



**Clackmannanshire
Council**

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Greenfield, Alloa, Scotland, FK10 2AD (Tel.01259-450000)

PLANNING COMMITTEE

Thursday 30 August 2012 at 9.30 am

Venue: Council Chamber, Greenfield, Alloa, FK10 2AD

For further information contact Finance and Corporate Services, Clackmannanshire Council, Greenfield, Alloa, FK10 2AD
Phone: 01259 452106/2004 Fax: 01259 452230 E-mail: customerservice@clacks.gov.uk www.clacksweb.org.uk

Date	Time
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PLANNING COMMITTEE

The Planning Committee is responsible for taking decisions on planning applications and enforcement, dealing with regulatory issues arising in the fields of Building Control, Trading Standards, Environmental Health and non liquor licensing, all in line with Council policy.

22 August 2012

A MEETING of the PLANNING COMMITTEE will be held within the Council Chamber, Greenfield, Alloa, FK10 2AD, on THURSDAY 30 AUGUST 2012 at 9.30 am.

**ANDREW WYSE
Solicitor, Legal Services**

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1. Apologies	--
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PLANNING COMMITTEE – MEMBERS

Councillors

Wards

Councillor	Alastair Campbell	(Convenor)	5	Clackmannanshire East	CONS
Councillor	Graham Watt	(Vice Convenor)	3	Clackmannanshire Central	LAB
Councillor	George Matchett, QPM		1	Clackmannanshire West	LAB
Councillor	Tina Murphy		1	Clackmannanshire West	SNP
Councillor	Les Sharp		1	Clackmannanshire West	SNP
Councillor	Walter McAdam, MBE		2	Clackmannanshire North	SNP
Councillor	Bobby McGill		2	Clackmannanshire North	LAB
Councillor	Gary Womersley		3	Clackmannanshire Central	SNP
Councillor	Kenneth Earle		4	Clackmannanshire South	LAB
Councillor	Ellen Forson		4	Clackmannanshire South	SNP



MINUTE OF MEETING of the PLANNING COMMITTEE held within the Council Chamber, Greenfield, Alloa, FK10 2AD, on THURSDAY 7 JUNE 2012 at 9.30 am.

PRESENT

Councillor Alastair Campbell, Convenor (In the Chair)
Councillor Graham Watt, Vice Convenor
Councillor Ellen Forson
Councillor Walter McAdam MBE
Councillor Bobby McGill
Provost Tina Murphy
Councillor Gary Womersley

IN ATTENDANCE

Ian Duguid, Development Quality Team Leader
Andrew Wyse, Solicitor (Clerk to the Committee)
Julie Hamilton, Development Services Manager

PLA001/12 APOLOGIES

Apologies for absence were received from Councillors George Matchett QPM, Les Sharp and Kenneth Earle.

PLA002 DECLARATIONS OF INTEREST

None

PLA003 MINUTES OF MEETING: PLANNING COMMITTEE 15 MARCH 2012

The minute of the meeting of the Planning Committee held on 15 March 2012 was submitted for approval.

Decision

The minute of the meeting of the Planning Committee held on 15 March 2012 was approved as a correct record of the proceedings and signed by the Convenor.

PLA004 MINUTES OF MEETING: LOCAL REVIEW BODY 15 MARCH 2012

The minute of the meeting of the Local Review Body held on 15 March 2012 was submitted for approval.

Decision

The minute of the meeting of the Local Review Body held on 15 March 2012 was approved as a correct record of the proceedings and signed by the Convenor.

PLA005 MINUTES OF MEETING: LOCAL REVIEW BODY 21 MARCH 2012

The minute of the meeting of the Local Review Body held on 21 March 2012 was submitted for approval.

Decision

The minute of the meeting of the Local Review Body held on 21 March 2012 was approved as a correct record of the proceedings and signed by the Convenor.

PLA006 MINUTES OF MEETING: LOCAL REVIEW BODY 12 APRIL 2012

The minute of the meeting of the Local Review Body held on 12 April 2012 was submitted for approval.

Decision

The minute of the meeting of the Local Review Body held on 12 April 2012 was approved as a correct record of the proceedings and signed by the Convenor.

PLA007 MINUTES OF MEETING: LOCAL REVIEW BODY 26 APRIL 2012

The minute of the meeting of the Local Review Body held on 26 April 2012 was submitted for approval.

Decision

The minute of the meeting of the Local Review Body held on 26 April 2012 was approved as a correct record of the proceedings and signed by the Convenor.

