

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

# **Planning Committee**

**Tuesday 28 May 2019 at 1.00 pm**

**Venue: Council Chamber, Kilncraigs,  
Greenside Street, Alloa, FK10 1EB**

## **Planning Committee**

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Development and Environment Services related to Building Standards.

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**17 May 2019**

**A MEETING of the PLANNING COMMITTEE will be held within the Council Chamber, Kilncraigs, Greenside Street, Alloa, FK10 1EB, on TUESDAY 28 MAY 2019 at 1.00 PM.**



**GARRY DALLAS**  
**Strategic Director (Place)**

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2. Declaration of Interests	--
Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	
3. Confirm Minutes of Meetings (Copies herewith):	
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## Planning Committee – Committee Members (Membership 10 – Quorum 4)

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### Councillors

### Wards

Councillor	Donald Balsillie (Convenor)	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart (Vice Convenor)	3	Clackmannanshire Central	SNP
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	George Matchett, QPM	1	Clackmannanshire West	LAB
Councillor	Martha Benny	2	Clackmannanshire North	CONS
Councillor	Helen Lewis	2	Clackmannanshire North	SNP
Councillor	Derek Stewart	3	Clackmannanshire Central	LAB
Councillor	Chris Dixon	4	Clackmannanshire South	IND
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Bill Mason	5	Clackmannanshire East	CONS





**MINUTES OF MEETING of the PLANNING COMMITTEE held within the Council  
Chamber, Kilncraigs, Greenside Street, ALLOA, FK10 1EB, on THURSDAY 24  
JANUARY 2019 at 1.00 PM.**

**PRESENT**

Councillor Donald Balsillie (Convenor)  
Councillor Martha Benny  
Councillor Chris Dixon  
Councillor Kenneth Earle  
Councillor Bill Mason  
Councillor George Matchett QPM  
Councillor Tina Murphy

**IN ATTENDANCE**

Allan Finlayson, Team Leader, Planning and Building Standards  
Grant Baxter, Principal Planner  
Stuart Cullen, Principal Roads and Flooding Officer  
Lee Robertson, Solicitor, Legal and Democracy (Clerk to the Committee)  
Gillian White, Committee Services

**PLA(19)01      APOLOGIES**

Apologies for absence were received from Councillor Phil Fairlie, Councillor Helen Lewis and Councillor Derek Stewart.

**PLA(19)02      DECLARATIONS OF INTEREST**

None.

**PLA(19)03      MINUTES OF PLANNING COMMITTEE HELD ON 8 NOVEMBER 2018**

The minutes of the meeting of the Planning Committee held on Thursday 8 November 2018 were submitted for approval.

Moved by Councillor Kenneth Earle. Seconded by Councillor Bill Mason.

**Decision**

The minutes of the meeting of the Planning Committee held on 8 November 2018 were agreed as a correct record and signed by the Convenor.

**PLA(19)04      MINUTES OF LOCAL REVIEW BODY HELD ON 13 DECEMBER 2018**

The minutes of the meeting of the Local Review Body held on 13 December 2018 were submitted for approval.

Moved by Councillor Donald Balsillie. Seconded by Councillor Martha Benny.

## **Decision**

The minutes of the meeting of the Local Review Body held on 13 December 2018 were agreed as a correct record and signed by the Convenor.

## **PLA(19)05 MINUTES OF LOCAL REVIEW BODY HELD ON 18 DECEMBER 2018**

The minutes of the meeting of the Local Review Body held on 18 December 2018 were submitted for approval.

Moved by Councillor Bill Mason. Seconded by Councillor Donald Balsillie.

## **Decision**

The minutes of the meeting of the Local Review Body held on 18 December 2018 were agreed as a correct record and signed by the Convenor.

## **PLA(19)06 PLANNING APPLICATION**

### **Erection of 95 No. houses with association infrastructure and landscaping at land to south of East Stirling, Street, Alva (Ref. 18/00108/FULL)**

The Convenor advised that two late representations had been received – one from Alva Community Council and one from Ms Somerville (submitted representation to original planning application). The Convenor suggested that the requests contained in the representations are passed on to the developer.

The report, submitted by the Principal Planner, followed on from the decision of the Planning Committee at its meeting on 8 November 2018 in respect of the above noted planning application.

The Committee had the opportunity to put questions to Grant Baxter, Principal Planner, and Stuart Cullen, Principal Roads and Flooding Officer.

## **Motion**

That the Committee agree to ratify its decision of 8 November 2018 to grant planning permission for the development. This should be subject to the conditions and reasons as set out in the report and the payment of the required developer contributions by means of a written agreement.

Moved by Councillor Donald Balsillie. Seconded by Councillor Martha Benny.

