Road frontage, including a 2m wide frontage footway.
 - e) Revised design of internal junctions and surface transition areas.
 - f) Deletion of through access for the 8 spaces to the rear of plots 19-22.

Thereafter, the development shall proceed in accordance with such approved details, and in the case of point a), such measures shall be completed before occupation of the first house or flat within the development.
4. Before any works commence on site, a detailed scheme of landscaping shall have been submitted to and approved in writing by the Council. It shall include:-
 - a) Existing trees to be retained.
 - b) The type, number and location of proposed trees and shrubs.
 - c) A detailed specification, including sectional drawings of the Alloa Road frontage and the landscaped square in front of plots 19-22.
 - d) New and replacement tree planting along the site's eastern boundary with Delph Pond Park.

d) Timescale for implementation and details of arrangements for future maintenance.

Thereafter, all landscaping/planting shall be completed in accordance with such approved details.

5. Before any work starts on site, in association with the proposed residential development, a landscape bond shall have been deposited with the Council in relation to all communal areas of landscaping or planting outwith private gardens.
6. Before any works commence on site, exact details and specifications of all forms of boundary treatment and enclosure shall have been submitted to and approved in writing by the Council. Such details shall include the following:
 - a) Feature boundary wall and railings along the Alloa Road frontage, and the site access, of a design and finish that reflects that on the attached stamped approved photograph of boundary walls/railings on Delph Road.
 - b) Screen fencing to garden boundaries on the western site boundary.
 - c) A specification for high quality fencing/walls around garden boundaries facing onto parking courtyards.
 - d) Open mesh fencing along the site's eastern boundary with Delph Pond Park.
 - e) All other boundary treatments and enclosure within the site.Thereafter, all boundary treatment in the development shall accord with such approved details.
7. Before any works commence on site, a Drainage Impact Assessment shall have been submitted to and approved in writing by the Council. This shall include a scheme for the collection and disposal of surface water. The scheme shall be designed in accordance with "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland". The scheme thereafter shall be completed in accordance with such approved details.
8. Before occupation of the first house within the proposed development, a financial contribution of £60,000 towards the enhancement of existing play areas in Tullibody and enhancement of the Delph Pond Park shall have been made to the Council.
9. Before any works commence on site, samples of external finishing materials for flats and houses shall have been submitted to and approved in writing by the Council, and shall include:
 - a) External brick and render finishes.
 - b) External roof cladding.
 - c) External timber cladding.
 - d) External railings/balustrades.
 - e) Dormer faces and haffits.
 - f) Window and door colour/material.

Thereafter, all external finishes in the development shall accord with such approved details.

10. Before any works commence on site, a detailed tree survey, indicating all trees to be removed, retained, and any proposed arboricultural works to be undertaken shall have been submitted to and approved in writing by the Council. Once approved, all tree works shall be carried out in accordance with such approved details.
11. Before any other work starts on site, protective fencing shall have been erected around all trees to be retained as part of this development, in accordance with BS 5837 (2005). The fencing shall be inspected by a representative of the Council and shall remain in place for the duration of construction work.
12. Any trees, shrubs or other plants which die or are removed within five years of planting shall be replaced in the first available planting season to the same standard and specification.
13. Construction work within the site, and the operation of vehicles and machinery shall only take place between the hours of 0800-1800 hours Monday to Friday, 0800-1300 hours Saturday and at no time on Sundays or Bank Holidays.

For the following reasons:

1. In the interests of residential amenity.
2. In the interests of residential amenity and local environmental quality.
3. In the interests of road safety and local environmental quality.
4. In the interests of residential amenity and local environmental quality.
5. In order to ensure satisfactory completion of landscaping and planting.
6. In the interests of visual amenity and local environmental quality.
7. In the interests of visual amenity and local environmental quality.
8. In order to ensure enhancement of local open space and play provision in lieu of the provision of on-site facilities.
9. In the interests of visual amenity and local environmental quality.
10. In the interests of visual amenity and local environmental quality.
11. In the interests of visual amenity and local environmental quality.
12. In the interests of visual amenity and local environmental quality.
13. In the interests of residential amenity.

