

**CLACKMANNANSHIRE COUNCIL**

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**Report to Planning Committee**

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**Date of Meeting:** 2<sup>nd</sup> September 2010

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**Subject:** **Planning Application 10/00143/FULL - Erection of Confectionery Factory (Class 5) With Associated Offices, Cafeteria and Shop at Land to the Rear of Glentana Mill, West Stirling Street, Alva - Report of Handling**

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**Applicant:** **Mrs Tilly Confectionery, Barnpark Business Estate, Tillicoultry, FK13 6BP**

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**Agent:** **Machin Associates, 30 Ludgate, Alloa, FK10 1DS**

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**Prepared by:** **Keith Johnstone, Principal Planner**

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**Electoral Ward:** **Clackmannanshire North**

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**1.0 Purpose**

- 1.1. This is a report of the handling of the above planning application, submitted to Clackmannanshire Council on 4th June 2010. The report assesses the proposed development in the context of the Clackmannanshire Development Plan, and other material considerations, including consultation responses, any representations and the Finalised Alteration to the Clackmannanshire Local Plan. The report makes a recommendation to Committee based on this assessment.
- 1.2. The Council has an interest in the planning application, as owner of the application site, and this is the reason for the application being reported to Committee for a decision.

**2.0 Recommendations**

- 2.1. The application is recommended for **APPROVAL** subject to the following conditions:
  1. Before any works start on site, samples of all external materials to be used on the building and hard surfaced areas shall be submitted to and approved in writing by the Council, as planning authority. Thereafter, the development shall be completed in accordance with the approved details.

2. Before any works start on site, details of all boundary markers and/or means of enclosure shall have been submitted to and approved in writing by the Council, as planning authority. The specification and finishes of the enclosures shall be of a high quality where they are visible from public areas. Once approved, the details shall be completed prior to occupation of the building.
3. Before any works start on site, a tree protection plan for all trees to be retained within or adjacent to the site shall have been submitted to and approved in writing by the Council, as planning authority. The plan shall be prepared by a suitably qualified person and comply with the requirements of BS5837 (2005). Once approved, the tree protection measures shall be carried out in full in accordance with BS5837 (2005) before any works start on site and shall remain in place for the duration of construction works.
4. Before any works start on site, a scheme of landscaping shall be submitted to and approved in writing by the Council, as planning authority. The scheme shall include;
  - (a) a plan showing existing trees and hedgerows to be retained;
  - (b) details of the type, number and location of plants to be planted on or near to the site and shall comprise mainly native species
  - (c) hard and soft landscaping to compensate for the loss of existing trees within and adjacent to the site and to integrate the development with the surrounding area including the entrances from the car park and Cochrane Park and the adjacent Scout Hall. This shall include consideration of planting on land adjacent to the site;
  - (d) arrangements for the implementation, establishment and future maintenance of the landscaping.
5. Before any works start on site, a detailed specification of the external security measures to be employed to minimise the risk of crime within the site and on adjacent land, including the land containing the Scout Hall, shall have been submitted to and approved in writing by the Council, as planning authority in consultation with Central Scotland Police. The specification shall include the provision of appropriate external security lighting, boundary markers and CCTV. Thereafter, the development shall be completed in accordance with the approved specification prior to the commencement of use of the building unless otherwise agreed in writing by the Council, as planning authority.
6. No developments shall start on site until the Council, as planning authority, has received and, in consultation with SEPA, has approved a Flood Risk Statement prepared by a suitably qualified person which assess the impact of the 1:200 year storm event in the Carnaughton Burn on the development hereby approved including the effect of a blockage in the existing culvert south of the site. The statement shall demonstrate that the development would not be at an unacceptable risk of flooding and would not be likely to increase the risk of flooding on land downstream of the site. Thereafter, the development shall be completed in accordance with any

recommendations in the Statement.

