



**Clackmannanshire  
Council**

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**THIS PAPER RELATES TO  
ITEM 03  
ON THE AGENDA**

**MINUTE OF MEETING of the PLANNING COMMITTEE held within the Council Chamber,  
Greenfield, Alloa, FK10 2AD, on THURSDAY 11 APRIL 2013 at 9.30 am.**

## **PRESENT**

Councillor Alastair Campbell, Convenor (In the Chair)  
Councillor Graham Watt, Vice Convenor  
Councillor Janet Cadenhead (S)\*  
Councillor Ellen Forson  
Councillor George Matchett, QPM  
Councillor Bobby McGill  
Councillor Tina Murphy  
Councillor Les Sharp  
Councillor Gary Womersley

## **IN ATTENDANCE**

Julie Hamilton, Development Services Manager  
Grant Baxter, Principal Planner  
Graeme Finlay, Principal Planner  
Niall Urquhart, Team Leader (Sustainability)  
Andrew Wyse, Solicitor, Clerk to the Committee

Councillor Derek Stewart, Ward 3 Clackmannanshire Central (Agenda Item 7)

## **PLA037        APOLOGIES**

Apologies for absence were received from Councillor Kenneth Earle and Councillor Walter McAdam, MBE. \*Councillor Janet Cadenhead attended as substitute for Councillor Earle.

In terms of Standing Order 11.4, the Convenor rearranged the agenda to take agenda item 7 as the first item of business following confirmation of the minutes to accommodate members of the public and the local member in attendance for item 7.

## **PLA038        DECLARATIONS OF INTEREST**

None.

## **PLA039        MINUTES OF MEETING: PLANNING COMMITTEE 7 FEBRUARY 2013**

The minutes of the meeting of the Planning Committee held on 7 February 2013 were submitted for approval.

Moved by Councillor Graham Watt. Seconded by Councillor Tina Murphy.

## **Decision**

The minutes of the meeting of the Planning Committee held on 7 February 2013 were agreed as a correct record of the proceedings and were signed by the Vice Convenor.

### **PLA040 PLANNING APPLICATION**

#### **Formation of Additional Car Parking and Erection of Timber Fence (Partly Retrospective) at the Woodsman, The Woods Caravan Park, Fishcross (Ref. 13/00015/FULL)**

A report of handling on a planning application by Hillfoot Homes Ltd for works to create additional parking areas and the erection of a boundary fence to service the Woodsman restaurant at the Woods Caravan Park, Fishcross, was submitted by the Principal Planner. The application was partly retrospective since the applicant has already formed some of the areas for parking.

The report described the proposal, considered the objections from 4 neighbouring residents and the advice from consultees and any policy issues associated with the development.

The application comprises a local development which would normally be determined under the Council's Scheme of Delegation by the appointed officer, however, a motion was approved by Council at its meeting on 14 March 2013 for the application to be determined by the Planning Committee.

The Committee heard representation from :

- (1) Mr George Brown, Director, Blackbear Enterprises (Scotland) Ltd (The Woodsman Restaurant) - In support of the application
- (2) Mr David Sherrard, 1 Diverswell Farm, Fishcross - Objector
- (3) Councillor Derek Stewart, Local Member (Ward 3 Clackmannanshire Central)

## **Motion**

That the Committee approves the application subject to the terms and conditions set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor George Matchett, QPM.

## **Amendment**

That the application be deferred to a future meeting of the Planning Committee to seek submission of a plan to establish access and parking arrangements to the reasonable satisfaction of all parties and that officers facilitate discussion between the applicant and the objectors with a view to achieving a solution to the current parking issues.

Moved by Councillor Les Sharp. Seconded by Councillor Tina Murphy.

## **Voting**

For the motion	2 votes
For the amendment	7 votes
Against	2 votes
Not voting	0 abstentions

The amendment was carried by 7 votes to 2.

## **Decision**

Accordingly, the Committee agreed that the application be deferred to a future meeting of the Planning Committee to seek submission of a plan to establish access and parking arrangements to the reasonable satisfaction of all parties and that officers facilitate discussion between the applicant and the objectors with a view to achieving a solution to the current parking issues.

## **Action**

Head of Community and Regulatory Services

### **PLA041 PLANNING APPLICATION**

**Development of Land for the Erection of a Primary School with Nursery (Class 10) with associated playground, ancillary buildings, access, parking and provision of multi use games area with sports pitch at Redwell Playing Fields, Stirling Road, Alloa (Ref. 13/00029/FULL)**

A report of handling on a planning application by Clackmannanshire Council to develop a primary school and nursery with associated playground and sports facilities to replace the existing Claremont and St John's Primary Schools was submitted by the Principal Planner. The report described the planning policy issues, advice from consultees and the representation from one objector.

The application comprises a Major Development and there has been a comprehensive pre-application publicity and consultation exercise together with consultation following the submission of the application.

## **Motion**

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

Moved by Councillor Ellen Forson. Seconded by Councillor Janet Cadenhead.

## **Decision**

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

## **Action**

Head of Community and Regulatory Services

### **PLA042 PLANNING APPLICATION**

**Alterations and Change of Use of Public Open Space to form extended office car park, South of Greenside Cemetery, Alloa (Ref. 13/00040/FULL)**

A report of handling on a planning application by Clackmannanshire Council to form an extended car park on land to the south of Greenside Cemetery to serve the offices at Kilncraigs was submitted by the Principal Planner. The report described the relevant planning policies in the Development Plan, consultation comments and the publicity undertaken.

As the applicant is the Council and it owns the site, the application cannot be determined by appointed officers under the Scheme of Delegation.

**Motion**

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

**Action**

Head of Community and Regulatory Services

**PLA043          PLANNING APPLICATION****Erection of 28 No. Houses (Amendment to Planning Permission 06/00386/FULL) at Land to West of The Glen, Coalsnaughton, Clackmannanshire (Ref. 13/00016/FULL)**

A report of handling on a planning application for the erection of 28 No. houses (amendment to Planning Permission 06/00386/FULL) at land to the west of The Glen, Coalsnaughton, was submitted by the Principal Planner. The report summarised the application for the proposed development and made a recommendation on the application.

As the Council has an interest in the development as a joint-venture partner with the applicant to provide 28 No. affordable homes on the site through the National Housing Trust (NHT) Initiative the application cannot be determined by appointed officers under the Scheme of Delegation.

**Motion**

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

**Action**

Head of Community and Regulatory Services

**PLA044            PROPOSED CLACKMANNANSHIRE LOCAL DEVELOPMENT PLAN**

A report which updated the Committee on the progress of the Proposed Clackmannanshire Local Plan was submitted by the Head of Community and Regulatory Services.

The Planning etc (Scotland) Act 2006 introduced the requirement on planning authorities to produce a new style of development plans to replace the previous Structure and Local Plans. The Clackmannanshire and Stirling Structure Plan and the Clackmannanshire Local Plan will now be replaced by a single tier Clackmannanshire Local Development Plan (LDP).

The main areas of relevance to the Planning Committee were summarised in paragraphs 3.13-3.17 of the report.

**Motion**

That Committee agrees the recommendations set out in the report.

Moved by Councillor Alastair Campbell. Seconded by Councillor Gary Womersley.

**Decision**

Following questions and debate, the Committee agreed to note the progress made on the proposed Local Development Plan and accompanying documents and that a finalised version will be presented to a future meeting of the Council.

ENDS 11.14 am