- 2.2 The planning application site is owned by the Council, however there is no need for any decision to approve the application in accordance with the recommendations to be referred to Scottish Ministers on the basis that the proposals comply with the Development Plan and there is no substantial body of objection to the application.

3.0 Background to the Proposals

- 3.1. The planning application relates to the former Tullis Tannery Site located on land between Alloa Road, Delph Road and Delph Pond in the centre of Tullibody. The 1.5ha site is generally flat, is of an irregular shape and is currently unused land.
- 3.2. The former tannery was a large, four storey, red brick building constructed in 1880 and dominated by a top heavy brick water tower. The tannery operated using water drained from the Delph Pond. Tanning ceased in 1962 and the building became a plastics factory for a short time. The building became Category B listed in 1977 and the site was acquired by the Council after it became vacant. After unsuccessful efforts to have the building re-used for commercial purposes, Listed Building Consent was granted for its demolition in February 2000, following which the site was completely cleared and de-contaminated by the Council. A new access road was constructed from Alloa Road.
- 3.3. Planning permission was granted for residential development on the land in February 1992, however this permission was never implemented.
- 3.4. The site is identified in the Clackmannanshire Local Plan, adopted in 2004 as Housing Policy Site H51 for speculative new build development, subject to relevant development guidelines which are alluded to later in this report.
- 3.5. A development brief was prepared by the Council for the site, which set out key design principles. This makes reference to a condition on the Listed Building Consent for demolition of the tannery which states that "any replacement building or buildings for the site should be of a high quality design, subject to the scrutiny of both The Royal Fine Arts Commission and Scottish Ministers". In addition, reference is made in the brief to vehicular access and high quality frontage onto Alloa Road, careful treatment of the boundary with Delph Pond, developer contribution towards play area improvements within the Delph Pond park and the provision of public art within the site.
- 3.6. The current planning application was submitted by Barratt East Scotland on 29th September, 2008 and proposed 53 flats and 37 houses, 90 units on the site, served off a single access point at the western edge of the site frontage onto Alloa Road, where the existing vehicular access exists. The development layout shows a mix of two storey detached, semi-detached and terraced houses and two/three storey flatted blocks.
- 3.7. Since this original submission, the proposals have been revised to incorporate the key following changes:-
 - A reduction in the overall development from 90 to 85 units (37 flats and 48 houses).
 - Relocation of vehicular access towards the middle of the Alloa Road frontage, directly opposite the junction serving Banchory Place.

- Houses fronting Delph Road re-positioned to follow the building line of the adjoining houses on heel of kerb, with car parking to rear served off the new Alloa Road access.
- Re-design of internal parking courtyards and formation of a principal landscaped focal point within the development.
- Elevational design changes to flats/houses including a feature block within the north-east corner of the site and the introduction of red and cream brick finishing materials.