7. Before any works start on site, details of the design and location of the measures for the collection and management of surface and roof water drainage within the site shall have been submitted to and approved in writing by the Council, or planning authority. The details shall be designed in accordance with SUDS (The SUDS Manual, C697, CIRIA 2007) and include two levels of treatment unless otherwise agreed in writing by the Council. Thereafter, the development shall be completed in accordance with the approved details.
8. Before any works start on site, details of the following shall have been submitted to and approved in writing by the Council, as planning authority;
  - (a) the location and detailed specification of the ventilation system for the production area and cafe and kitchen;
  - (b) an assessment of the predicted noise, vibration and odour from the mechanical extract system and any other mechanical plant within the building produced by a suitably qualified person; and any measures required to mitigate the impact to safeguard the amenity of neighbouring land.
  - (c) details of external waste storage facilities and the measures to screen these from public view.
  - (d) provision of a 3.0 m wide footpath access to the Scout Hall to the north of the building, including any revisions to the site layout plan to accommodate the access path.
  - (e) the specification and arrangements to provide disabled parking spaces and cycle parking within the carpark or site in accordance with the requirements of the Council's Development Roads Guidelines and Specification.
  - (f) the specification and design of the means of access from the existing carpark to the proposed service road and the proposed store on the east elevation.

Thereafter the development shall be completed in accordance with details approved above prior to the commencement of use of the building.

9. Before any works start on site, a travel plan for the development shall have been submitted to and approved in writing by the Council. The plan shall include details of the measures for both staff and visitors and the arrangements for implementation and monitoring. The Plan shall be prepared in accordance with the guidance contained in PAN57 - Planning for Transport and Good Practice Advice for Developing Travel Plans published by Clackmannanshire Council.

Thereafter, the developer shall comply with the recommendations of the approved travel plan.

10. No construction work shall take place, no machinery shall be operated and no deliveries shall be received at the site outwith 0800 - 1800 hours Monday to Friday, 0800 - 1300 hours on a Saturday and at no time on Sunday or local Bank Holidays, unless otherwise agreed in writing by the Council, as planning authority.
11. No part of the floor space within the eastern part of the building and annotated as cafe, cafe kitchen and shop on the approved drawing titled Proposed Plans and Elevations (No 1475/1.02A) shall be used for General Industrial (Class 5) or Business (Class 4) uses as defined by the Town and Country Planning (Use Classes)(Scotland) Order 1997, or any such Order revoking or re-enacting the Order, without the prior written Consent of the Council, as planning authority.
12. This permission hereby approves the use of the building as a food manufacturing unit with associated visitor cafe and shop. In the event that the use of the cafe and/or visitor facilities at the premises cease for a period exceeding 3 consecutive calendar months, the industrial activities in the building shall cease no later than 3 months from the end of the above period, unless otherwise agreed in writing by the Council, as planning authority.
13. Notwithstanding the provision of Class 10 (1) of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order, 1992, and any subsequent Order revoking or re-enacting the Order, the net retail floor space within the building shall not exceed 100 m2 unless otherwise agreed in writing by the Council, as planning authority.

#### Reasons for Conditions

1. In the interests of visual amenity.
2. To consider these details yet to be submitted in the interests of visual amenity.
3. In the interests of local environmental quality and visual amenity.
4. To ensure the proper implementation of the landscaping in the interests of visual amenity.
5. Insufficient details have been submitted, to minimise the risk of crime and antisocial behaviour within and in the vicinity of the site and in the interests of personal safety.
6. Insufficient information has been submitted to assess the potential impact of floor risk from the Carnaughton Burn on the development.
7. To consider these details yet to be submitted and to ensure surface water is properly controlled and treated.
8. To consider these details yet to be submitted in the interests of visual amenity, local environment quality and to maintain a suitable access to adjacent land.