PLA008 PLANNING APPLICATION

Report of Handling on Planning Application: Alterations to Existing Railway Footbridge from Grange Road to Stirling Road, Alloa (Ref. 11/00332/FULL)

A report submitted by the Principal Planner updated Members on a planning application that was previously considered and deferred by the Planning Committee on 15th March 2012. The report summarised the outcome of the consultation undertaken by the applicant with objectors, Central Scotland Police and the Planning Authority. The previous committee report was included as Appendix 1 to the report.

Motion

That the Committee approves the application for planning permission on the basis of the revised drawing and details, subject to the conditions and reasons set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Bobby McGill.

Decision

The Committee agreed unanimously to approve the application for planning permission on the basis of the revised drawing and details, subject to the conditions and reasons set out in the report.

Action

Development Services Manager

PLA009

PLANNING APPLICATION

Application for Planning Permission: Replacement of Bridge Deck to Form 3 Metre Wide Footbridge over Railway at Railway Footbridge, Argyll Street, Alloa (Ref. 12/00059/FULL)

A report submitted by the Development Quality Team Leader summarised a planning application for the above proposed development. The report included comments from consultees and other parties and described relevant Development Plan policy.

In accordance with Section 43A(6) of the Town and Country Planning (Scotland) Act 1997, the application was reported to Committee for decision as there is a Council ownership interest in the bridge.

Motion

That the Committee approves the application for planning permission subject to the conditions and reasons set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Bobby McGill.

Decision

The Committee agreed unanimously to approve the application for planning permission subject to the conditions and reasons set out in the report.

Action

Development Services Manager

PLA010

PLANNING APPLICATION

Planning Application: Change of Use of Shop to Hot Food Takeaway and Installation of Ventilation Flue at 97B Main Street, Sauchie, FK10 3JT (Ref: 12/00063/FULL)

A report submitted by the Principal Planner summarised a planning application for the above proposed development. The report considered the relevant planning policies in the Development Plan, representations received from third parties, consultation responses and any other material considerations.

The report had been prepared in response to a motion which had been approved at the Council meeting held on the 1st June 2012. The motion granted approval for the application to be determined by the Planning Committee rather than by the Council's Appointed Officer under the Council's Scheme of Delegation for Local Developments.

The Committee heard representation from:

- (1) Mr Sohail Afzal, Royal Tandoori (Objector)
- (2) Councillor Derek Stewart (Local Member)

Motion

That the Committee approves the application for planning permission subject to the conditions and reasons set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Provost Tina Murphy.

Decision

The Committee agreed unanimously to approve the application for planning permission subject to the conditions and reasons set out in the report.

Action

Development Services Manager

Ends: 10.20 am



**MINUTE OF MEETING of the LOCAL REVIEW BODY MEETING held within the Council
Chamber, Greenfield, Alloa, on FRIDAY 22 JUNE 2012 at 9.30 am**

PRESENT

Councillor Graham Watt (Vice Convenor)
Councillor Gary Womersley
Councillor Ellen Forson

IN ATTENDANCE

Mark Easton, Solicitor (Clerk to the Local Review Body)

LRB(11)01 APOLOGIES

None.

LRB(11)02 DECLARATIONS OF INTEREST

None.

**LRB(11)03 APPLICATION FOR REVIEW - GARDEN GROUND AT KELLYSIDE
COTTAGE, DRUM ROAD, DOLLAR, FK14 7PG**

Name of Applicant:	Mrs Shona Ulrichsen
Site Address:	Garden Ground at Kellyside Cottage, Drum Road, Dollar, FK14 7PG
Description of the Application:	Application for Planning Permission in Principle for proposed new dwelling house in garden ground at Kellyside Cottage
Planning Application Reference Number:	11/00329/PPP

Attending

Mr Ulrichsen, on behalf of the Applicant.

The Local Review Body (LRB) held a pre-examination meeting to determine the procedural steps to be taken. The LRB agreed to adjourn the meeting so that an unaccompanied site visit could take place.

The LRB adjourned at 9.35 am and agreed that immediately following the site visit, the LRB would reconvene to determine the review application. The LRB reconvened at 10.35 am and were satisfied that following the site visit, there was sufficient information before it to determine the application without any further procedure.

Motion

That having considered all the information before it, the Local Review Body agree to reverse the decision made by the appointed officer as in this case, the material considerations outweighed the Development Plan policies. The material considerations were that the development site is close to the settlement boundary and is set in the garden grounds of an existing cottage. As the proposed development is nearer the settlement boundary than the existing cottage, this justifies departure from the development plan as, having visited the site, the development would be within the natural curtilage of the town, notwithstanding the settlement boundary within the Development Plan. The LRB therefore agree to grant permission for the erection of 1 no. house at Kellyside Cottage subject to the conditions for development of this type imposed by the planning authority and additional conditions relating to the (i) the restriction on the height of the development; (ii) adequate screening proposals; and (iii) proposals for access restricting the use of access to/from the A91 and encouraging the use of Kirkstyles.