4.0 Consultations

- 4.1. Tullibody, Cambus and Glenochil Community Council - The overall design of the houses and layout are pleasing and in character with the surroundings. There is concern regarding access and egress traffic from Alloa Road given the proximity to the pedestrian crossing. Concern regarding number of parking spaces and increased traffic/parking on Delph Road, and a need for upgrading of Delph Road and concern about construction traffic off Delph Road. There was previous Council assurance that no development would take access off Delph Road. Concerns regarding impact on local utilities/infrastructure from construction operations. Will the developer contribute to upgrading of the Delph Pond area? *Comment: As noted above, the site access has been relocated from that originally proposed. This access position is preferred by Roads and Transportation in terms of traffic circulation and is also located further from the pedestrian crossing than the original proposal. The development proposes 13 houses fronting onto Delph Road, but with parking provision to the rear, not accessed off Delph Road. The only access to the site from Delph Road would be for pedestrians. Whilst in this case the development would not justify any upgrading of Delph Road, there is scope to require the developer to enhance the existing car park at its eastern end. The site would be served by 122 parking spaces which, given its accessibility on foot to local services and public transport, is considered to be an adequate level of provision. A Construction Management Plan will be required if planning permission is granted that will control site traffic. Damage to utilities/infrastructure by developers is not a material planning consideration. A financial contribution will be required from the developer towards upgrading off Delph Pond park.*
- 4.2. Architecture and Design Scotland made the following comments on the originally submitted proposals. There is a lack of place making and failure to achieve housing design and layouts that meet the expectations of Scottish Executive guidance on design. A Design Statement has not been submitted setting out the details of the proposals in their wider setting. The layout is not of a suitably high quality with housing served off long cul-de-sacs, lacking connectivity. A more flexible innovative approach, achieving higher design quality that is more pedestrian friendly, should be sought. Housing design is generally of a standard form and the proposals should be reconsidered given the great potential of the site. *Comment: Architecture and Design Scotland have replaced the Royal Fine Arts Commission and provide Local Authorities with advice and support in dealing with the design of major projects.*

Their input has been sought in response to the condition on the Listed Building Consent for demolition of the former tannery building and their comments relate to the original design/layout. Since submission of these comments, officers have worked with the developer to address the shortcomings identified above through design changes to buildings to create a high quality frontage to Alloa Road and creating more shared spaces in the site. As a result, the site layout and housing design have been revised in order to reflect current and new advice on residential street design and better relate to the site history and its wider context. The concerns of Architecture and Design Scotland have therefore largely been addressed.

- 4.3. Land Services - Tree protection measures required, detailed landscaping and design specification required. No play area is proposed and therefore the developer should make a contribution towards the enhancement of existing play areas within Tullibody and enhancement of Delph Pond Park at a recommended level of £50,000-£60,000 contribution. Comment: *Development guidelines relating to the site in the Clackmannanshire Local Plan specify the requirement for a developer contribution to play provision. A planning condition can deal with this matter.*
- 4.4. Environmental Health - No objections; there should be a restriction on the hours of construction and measures taken to suppress dust during construction. No objections in respect of development of contaminated land given previous investigations and remediation work have been undertaken. The developer should liaise with Environmental Health during the construction phase in respect of any residual contaminants that may be present.
- 4.5. Police Architectural Liaison Office - No comments received.
- 4.6. Scottish Water - No objections. Scottish Water will require to assess impact of the development on existing infrastructure. The developer will require to submit a Development Impact Assessment form. A separate drainage system will require to deal with surface water that incorporates SUDs.
- 4.7. Roads and Transportation - Have commented on the original layout and recent revised proposals. They currently have no objections, however, some outstanding issues in respect of the internal layout and the requirement for a traffic calming scheme on Alloa Road remain to be addressed. Suitably worded planning conditions can deal with these matters following the grant of planning approval.

5.0 Representations

- 5.1. A total of 42 neighbouring proprietors were notified of the original application and also of the amended plans submitted by the applicant. In response, three letters of objection were received from the following parties:-
 - 1. Scottish Power Energy Networks, Riccarton Mains Road, Currie, Edinburgh
 - 2. M Brown, 26 Banchory Place, Tullibody
 - 3. Mr E Magnus Murray and Miss R A Mackie, 3 Delph Road, Tullibody