9. These details have still to be submitted by the developer.
  10. To safeguard residential amenity.
  11. To ensure the building is used for its intended and approved purpose given the sensitivity of the site and its surroundings and the exceptional justification for Class 5 (General Industrial) use at this location.
  12. To ensure the building is used for its intended and approved purpose given the sensitivity of the site and its surroundings and the exceptional justification for Class 5 (General Industrial) use at this location.
  13. To retain effective control over the retail element of the development given its location outwith the town centre boundary of Alva and the provisions of Policy JOB6 of the Clackmannanshire Local Plan 2004.
- 2.2. However, before the Council can issue the decision notice, it has to notify the Scottish Ministers as required by the Town and Country Planning (Notification of Applications)(Scotland) Direction 2009. This is because of the outstanding objection relating to flood risk from SEPA which is a statutory consultee.
- 2.3. Reasons for Decision
1. The proposals would be within part of the land identified for business use by Policy J25 (Glentana) of the Clackmannanshire Local Plan 2004. The proposed development of a manufacturing unit with an associated visitor cafe and shop and display kitchen would be a compatible and complementary use of the site having regard to the established uses within the adjacent Glentana Mill and the surrounding land including the Johnstone and Cochrane Parks and community facilities.
  2. The proposals would involve a high quality of design and layout that would complement and integrate with the surrounding land.
  3. The impact on access and parking associated with the proposals could be adequately met by the proposed layout and the existing parking and access roads adjacent to the site.
  4. The use of a suitably worded condition could ensure that flood risk has been adequately assessed in accordance with Local Plan Policy EN4 (Water Resources), the guidance in Scottish Planning Policy and the advice from SEPA and the Council's Roads and Transportation Unit.
  5. The proposed development would not have an unacceptable adverse impact on the amenity or safe functioning of adjoining premises subject to the terms of the planning conditions.
  6. The proposal would provide an opportunity for the expansion of an existing local business which would help sustain existing employment, generate additional jobs and provide an attraction for visitors to the Clackmannanshire Area. This would result in a significant economic benefit to the local economy.

7. The proposals, on balance, comply with the Council's adopted Development Plan and there are no material considerations that would indicate that the application should not be approved.

## 2.4. Section 75 Obligations

- 2.4.1. None.

## 3.0 **Background to the Proposals**

- 3.1. The site extends to approximately 0.27 hectares and comprises part of an area of public open space and a storage building and yard located to the rear of the Glentana Mill. The landscaped open space provides an attractive link from the Glentana Mill and car park to the Johnstone and Cochrane Parks. The store building abuts the park and Scout Hall grounds and its removal would enhance the amenity of the area.
- 3.2. The site is bounded to the west by mature and semi mature trees and the Carnaughton Burn, to the north by the Scout Hall and parkland and to the east by the car and bus parking area which serves the park and adjacent buildings including Glentana Mill.
- 3.3. The proposal is to erect a confectionery factory (Class 5) and associated cafe and shop for visitors and office accommodation. The approximate floor spaces within the building associated with these activities would be;
  - manufacturing 800m<sup>2</sup>
  - cafe 315m<sup>2</sup>
  - shop 73m<sup>2</sup>
  - offices 156m<sup>2</sup>
  - display kitchen 23m<sup>2</sup>

The manufacturing area would be located in the western part of the building and the visitor facilities within the eastern section. These are connected by the entrance to the building. The proposed design incorporates a mix of glazing, render and cladding with pitched roofs. There would be feature glazing on the north facing elevation from the cafe and office space affording views to the park and Ochil Hills. The maximum ridgeline level would be 8.2 metres and the eaves level would be approximately 4.0 metres.

