

PLANNING COMMITTEE - 2 SEPTEMBER 2010

SUPPLEMENTARY BRIEFING NOTE TO MEMBERS

Item 4 -

Report of Handling on Planning Application for the Erection of Confectionary Factory with Associated Offices, Cafe and Shop, land to the Rear of Glentana Mill, West Stirling Street, Alva (Ref No 10/00143/FULL)

a. Further to the terms of paragraph 4.2 of this report, SEPA has now written to the Council in response to information received from the applicant. This letter indicates that **SEPA has removed its objection to this application** subject to a planning condition which ensures that there will be no alterations to ground levels below the top of the retaining wall on the west side of the adjacent burn. We agree with this approach, and therefore **propose** the following amendments to the recommendation:

- (i) The deletion of Condition 6 on page 6 of the papers
- (ii) The insertion of a replacement Condition 6 as follows:

"6. There shall be no alteration to existing ground levels on the west side of the Carnaughton Burn below the top level of the burn retaining wall."

- (iii) The deletion of the obligation to notify Scottish Ministers, as set out in paragraph 2.2 of the report, as the objection from SEPA has been withdrawn.

b. In order to improve the precision and understanding of Condition 12 on page 8 of the papers, the following amendment to the wording is **proposed**:

- "12. This permission hereby approves the use of the building as a food manufacturing unit with associated visitor cafe and shop, **and for no other industrial or business use as defined in Classes 4 and 5 of the Town and Country Planning (Use Classes)(Scotland) Order 1997**. 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."