Moved by Councillor Gary Womersley. Seconded by Councillor Ellen Forson.

Decision

The Local Review Body unanimously agreed to reverse the decision made by the appointed officer as in this case, the material considerations outweighed the Development Plan policies. The material considerations were that the development site is close to the settlement boundary and is set in the garden grounds of an existing cottage. As the proposed development is nearer the settlement boundary than the existing cottage, this justifies departure from the development plan as, having visited the site, the development would be within the natural curtilage of the town, notwithstanding the settlement boundary within the Development Plan. The LRB therefore agree to grant permission for the erection of 1 no. house at Kellyside Cottage subject to the conditions for development of this type imposed by the planning authority and additional conditions relating to the (i) the restriction on the height of the development; (ii) adequate screening proposals; and (iii) proposals for access restricting the use of access to/from the A91 and encouraging the use of Kirkstyles.

Action

Clerk to the Local Review Body

Report to Planning Committee

Date of Meeting: 30th August 2012

Subject: Application for Planning Permission Ref No 12/00119/PPP - Development Of Land For Housing, Cemetery And Playing Field Etc - Application to Vary Condition 7 of Planning Permission 07/00460/OUT, And Allow For A Maximum Of 22 No. Houses Within The Development Site, Land Adjoining Kelly Burn, Lover' s Loan, Dollar

Report by: Head of Community and Regulatory Services

Applicant: Mactaggart And Mickel

Agent: Colliers International

Ward: Clackmannanshire East

1.0 Purpose

- 1.1. The purpose of this report is to describe the background to the planning application, the reasons for the report to varying the condition of planning permission, the policy issues that arise and the other material considerations. The recommendations to approve the application has balanced the Development Plan position with the information supplied by the applicant and the views expressed by third parties.
- 1.2. As the Council has an interest in the wider development to which this application relates, via a Section 75 Agreement, the application cannot be determined by the Appointed Officer(s) under the Scheme of Delegation for Local Developments.

2.0 Recommendations

- 2.1. The Committee is recommended to grant planning permission for the variation in condition, which shall now read as follows:
 7. A maximum of 22 no. houses within the development site are approved by this planning permission.
- 2.2. The reason for the condition remains unchanged.

2.3. The reasons for the decision are:

- I. The number of house units would still represent low density development as prescribed in the First Alteration to the Clackmannanshire Local Plan.
- II. No objections have been submitted by any third parties involved in the planning application process.
- III. The increase in the maximum number of house units will not increase the total housing floorspace or development footprint within the site.

3.0 Considerations

Background

- 3.1. On 7th October 2010, Planning Permission in Principle was granted for development of land at Lover's Loan, Dollar. This comprised a cemetery, playing field, woodland planting, access road and enabling housing development. A related Section 75 Agreement was signed by the Council, the applicant and the landowner at the same time, the principal purpose of which was to manage the implementation of the development. The planning permission was granted subject to a number of conditions. Condition 1 required the submission of additional details and assessment work. This has been received and the application is under consideration. It can be determined by the Council's Appointed Officer(s) under the Scheme of Delegation for Local Developments.
- 3.2. Condition 7 restricted the enabling housing development to a maximum number of 20 units, on the basis that the information supplied by the then applicants indicated that a development "footprint" of 45,000 square feet was required to generate funding for the other elements of the project, and 20 units was anticipated as the maximum number of houses required to secure this built area. The current applicant plans to build smaller house types to those shown indicatively on the original plans, hence the request to adjust the terms of the condition.

Consultations

- 3.3. Roads and Transportation have advised that there would be very little change in the impact of the development on the road network. They have no objections to the proposed change.
- 3.4. Dollar Community Council met with the applicant and planning officers. This clarified the change of house types and aided their understanding of the applicant's proposals. They ask that consideration be given to further enabling funding from the additional two houses, partly in relation to the Dollar Community Plan. *Comment: The proposed housing as approved will help to fund:*
 - land for a cemetery "extension" in the site
 - a sports playing field

- £200,000 towards community facilities associated with the playing pitch
- an adoptable access road from Park Place to the site, an approximate distance of 250m. It will service and benefit 6 existing houses
- off site traffic management measures

The total footprint of the development is likely to be less than that envisaged at the outline planning application stage. The developer has made it clear that no additional development could be enabled from the change in house numbers.