- 3.4. The main entrance would be accessed from the car park at the rear of Glentana Mill and the car park would provide parking for visitors. The existing coach park/turning area would remain. The manufacturing activity would be serviced from a service road to the south and west of the building which would be accessed from the existing car park. A pedestrian entrance would also be provided on the north side of the building which would be accessed from the existing footpath to the Cochrane Park past the entrance to the Scout Hall.
- 3.5. The proposal would represent a significant investment and expansion of an existing local company which principally produces tablet, fudge and macaroon bars. The business has outgrown its current premises in Tillicoultry due to the predicted growth in sales of its products including to outlets across the United Kingdom. The development would ensure that production would meet the

significant quality assurance requirements of the distributors and would introduce a visitor based experience comprising cafe, shop and display kitchen. The current business employs 10 staff and the applicant predicts that the development would create a further 14 jobs over 3 years related to the increase in production and 8 - 10 jobs within the cafe giving a total of 34 jobs.

- 3.6. The site is located within the settlement boundary of Alva in the Clackmannanshire Local Plan 2004. The site occupies part of Local Plan Policy Site J25 (Glentana).

#### **4.0 Consultations**

- 4.1. Roads and Transportation do not object to the principle of commercial development at this location subject to; the provision of adequate parking provision to serve the development and the existing premises; the submission of a Travel Plan; an assessment of the likely impact of a 1:200 storm event on the risk of flooding from the Carnaughton Burn which is adjacent to the site; and consideration of the means of maintaining access to the Scout Hall. Comment *It is considered that the advice from Roads can be satisfactorily addressed having regard to the following points:*

- *the existing car park at the rear of the Glentana Mill contains 67 parking spaces and 8 disabled parking spaces in addition to a large coach turning/parking area. The proposed development would require 39 spaces based on the relevant Council's parking maxima ratios. Given the existing number and availability of spaces within the car park; the agreement by the applicant to prepare a Travel Plan to reduce reliance on the private car; the level of surplus spaces normally available in relation to the demand for parking generated by existing adjacent premises; and the policy approach to apply parking maxima ratios; it is considered that the parking demand generated by the proposal could be satisfactorily met by the existing car park without creating an unacceptable risk to road safety or the generation of on-street parking demand on nearby roads;*
- *the submission of a Travel Plan could be regulated by a planning condition;*
- *the applicant has confirmed that the proposed service access arrangements would be suitable for their business operation, having regard to the frequency and size of delivery vehicles;*
- *the proposal would alter the existing access arrangements for the Scouts by removing the existing footpath link from the bus turning area. The parking area is currently used by those using the Hall. The Scout Group also uses the footpath from the turning area to drive vehicles to the Hall to load/unload equipment. However, there is also a footpath link to the Hall from the carpark in Cochrane Park which would also provide a convenient access to the Hall if the building was erected. The access road in Cochrane Park would allow vehicles to park close to the entrance to the Hall. It is considered that the alternative arrangements that would be available if the development took place would be reasonable and would not prejudice the continued use of the Hall.*
- *the applicant has submitted information relating to flood risk which is under consideration by SEPA.*

4.2. SEPA object to the application on the grounds of lack of information relating to flood risk from the Carnaughton Burn. They recommend that a suitable flood risk assessment be undertaken. They also advise that a condition should be attached to any subsequent permission requiring two levels of SUDS surface water treatment. *Comment* The Service has also requested information on the effect on flood risk on the development and areas downstream of the site. The applicant has submitted information to SEPA to try to address their concerns but SEPA's response to the adequacy of the information has not been received at the time of writing this report. However, as discussed in paragraph 6.8 below, it is considered that a condition could be attached to ensure the risk is satisfactorily addressed before work commences on site. The use of suitable SUDS to treat surface water could be requested using a planning condition. As SEPA has objected on the grounds of flood risk, the application would have to be notified to the Scottish Ministers before the Council could grant planning permission as required by the Town and Country Planning (Notification of Applications (Scotland) Direction 2009.

4.3. Land Services advise that a detailed tree survey should be submitted to assess the impact of the development on existing trees within and adjacent to the site. They note that the building would result in the loss of a number of mature trees on the western boundary due to their proximity to the construction area. They also highlight the following:

- pedestrian access from the car park to Johnstone Park should be maintained;
- the coach turning area is used by funfairs.