5.2 The grounds of objection can be summarised as follows:-

- Scottish Power object on the basis that operational secondary sub-stations are located in the vicinity of the site together with high and low voltage cabling. Any costs associated with changes to Scottish Power infrastructure will require to be met at the developer's cost. Comment: *This is a holding objection which raises a non-material planning matter that would require to be resolved between the developer and Scottish Power.*
- Concern regarding loss of view across Alloa Road towards the site as a result of town houses. Comment: *Issues of loss of view are not material planning considerations. Notwithstanding this, the proposed housing/flats onto Alloa Road would be some 40 metres from the houses on the opposite side of the road. These buildings are proposed to be two and two and a half storey. As such, there is unlikely to be any significant amenity impact from the proposed development affecting residents opposite.*
- Query regarding type of fencing in front of houses onto Alloa Road. Comment: *The proposals indicate landscaping and a new footpath in front of the development, however planning conditions will require submission of full details of boundary treatment. A low feature boundary wall and railing are also considered to be forms of boundary treatment that would enhance the Alloa Road frontage of the site.*
- Concern regarding potential impact of the development on wildlife in the Delph Pond area. Comment: *The development site is physically separate from Delph Pond by virtue of the adjoining open space. Through the submission of a Construction Management Plan the developer will require to demonstrate how any impact of construction works will be mitigated. The proposed development is likely to enhance the setting of Delph Pond as it will redevelop a vacant and derelict site adjoining the park with high quality residential development. A developer contribution will also be used to further enhance the park.*
- There is a preference for development of the site for a community centre and new housing should not be supported without improving infrastructure. Comment: *The site has been allocated in the Clackmannanshire Local Plan for residential development since 2004 and planning permission has previously been granted for residential development. The proposals therefore comply with the Development Plan in terms of the land use type. The Local Plan Development Guidelines and associated planning brief set out the infrastructural requirements necessary to support the proposed development, including contributions to enhancement of the adjoining park, traffic calming on Alloa Road and public art.*
- Concern regarding position of on-street parking on Delph Road. Comment: *The original planning submission proposed 13 houses with frontage driveways off Delph Road.*

The revised proposals show such houses sitting on the heel kerb of Delph Road in a similar manner to adjoining houses. Parking for such houses will be within the development site and served off Alloa Road therefore no parking facilities associated with the development will be served off Delph Road. Notwithstanding this a planning condition is proposed that requires further enhancement of the parking facilities at the eastern end of Delph Road to assist with offsetting any potential parking demand on the road that the development may generate.

- Concern regarding condition of Delph Road in terms of footway surface, lighting and potential of additional traffic to worsen the situation. Comment: *As noted above, there would be no additional parking spaces serving development that would access off Delph Road however the existing car parking facilities on Delph Road can be enhanced as a result of the proposed development.*

6.0 Planning Considerations

- 6.1. The application must be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2. The key Development Plan consideration in this case is that the site is allocated as Policy H51; a speculative new building housing site within the Clackmannanshire Local Plan adopted 2004.
- 6.3. Other key Local Plan policies that the development requires to be assessed against are those that deal with enhancing environmental quality, brownfield development, the layout and form of new housing developments, open space and amenity standards and roads development guidelines.
- 6.4. In considering these policy provisions, the key issues can be summarised as follows:-
 - Principle of the proposed development.
 - Compliance with Local Plan development guidelines and brief.
 - Enhancement of environmental quality.
 - Open space and amenity.
 - Roads and Transportation.

6.5 Principle of the Proposed Development

The site is identified as Policy H51 for speculative new building development of 35 units (high density) in the Clackmannanshire Local Plan 2004. The site amounts to 1.5ha not 1.35ha as specified in the Local Plan. Whilst the proposals involve a higher density of development than envisaged by the Local Plan, the current scheme represents a scale and density of development that is appropriate for this brownfield site close to the centre of Tullibody and which are in keeping with surrounding developments.

6.6 Compliance with Local Plan Development Guidelines and Brief

The Local Plan Development Guidelines and Brief set out key elements that any development of the site will require to comply with. The first of these requires access from Alloa Road. The proposed development reflects this, with the access via a mini roundabout onto Alloa Road opposite the access serving Banchory Place. This would require closure of the existing access into the site at its western edge in a location which is close to the main Stirling Road/Main Street/Menstrrie Road junction and also new pedestrian crossing and for these reasons would be less desirable than the currently proposed access. The development will enable traffic management measures to be introduced on this section of Alloa Road.