Representations

- 3.5. Around 20 households were notified of this application. Representations were received from:

Mr Dalgety, 12A Kellyburn Park, Dollar

Mr and Mrs Rice, 11 Kellyburn Park, Dollar

The representations may be summarised as follows:

Additional time was sought to make observations. *Comment: We acceded to this request.*

No objections to increased numbers unless this sets a precedent for adjoining land. *Comment: The proposal has no implications for adjoining land.*

Development Plan Position

- 3.6. The wider development site is identified as a low density housing policy site in the First Alteration to the Clackmannanshire Local Plan. The development guidelines include 20 houses, but this is simply a record of the terms of the existing planning permission, and not based on any low density standard or threshold. The proposed change to the condition complies with the low density status of the site, and is therefore in accordance with Local Plan policy and site development guidelines.

Other Material Considerations

- 3.7. The following factors have contributed to the recommendations:
- No objections to the proposal from any third parties
 - The overall "scale" of development remains largely unchanged; more houses, but smaller units/plots
 - The development will continue to deliver a comprehensive package of community and physical infrastructure improvements
 - Reference has been made to the Dollar Community Plan. This is being examined through the Local Development Plan, and while it differs from the current proposal, approval of this application does not prejudice examination of other development options

- 3.8. In conclusion, the change to the working of the condition is reasonable in the circumstances, with a new developer, an attendant change to the factors influencing house size and the continued commitment to the cemetery, playing field, ancillary sports/leisure accommodation and road improvements

4.0 Sustainability Implications

- 4.1. There are no sustainability implications that specifically arise from this change to the condition of the planning application.

5.0 Resource Implications

5.1. *Financial Details*

- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

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

- (1) **Our Priorities** (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)

Clackmannanshire Local Plan First Alteration - Policy Site H64 Kellyburn,
including Development Guidelines

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

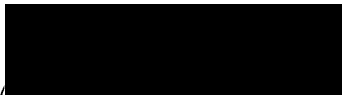
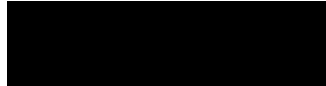
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

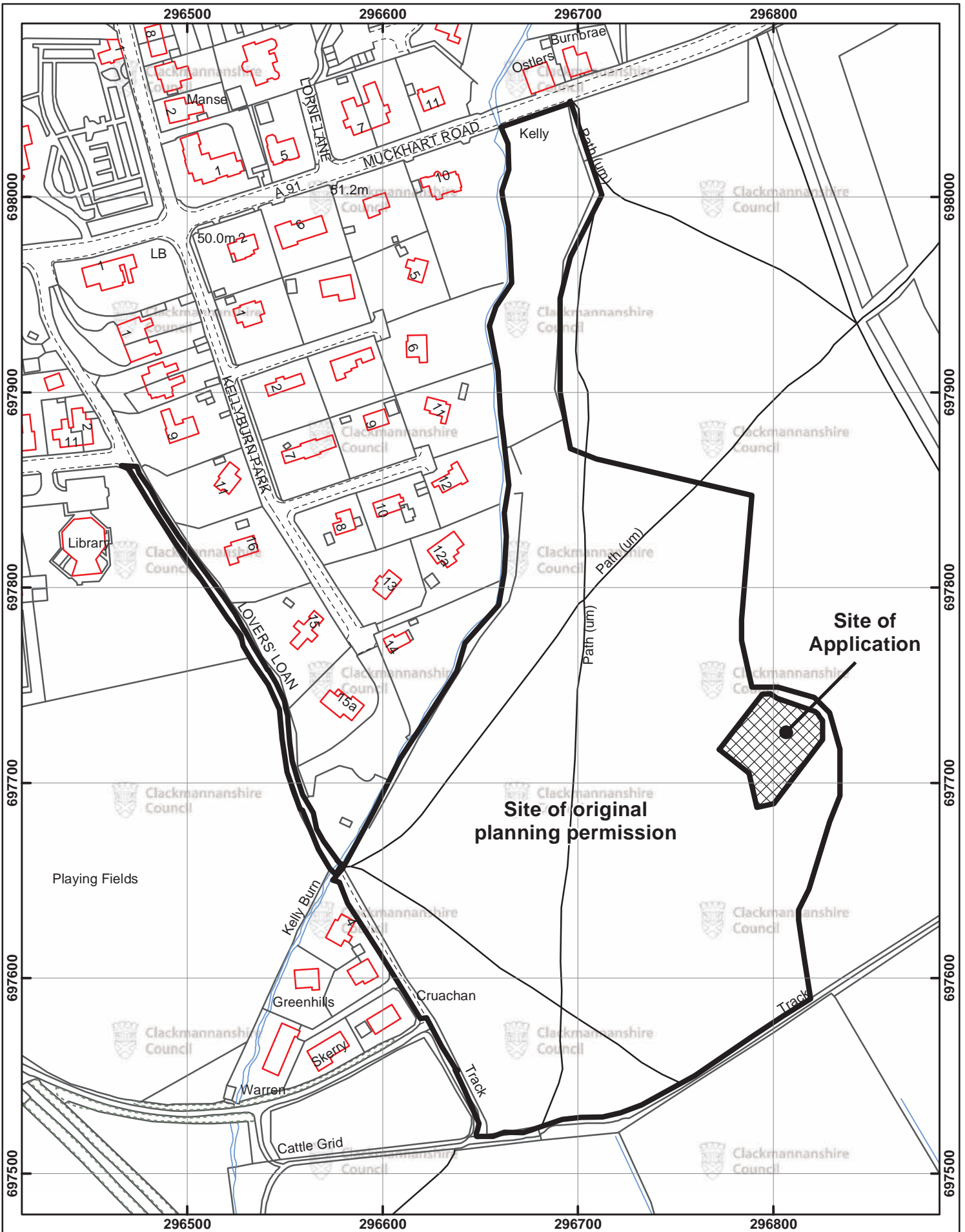
Yes (please list the documents below) No


Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Ian Duguid	Development Quality Team Leader	452621

Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Service Manager	
John Gillespie	Head of Community and Regulatory	






Date:
16-Aug-2012

12/00119/PPP - Land Adjoining Kellyburn, Lovers Loan, Dollar
Application to Vary Condition 7 of Planning Permission 07/00460/OUT,
And Allow For A Maximum Of 22 No. Houses Within The Development Site

Ward: Clackmannanshire East

OS Grid Ref: NS 96 97

Scale: 1:2,500



Clackmannanshire Council
www.clacksweb.org.uk
 Services to Communities
 Kinraigs
 Greenside Street
 Alloa
 FK10 1EB

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Report to Planning Committee

Date of Meeting: **30th August 2012**

Subject: **Street Naming Report for Development at The
Former Alloa Academy, Claremont, Alloa**

Report by: **Head of Community & Regulatory Services**

1.0 Purpose

- 1.1. The purpose of this report is to decide on the names of new streets which will soon be created in Clackmannanshire.
- 1.2. In order to assist, the report sets out the results of the consultation exercise seeking suggested names for 4 new streets in Alloa. The developer required 1 of these streets to be named in early July to permit services to be connected to the showhouse complex. Meadow Bank was selected by Councillor Campbell from the reserve list of approved street names and the developer and Royal Mail have been duly informed.
- 1.3. This development consists of the erection of 97 detached and semi detached dwellings. The proposed layout lends itself to 3 streets. A layout plan is enclosed at Appendix 1 for ease of reference.
- 1.4. Following careful consideration of the suggestions received, having regard to the criteria for choosing names and taking cognisance of the Tri-Council Street Naming and Numbering Conventions, it is recommended that the names identified in Paragraph 2.1 be agreed.

2.0 Recommendations

- 2.1. It is recommended that the following names are agreed:

Scholars Road

Brodie Avenue

Inch View

3.0 Considerations

- 3.1. Research has been carried out and consultation undertaken in order to identify a suitable name for each of the new streets in Alloa.

- 3.2. The consultation and research process involved contacting the local Councillors, the Community Council, local schools and known heritage groups and interested parties. A full list of the consultees' responses is enclosed at Appendix 2.
- 3.3. The Royal Mail Address Development Centre has also been consulted and the recommended names are deemed acceptable. Should alternative names be chosen, further consultation with Royal Mail would be required.

4.0 Sustainability Implications

- 4.1. The recommended does not have any significant implication. The consultation and research procedure ensures that community participation has been undertaken.

5.0 Resource Implications

- 5.1. There are no financial implications with regard to this report.
- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.4. There are no staffing implications with regard to this report.