*Comment* A tree survey has been submitted which confirms that the development would result in the removal of 5 mature trees on the east side of the Burn as well as approximately 27 standard trees which had been planted within the open space within the site boundary. The mature trees are part of a row running along the burn from the Mill building which create a screen between the Cochrane Park and the Glentana Mill site as well as making a significant contribution to the amenity of the area. Their retention would require the building and service road to be moved approximately 10 metres away from the trees. The Service has sought to retain the trees by asking the applicant to relocate the building further to the east to avoid the root protection area. They have reviewed the layout and building position but have concluded that there is no practicable alternative layout to achieve the root protection exclusion zone for the trees while accommodating the required layout of the building within the site. They would be willing to provide compensatory planting if permission was granted. The proposal would not prevent access to Johnstone Park from the car park or the use of the coach turning area.

4.4. Environmental Health have no objection in principle but advise that further information should be provided including:

- a specification for the ventilation system for the production area;
- details of the proposed mechanical plant to allow an assessment of potential noise, vibration and odour from them;
- the provision of waste storage facilities.

They also advise that construction hours should be regulated. Comment *Given the nature of the proposals and the distance from the nearest residential properties, it is considered that these issues could be satisfactorily regulated using planning conditions to require the details to be approved by the Council before works commence.*

- 4.5 The Police Community Safety Officer has advised that the design and layout of the development should include measures to deter this risk of vandalism or other crime at the site and the adjacent Scout Hall. There are records of anti social behaviour in the vicinity of the site. Comment *The applicant has stated that they have no objection to incorporating measures within the development minimise the risk of crime including in consultation with the Scouts. This could be regulated using an appropriately worded planning condition.*
- 4.6 Alva Community Council has commented that they have no objections to the principle of the development provided it does not impact on the use of the neighbouring premises occupied by the Scouts and Parkland Alva Pensioners Association. Comment *The proposed development could be accommodated without having an unacceptable impact on neighbouring uses. This is discussed in Section 6.0 of the report below.*
- 4.7 Scottish Water has no objection to the application and advise that there is sufficient capacity to service the development.
- 4.8 Argyll, Stirling and the Trossachs Tourist Board were consulted on the application but have not responded to the consultation.

## **5.0 Representations**

- 5.1 A total of 4 neighbouring properties were notified of the application and a Neighbour Notification advertisement was placed in the local press on 10th June 2010. Two representations have been received from the following parties;
- 1st Alva Scout Group (4th Clackmannanshire) c/o Dickies Wells, Alva
  - Lynn Blyth, Ochils Coffee Mill, Unit 1, Glentana Mill, West Stirling Street, Alva.
- 5.2 The Scout Group is in principle in agreement with the proposed development but have concerns about following issues;
- (a) the loss of the existing vehicular access to the Hall. Comment - *this issue has been addressed in section 4.1 above.*
  - (b) the increased risk of crime and vandalism to their property if the boundary between the factory and Hall is a high wall and no external lighting was provided - Comment *There are already problems relating to antisocial behaviour within the Hall grounds verified by the Community Safety Officer. The Hall is currently enclosed by high hedgerows and a wall on the north boundary which make the property secluded from adjoining paths, car parks and open space. The proposed building would also enclose 2 sides of the Hall but the applicant has offered, in consultation with the Scout Group, to install and maintain security measures covering the building and Scout Hall to*

*improve the existing situation. This could include external security lighting, CCTV and boundary railings to replace the existing wall on the north boundary of the Hall. The Service and the Police Community Safety Officer consider that the provision of such measures would result in a net improvement in terms of measures to deter the risk of crime. Their inclusion could be regulated using a planning condition.*

5.3 The representation from the neighbouring cafe business has raised the following concerns;

(a) It is unlikely that two cafes could survive in such close proximity to each other. Comment - *this would not be a material planning consideration.*

(b) They were not made aware of the proposal when they signed a 3 year lease earlier this year. Comment - *This is not a material consideration in the assessment of the application.*

(c) A factory should not be situated on the edge of park land Comment - *This issue is considered in the next section of the report.*

## **6.0 Planning Considerations**

6.1 The application requires to be determined in accordance with the provisions of the Development Plan, unless material considerations indicate otherwise.