- 6.7 The guidelines require high quality development to reflect the former listed building with potential for 3½ and 4 storey elements to the road frontage. This stipulation reflects the requirements of the condition on the Listed Building approval for demolition of the tannery.
- 6.8 Prior to submission of the application, significant local concern was raised regarding the potential impact of 3½ or 4 storey development on the site and its surroundings and a strong preference was expressed for development that reflects the height of adjacent houses and flats. These concerns have been reflected in the applicant's submission which only proposes 2 and 2½ storey houses and flats. Both the height and massing of these buildings will be in keeping with adjoining houses. Through discussions with Development Services, design, elevational treatment and proposed finishing material have been amended in order to enhance the visual impact of the development so that it will create a higher quality built frontage to Alloa Road and subtly reflect some of the characteristics of the former Listed Building but in buildings that do not approach the same scale and massing of the tannery building itself.
- 6.9 The guidelines call for peripheral landscaping and the setting back of the development from the Alloa Road frontage. Both of these elements are expressed in the currently proposed layout however further details will be required on the final specifications of landscaping, planting and boundary treatment, in particular to the Alloa Road and Delph Pond park frontages.
- 6.10 The requirement for a public art feature to reflect the former tannery use is one that can be incorporated into a planning condition and a suitable location, within the development has been identified as the appropriate location for a public art installation. This location would be set back from the Alloa Road frontage but visible when passing the site on this main road.
- 6.11 Since the Local Plan was produced, the site has been remediated and therefore the development guidelines in respect of decontamination have already been fulfilled.
- 6.12 The Local Plan calls for a commuted payment required for the adjacent play park and the comments from Land Services specify the level of this contribution. Again a planning condition can be imposed that ensures this obligation is fulfilled.

6.13 Enhancement of Environmental Quality

The site is currently an unattractive area of vacant derelict land close to the centre of Tullibody and on the main Alloa Road frontage. It currently detracts from the visual amenity of the town and the amenity of adjoining residents. In addition, the site detracts visually from the adjoining attractive open space in the form of Delph Pond park. Therefore, any redevelopment of it requires to be of a high quality design.

6.14 The proposals as submitted and subsequently amended achieve high quality of architectural design and integrate well with the built form and landscape character of the surroundings. In addition, the form, scale and layout of the buildings is compatible with the surrounding developments. Whilst the development will have no physical impact on the Delph Pond park, it will provide an enhanced setting to it and also through developer contribution, appropriate enhancements to the amenity of this important open space.

6.15 In redeveloping this vacant site, the proposals will also reconnect Alloa Road with Delph Road through the provision of safe pedestrian routes and by passive surveillance of Delph Pond park the development will provide enhanced security within this area, particularly for pedestrians passing through on the footpaths.

6.16 A detailed landscaping plan will be required prior to any development commencing on site, and through the approval of such a plan, there is a further opportunity to enhance the landscape setting of the site through appropriate landscaping and boundary treatment.

6.17 Open Space and Amenity

The development provides both private amenity space for housing and communal open spaces serving flatted blocks within the site. The key communal space will be a central landscaped square within the site which, through careful design will provide a high quality focal point within the development and also high quality passive amenity space for residents. As already referred to above, no formal provision of open space or play equipment is proposed within the site, as it has been deemed more appropriate that such investment should be targeted to improve existing facilities in the adjoining park.

6.18 Roads and Transportation

Elements of the revisions to the site layout and access arrangements have been aimed at incorporating the principles of PAN 76 New Residential Developments and the new draft Government Policy "Designing Streets". This guidance and advice generally advocates development layouts that are not dominated by the needs of the motor car but instead are safe environments for all road users including pedestrians and cyclists where a lower priority is given to vehicle movement. The result is a development layout that better meets the needs of pedestrians and cyclists, and provides for a number of shared spaces where vehicles speeds will be naturally calmed through road geometry and the use of appropriate surfacing/landscaping.