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

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

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

- 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)

Tri-Council Street Naming and Numbering Conventions

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 Appendix 1 - Location Plan and Site Plan

Appendix 2 - Consultee Returns

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

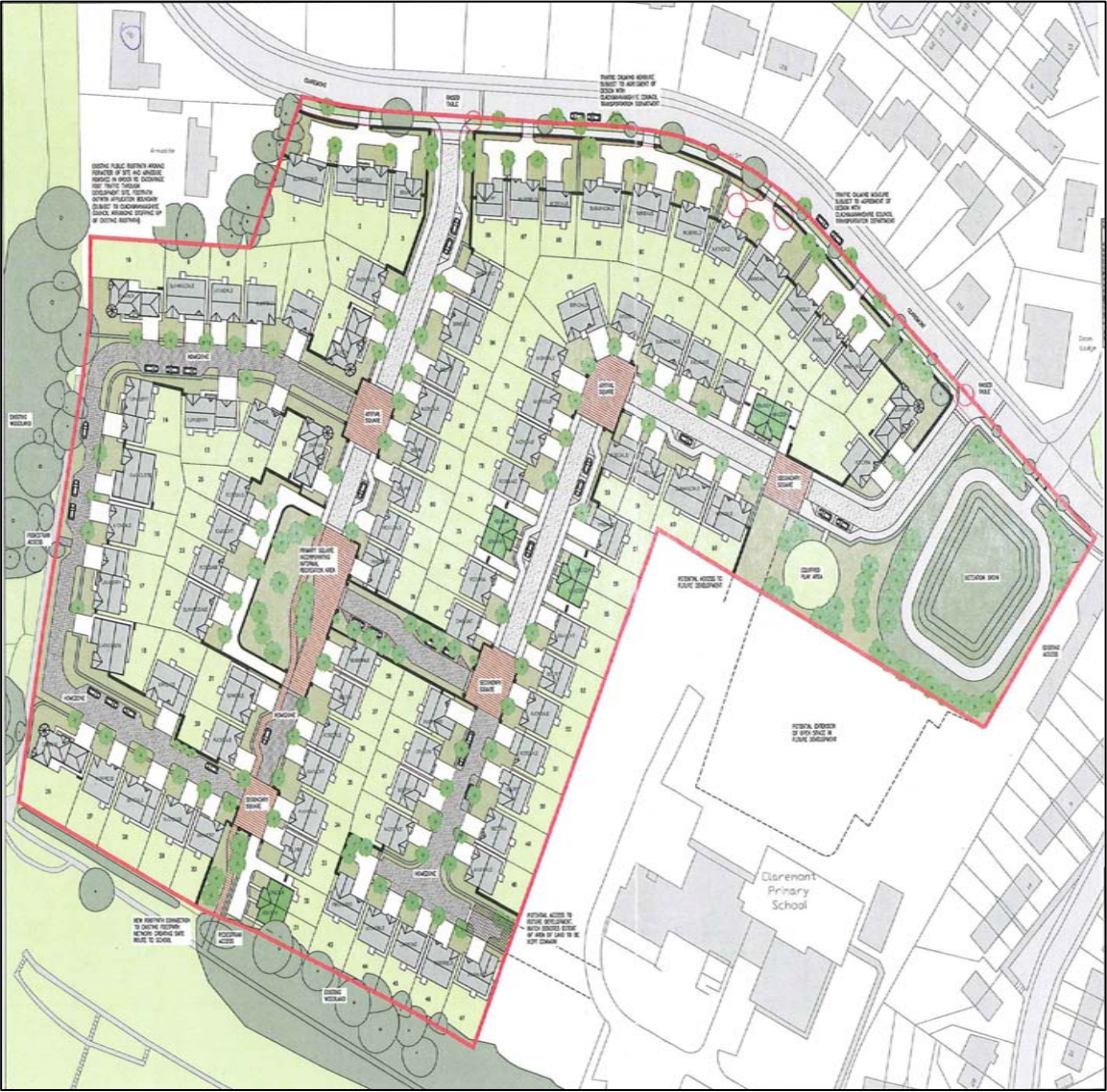
Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
ALASTAIR MACKENZIE	BUILDING STANDARDS & LICENSING TEAM LEADER	2554