6.2 The key issues in relation to the application are considered to be; The Principle of the Development; Design and Amenity; Environmental Impacts; Access and Parking; Flood Risk; and Economic Impact.

### **6.3 Principle Of The Development**

The site is currently allocated for business use (Class 4/5) as part of Policy J25 (Glentana) in the 2004 Local Plan. Although the site is identified for these uses, the associated Development Guideline states “ Existing use : visitor centre, shop and café. Change of use and conversion of existing units for Class 4 Business Purposes“. The proposal would involve new build within land covered by Policy J25. The Development Guideline only refers to conversion of the existing buildings and further new build development was not anticipated when the Guideline was prepared. Notwithstanding this position, there are a number of factors which would provide support for the principle of the development in relation to Policy J25 and these can be summarised as follows;

- It is considered that the specific uses and nature of the proposal, which combines a food manufacturing unit with a visitor attraction (cafe/display kitchen/shop), would make it consistent with the provisions of Policy J25. The proposal would create a visitor experience that would be unique in Clackmannanshire but would also be compatible with and enhance the established function of the Mill as a visitor facility which includes retail and cafe uses.
- Conditions are proposed which would restrict the change of use of the visitor attraction part of the building and the use for manufacturing without the cafe/shop uses without the further approval of the Council as planning authority. These controls are considered necessary given the potential adverse impacts

that an unfettered permission for Class 5 use of the site could have on the amenity of the area and the existing uses on adjacent land.

- Local Plan Policy JOB3 (Small Business) provides support for appropriate new business opportunities within settlements and states that businesses will be encouraged to locate on sites allocated for business use on the Proposals Map and suitable brownfield sites. The proposal would accord with this Policy.

It is concluded that the proposal would accord with the objectives of Policies J25 and JOB3. Furthermore, the proposal would also be consistent with the provisions of Local plan Policy JOB12 (Tourism) in terms of the location within the settlement boundary and the criteria in the Policy. The proposed retail element would be consistent with the objectives of Local Plan Policy JOB6 (New Shopping Facilities) given the shop would be related and ancillary to the manufacturing process. There are also retail uses already established within the Glentana Mill.

- 6.4 In terms of the Finalised Local Plan Alteration 2009, the site is within part of the Housing Opportunity Site H907. The relevant Development Guideline states that the site has potential for mixed use development including a new tourism development opportunity. The terms of the Guideline and the conclusions in Paragraphs 6.5 and 6.6 below demonstrate that the proposed development would be consistent with the objectives of this designation. This designation would have less weight than the Development Plan position in the adopted 2004 Local Plan.

6.5 Design and Amenity

The proposed design of the building would achieve a suitable standard which would not detract from the established character of the area. The layout and design would respond to the location in terms of the appearance from the car park, the standard of finishes and the orientation of the main glazing areas towards the park and the Ochil Hills. Although the development would result in the removal of several mature trees on the west boundary, there is scope to provide compensatory planting including on the west side of the burn to help offset the loss and integrate the building within the park land setting. The building would be close to the Scout Hall but this would not have an unacceptable impact on the existing standard of amenity enjoyed by this property. The applicant would also provide security measures to reduce the risk of crime or anti social behaviour at both premises. The removal of the existing store building would enhance the appearance of this part of the park. The proposals would accord with Local Plan Policies EN11 (Enhancing Environmental Quality).