In addition, pedestrian access from Alloa Road through to Delph Road is provided within the layout and cul-de-sacs previously proposed have been replaced with parking courtyards that allow access and egress from more than one point within the site.

- 6.19 A number of detailed Roads issues require still to be addressed through planning conditions such as the details of a traffic calming scheme along the site's frontage with Alloa Road, incorporating a new mini roundabout. Such details shall also specify surfacing materials and how the use of landscaping and boundary treatment together will enhance the internal environment and create safe and pleasant spaces within the development.

6.20 Summary

In summary, the proposed development would implement Local Plan policies through the redevelopment of vacant brownfield land for housing to deliver a high quality redevelopment of the site, and also enhancement of the surrounding areas. The design and layout has been amended and enhanced since the original submission and is now in a form that can be recommended for approval subject to relevant conditions dealing with detailed matters. There are no material considerations, in terms of representations or comments from consultees, that would indicate that the application should otherwise be refused and as such, planning permission should be granted subject to the conditions and reasons set out in Section 2.0 of this report.

7.0 Sustainability Implications

- 7.1. The proposals will result in the successful redevelopment of a vacant and derelict brownfield site close to the centre of Tullibody and will also contribute to the environmental enhancement of the surrounding area.

8.0 Resource Implications

8.1. *Financial Details*

- 8.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. ☐

8.3. *Staffing*

9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities 2008 - 2011** (Please tick ☒)

The area has a positive image and attracts people and businesses ☒
Our communities are more cohesive and inclusive ☐

- People are better skilled, trained and ready for learning and employment ☐
- Our communities are safer ☐
- Vulnerable people and families are supported ☐
- Substance misuse and its effects are reduced ☐
- Health is improving and health inequalities are reducing ☐
- The environment is protected and enhanced for all ☒
- The Council is effective, efficient and recognised for excellence ☐

(2) Council Policies (Please detail)

None


10.0 Equalities Impact

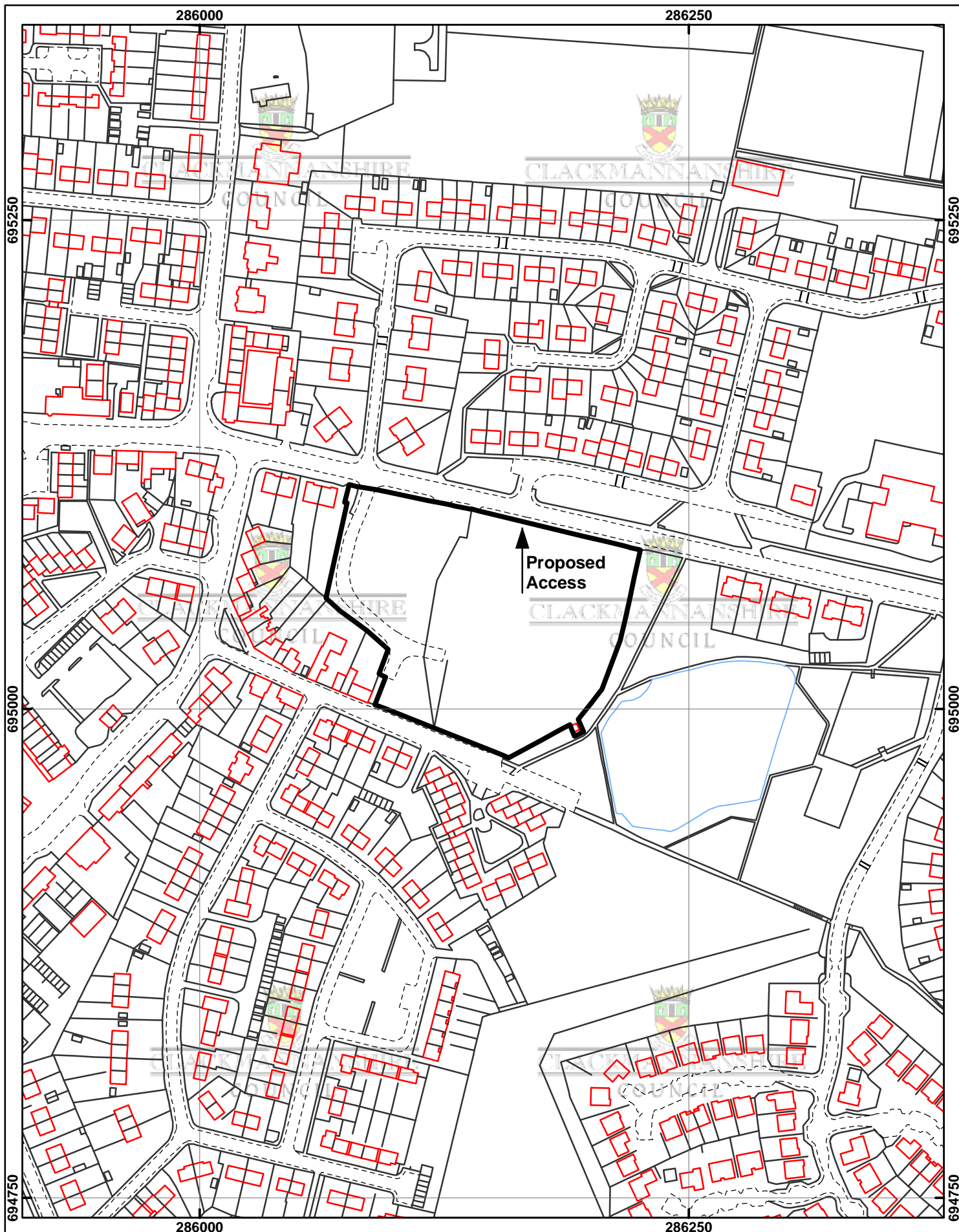
10.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?