Approved by

NAME	DESIGNATION	SIGNATURE
JOHN GILLESPIE	HEAD OF COMMUNITY & REGULATORY SERVICES	

APPENDIX 1



APPENDIX 2

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS
Councillor Holden	Peter Brodie	The Very Rev Dr Peter Brodie was the Minister at St.Mungo's church since 1947 and was also the Minister for Alloa Academy. He was later elected as the Moderator of the General Assembly of the Church of Scotland in 1978 and was a very imposing man who has a great deal of influence on the school and town of Alloa.
Councillor Campbell	Scholars Terrace Academy Road	Would like a name to be associated with Alloa Academy.
Building Standards Team	Inch View	Properties to the south of the development look towards the Alloa Inch in the River Forth.
Mrs Sita Dawson	Nicholas Sagar	<p>I would like to make a request for one of the roads to be named after my late cousin Nicholas Sagar who was working in the Caribbean through the summer as a pianist but sadly in August 2011 he came into difficulty whilst out swimming and drowned.</p> <p>Nicholas was born 15th April 1978 at Stirling Royal Infirmary Hospital and had lived in Tullibody/Alloa. He went to Alloa Academy since the age of 11. He had a passion for music and acting and went on to do stage shows in Stirling Town Hall. He was also part of the music showcase group called "Scene Two".</p> <p>Whilst at primary school Nicholas progressed with his piano playing and, together with his brother they were regular winners at The Falkirk Arts Festival. He was asked to perform at school concerts, musical evenings, arts awards, fashion shows, Christmas parties, etc, and did his first appearance at Alloa Town Hall at a pensioner's concert evening.</p> <p>Just before starting secondary school, Nicholas joined a local children's theatre and later a youth theatre group and Nicholas got a pretty good part in his first show at Alloa Academy. More performances followed at concerts, festivals, etc. Nicholas learned to juggle, club-throw and unicycle and joined a juggling club for a time. Nicholas participated several times in the United Glass Music Awards at Alloa Town Hall; Nicholas</p>

		<p>won 2 song writing prizes.</p> <p>After leaving school, he enrolled at Perth College to study Music Performance on bass guitar, travelling back to Alloa on weekends to rehearse and play with a band.</p> <p>He also performed in several local theatre companies, and appeared in a play at the Edinburgh Festival. He also played in local bands from time to time. After appearing in a musical at The MacRobert Centre, Stirling he was asked by a vocal coach in the area to sit in as a piano accompanist for singing lessons, and during this time also acted as Musical Director when the pupils performed in stage shows. He also performed in their cabaret group locally and throughout the UK.</p>
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Report to Planning Committee

Date of Meeting: 30th August 2012

Subject: Street Naming Report for Development at The Orchard, Tullibody

Report by: Head of Community & Regulatory Services

1.0 Purpose

- 1.1. The purpose of this report is to decide the name of a new street.
- 1.2. In order to assist, the report sets out the results of the consultation exercise seeking a suggested name for a street in Tullibody.
- 1.3. This development consists of the erection of 16 No cottage flats and associated infrastructure and the proposed layout lends itself to a single street. A location plan is enclosed at Appendix 1 for ease of reference.
- 1.4. Following careful consideration of the suggestions, having regard to the criteria for choosing names and taking cognisance of the Tri-Council Street Naming and Numbering Conventions, it is recommended that the name identified in Paragraph 2.1 be agreed.

2.0 Recommendations

- 2.1. It is recommended that the following name is agreed:

The Maltings

3.0 Considerations

- 3.1. Research has been carried out and consultation undertaken in order to identify a suitable name for a new street in Alva.
- 3.2. The consultation and research process involved contacting the local Councillors, the Community Council, local schools and known heritage groups and interests. A full list of the consultees' responses is enclosed at Appendix 2.

3.3. The Royal Mail Address Development Centre has also been consulted and the recommended name is acceptable. Should an alternative name be chosen, further consultation with Royal Mail would be required.

4.0 Sustainability Implications

4.1. The recommended does not have any significant implication. The consultation and research procedure ensures that community participation has been undertaken.

5.0 Resource Implications

5.1. There are no financial implications with regard to this report.

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

5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.4. There are no staffing implications with regard to this report.

6.0 Exempt Reports

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

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

(1) **Our Priorities** (Please double click on the check box)

- 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)

Tri-Council Street Naming and Numbering Conventions

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 Appendix 1 - Location Plan and Site Plan

Appendix 2 - Consultee Returns

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

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
ALASTAIR MACKENZIE	BUILDING STANDARDS & LISENCING TEAM LEADER	2554

Approved by

NAME	DESIGNATION	SIGNATURE
JOHN GILLESPIE	HEAD OF COMMUNITY & REGULATORY SERVICES	

APPENDIX 2

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS
Councillor Murphy	(1) The Maltings (2) Coopers Close	Would fit well with the product that is stored in great abundance in Tullibody.
Hadden Construction	No strong preference	
Building Standards Team	Cardhu	To keep with the theme of streets accessed from The Orchard being named after whiskies (Talisker, Glen Kinchie, Cragganmore).