6.6 Environmental Impacts

The manufacturing process would fall within Class 5 (General Industrial) and there would be potential for nuisance from noise, odour or vibration associated with this use class. However, the nature of the business (confectionery production and cafe) would mean that the environmental impacts would be unlikely to create a nuisance to existing neighbours. The proposed conditions would require details of the mechanical plant to be submitted to and agreed by the Council before works could commence to ensure their effectiveness and impact would be considered. This approach would accord with the advice from Environmental Health and the guidance in

Local Plan Policy EN15 (Planning and Environmental Protection).

#### 6.7 Access and Parking

The issues relating to parking and servicing raised by Roads and Transportation have been addressed in paragraph 4.1 of the report above. The site is accessible by public transport and cycle parking and additional disabled spaces would have to be provided. The applicant would also have to submit a Travel Plan. It is considered that the proposal would not result in an unacceptable impact on road safety and the location would be accessible by modes of transport other than the private car.

#### 6.8 Flood Risk

The applicant was advised to carry out an assessment of flood risk by the Service prior to the receipt of the consultation response from SEPA. Given the nature of the surrounding land and the size and catchment of the Carnaughton Burn, it is not envisaged that flood risk issues would prevent development taking place. However, a suitable assessment is required given the proximity of the burn to the site. An initial assessment has been carried out by the applicant and the details have been submitted to SEPA but its response has not been received at the time of completing this report. If their response is not be received before Committee meets, this could be regulated by a suitably worded condition so that both the Council's interests as flooding authority and that of SEPA would be satisfied.

#### 6.9 Economic Impact

The proposal would enable an existing local business to expand in response to the predicted demands on output which cannot be met from their existing facility. Furthermore, the proposal would diversify the business by creating a local visitor attraction based on the manufacturing process. If successful, the business would employ a further 14 manufacturing jobs and 8 - 10 jobs in the cafe facility while attracting visitors to the area which is likely to have an economic benefit locally. This economic impact would be significant in a Clackmannanshire context and particularly welcome in the present economic climate.

#### 6.10 Summary

Taking account of the above considerations and the relevant policies in the Council's Development Plan, it can be concluded that the proposals would accord with the objectives and policies of the Development Plan. The Finalised First Alteration would be a material consideration and would also provide support as discussed in paragraph 6.4 above. The representations received on the application would not indicate that permission should be withheld as discussed in paragraphs 5.2 and 5.3 above. The proposed conditions are set out in Section 2.0 of the report and deal with issues including flood risk, landscaping and the use of the building.

## 7.0 Sustainability Implications

- 7.1 The proposal would involve the re-use of previously developed land for a purpose compatible with the countryside location.
- 7.2 The development would meet the necessary drainage standards to safeguard the environmental quality of the area.
- 7.3 The applicant proposes to manage their landholding to enhance its nature conservation value.

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

### (1) **Our Priorities 2008 - 2011** (Please double click on the check box )

- |  |                                     |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input type="checkbox"/>            |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input type="checkbox"/>            |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input type="checkbox"/>            |
| The environment is protected and enhanced for all                        | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence        | <input type="checkbox"/>            |