Yes ☒ No ☐

11.0 Legality

11.1 In adopting the recommendations contained in this report, the Council is acting within its legal powers Yes ☒

APPROVAL/SIGNATURE	DATE:
<p>Head of Service:</p> 	<p>9th March 2009</p>





Date:
27-Feb-2009

08/00295/FULL - Site To Rear Of Tullis Factory, Alloa Road, Tullibody
Erection of 53 No. Flats and 37 No. Houses
and Associated Roads and Infrastructure


Ward: Clackmannanshire East

0 20 40 60 80 100 Metres

OS Grid Ref: NS8995

Scale: 1:2,500

Based upon Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office (HMSO) © Crown Copyright.
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Clackmannanshire Council 100020783 (2009)



CLACKMANNANSHIRE
COUNCIL
 Development & Environmental Services
 Kinross
 Greenside Street
 Alloa
 FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452
 development_services@dacks.gov.uk

REPORT TO PLANNING COMMITTEE

To: Head of Administration and Legal Services, Greenfield, Alloa FK10 2AD

Report author: Grant Baxter

Service: Development and Environmental

Report title: Planning Application: Erection of 37 Flats and 48 Houses and Associated Roads and Infrastructure, Land at Delph Road and Development Site at Former Tullis Factory, Alloa Road, Tullibody (Ref: 08/00295/FULL)

Date of meeting: 19th March, 2009

It is recommended that the attached report be:

- 1. Given unrestricted circulation** ☒
- 2. Taken in private by virtue of paragraph ___ of schedule 7A of the Local Government (Scotland) Act 1973** ☐

List any appendices attached to this report (if there are no appendices, please state 'none')

None

List the background papers used in compiling this report . If you have completed a sustainability checklist please add this to your list (if there are no background papers please state 'none')

- 1. Clackmannanshire Local Plan Adopted 2004**
- 2. Consultee responses**
- 3. Letters of representation**
- 4. PAN 76**

Nb. All documents listed must be kept available by the author for public inspection for four years from the date of the meeting at which the report is considered.