Report to Planning Committee

Date of Meeting: 30 August 2012

Subject: Street Naming Report for Development at The Dalmore Centre, Alva

Report by: Head of Community & Regulatory Services

1.0 Purpose

- 1.1. The purpose of this report is to decide on the name of a new street.
- 1.2. In order to assist, the report sets out the results of the consultation exercise seeking a suggested name for a street in Alva.
- 1.3. This development consists of the conversion of a vacant community centre to 5 amenity housing units and 4 new build flats and the proposed layout lends itself to a single street. A layout plan is enclosed at Appendix 1 for ease of reference.
- 1.4. Following careful consideration of the suggestions, having regard to the criteria for choosing names and taking cognisance of the Tri-Council Street Naming and Numbering Conventions, it is recommended that the name identified in Paragraph 2.1 be agreed.

2.0 Recommendations

- 2.1. It is recommended that the following name is agreed:

Old School Row

3.0 Considerations

- 3.1. Research has been carried out and consultation undertaken in order to identify a suitable name for a new street in Alva.
- 3.2. The consultation and research process involved contacting the local Councillors, the Community Council, local schools and known heritage groups and interests. A full list of the consultees' responses is enclosed at Appendix 2.

- 3.3. Consultation has taken place with the Royal Mail Address Development Centre, and the recommended name is deemed acceptable. Should an alternative name be chosen, further consultation with Royal Mail would be required.
- 3.4. The use of the name "Dalmore" as noted within Appendix 2 does reflect the heritage of the site. It would, however, be unsuitable due to the proximity of, and the same outward postcode area zone as, Dalmore Drive in Alva which could lead to the misdirection of mail and deliveries.

4.0 Sustainability Implications

- 4.1. The recommended does not have any significant implication. The consultation and research procedure ensures that community participation has been undertaken.

5.0 Resource Implications

- 5.1. There are no financial implications with regard to this report.
- 5.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 5.3. Finance have been consulted and have agreed the financial implications as set out in the report. Yes
- 5.4. There are not staffing implications with regard to this report.

6.0 Exempt Reports

- 6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

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

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

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Tri-Council Street Naming and Numbering Conventions

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?

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Approved by

NAME	DESIGNATION	SIGNATURE
JOHN GILLESPIE	HEAD OF COMMUNITY & REGULATORY SERVICES	

APPENDIX 2

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS
Councillor Balsillie	(1) Dalmore Court or Mews (2) Scholars Square or End (3) Ruby Court or Mews (4) Old School Row	Previous name of Primary School. Former School. Regional Councillor Ruby Scott who saved Dalmore Centre from demolition and secured use as a community centre. Former School.
Hadden Construction	Dalmore Court or Gardens	As part of the development we are retaining and restoring a local landmark building. The Dalmore Centre, which has been empty for a few years and will be returned to occupation. We are preserving a heritage that has been part of the local community for several generations and we would like that to be reflected in the name.
Alva Community Council	Dalmore Park, Court or Square	Dalmore is adjacent to both Johnstone and Cochrane Parks.
Alva Primary School - Leah Kennedy P6H	Dalmore Gardens	I think it is a nice name and I took Dalmore from the Dalmore Centre.
Alva Primary School - Steven P6H	Dalmore Croft	I think Dalmore Croft because it is safe.
Alva Primary School - Andrew Clark	The Syndicate Centre	Means a group of people or companies formed to carry out an expensive project.
Alva Primary School - Daisy Turner	Dalmore Houses	Instead of the building being a centre it is going to be houses.
Alva Primary School - Timothy Schillmeir P6C	Dalmore Residential Care Home	Sounds nice.
Alva Primary School - Douglas Balfour P5C	Jubilee 2012 Centre	It will be a lasting reminder of the Diamond Jubilee.
Alva Primary School - Jack Money P6C	Scotcross Flats	They are on the side of Scotcross and right next to Scotcross.

Alva Primary School - Louise Edgar P7W	Cherry Blossom House	It is a nice name and cherry blossom trees are pretty.
Alva Primary School - Lucy Corkish P7W	Windy Oaks Home	I chose this because there are a lot of trees in and around Alva and sometimes it can be windy around Alva. You can usually hear the leaves rustling when it is windy
Alva Primary School - Casey Baird P4D	Dalmore Housing Complex	Keeping "Dalmore" in the name as it has a lot of history.
Alva Primary School - Laura Sym P6H	Dalmore Mansion	It will be big and it will like a happy name.
Alva Primary School - Jayne Banner P6H	Winnelburn Gardens	Winnelburn Gardens would be named after the Glen Winnel Burn that runs in the Ochils behind Nebit Hill.
Alva Primary School - Jessica P5C	Dalmore Houses	Keeping Dalmore and getting rid of Centre and replacing it with Houses.
Alva Primary School - Unknown	Nebit Tower	It is related to the hills.
Alva Primary School - Hollie	Dalmore Lane	