### (2) **Council Policies** (Please detail)

## 8.0 Equalities Impact

- 8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?  
Yes  No

## 9.0 Legality

- 9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

## 10.0 Appendices

- 10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

**None**

## 11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)


Yes  (please list the documents below) No

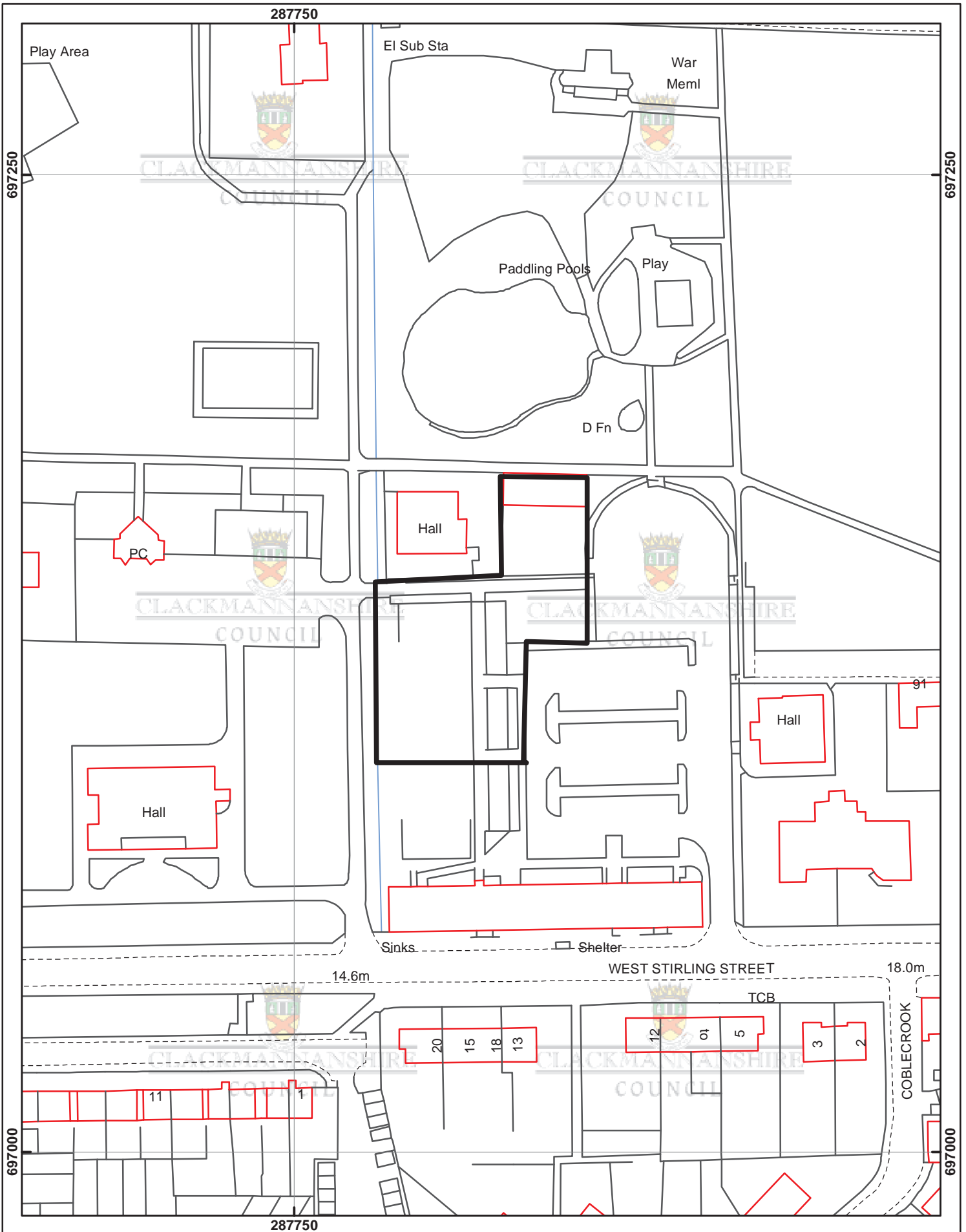
- Clackmannanshire And Stirling Structure Plan
- Clackmannanshire Local Plan
- Consultation Responses
- Letters of Representation

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Keith Johnstone	Principal Planner	452614

### Approved by

NAME	DESIGNATION	SIGNATURE
John Gillespie	Head of Community & Regulatory Services	



N



Date:  
24-Aug-2010

**10/00143/FULL - Land To The Rear Of Glentana Mill, West Stirling Street, Alva  
Erection of Confectionary Factory (Class 5)  
With Associated Offices, Cafeteria and Shop**

**Ward: Clackmannanshire North**

**OS Grid Ref: NS 877 971**

**Scale: 1:1,250**



**Clackmannanshire Council**

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