## **Decision**

The Committee unanimously agreed to ratify its decision of 8 November 2018 to grant planning permission for the development. This is subject to the conditions and reasons as set out in the report and the payment of the required developer contributions by means of a written agreement.

## **Action**

Team Leader, Planning and Building Standards



**PLA(19)07      10 GANNEL HILL VIEW, DEVON VILLAGE, FK10 3GN – FURTHER  
UPDATE REPORT FOLLOWING ENFORCEMENT APPEAL**

The report, submitted by the Principal Planner, provided Members with a further update on the possible next steps available to the Council in respect of both the residential caravan and incomplete house on the site, following the Reporter's decision on the Enforcement Notice Appeal.

The Committee then had the opportunity to put questions to the Allan Finlayson, Team Leader, Planning and Building Standards, Grant Baxter, Principal Planner and Lee Robertson, Solicitor (Clerk to the Committee)

Mrs Madeline Walls, Resident, 14 Gannel Hill View, Fishcross was in attendance in the public gallery. The Convenor invited Mrs Walls to address the meeting.

**Motion**

Having considered the options presented in the report and the information presented to it, that the Committee agree to note the contents of the report and delegate authority to the Development Services Manager and Legal Services Manager to serve a Completion Notice on the owner of the site as the Committee is of the view that it will not be completed within a reasonable timescale. The period specified for the Completion Notice should be two years.

Moved by Councillor Chris Dixon. Seconded by Councillor Martha Benny.

**Decision**

Having considered the options presented in the report and the information presented to it, the Committee unanimously agreed to note the contents of the report and delegated authority to the Development Services Manager and Legal Services Manager to serve a Completion Notice on the owner of the site as the Committee is of the view that it will not be completed within a reasonable timescale. It was also agreed that the period specified for the Completion Notice will be two years.

**Action**

Team Leader, Planning and Building Standards

Ends: 1430 hours





**MINUTES OF MEETING of the LOCAL REVIEW BODY(LRB) held within the Council Chamber, Kilncraigs, Alloa, FK10 1EB on MONDAY 13 MAY 2019 at 9.30 am.**

**PRESENT**

Councillor George Matchett QPM (In the Chair)  
Councillor Kenneth Earle  
Councillor Bill Mason  
Councillor Derek Stewart

**IN ATTENDANCE**

Lee Robertson, Clerk to the LRB  
Keith Johnstone, Planning Adviser to the LRB  
Gillian White, Committee Services

**LRB(19)01 APPOINTMENT OF CHAIR**

The Local Review Body unanimously agreed that Councillor George Matchett QPM be appointed as Chair for the Meeting of the Local Review Body.

**LRB(19)02 APOLOGIES**

None

**LRB(19)02 DECLARATIONS OF INTERESTS**

None.

**LRB(19)04 NOTICE OF REVIEW – 17 GLASSFORD SQUARE, TILlicouLTRY**

Name of Applicant:	Mr John Neilson
Site Address:	17 Glassford Square, Tillicoultry, FK13 6AU
Description of the Application:	Proposed change of use of agricultural land to private garden ground; erection of dwelling house to rear of 17 Glassford Square; and formation of car parking and turning area.
Planning Application Reference Number:	18/00244/PPP

**Attending**

Mr John Neilson and Mrs Rhona Neilson, Applicants

Following discussion, the Local Review Body decided that they did not have sufficient information to determine the review application.

The LRB determined that an accompanied site inspection will take place in respect of the Notice of Review. The date and time to be confirmed as soon as possible.

The Planning Adviser advised that the Local Review Body had specific requirements when reviewing material submitted to the LRB. The applicant had submitted a plan to the LRB which was materially different, including a number of significant changes to the original plan submitted as part of the Planning Application. The Planning Adviser cautioned that consultees to the original planning application would not have had an opportunity to comment on the new plan submitted as part of the appeal to the Local Review Body.

The Clerk advised that a new plan could have been submitted at any time during the planning process. Refusal of the Planning Application was partly due to the inaccuracy of the original plan. The Clerk also advised the LRB that there were two choices: it could consider the original planning application as was submitted; or, it could agree that there were exceptional circumstances that allowed them to accept the new plan. The LRB would also have to take into account that this new plan had not been available to the planning officer at the time of taking a decision on the Planning Application.

The Chair and the Local Review Body confirmed that they would have to consider the appeal on the basis of the planning application as submitted with the original plan as there were no exceptional circumstances. The Chair advised the applicant that alternatively, given the material differences in the new plan, that a new planning application could be considered.

The Clerk confirmed that the applicant could withdraw his appeal and submit a new application with accurate plans; or the Local Review Body could review the original planning application.

The Chair called on the applicant, Mr Neilson, to join the meeting and confirm his view in terms of progressing the appeal based on the original application and plan, or whether he favoured submitting a new planning application.

The Planning Adviser confirmed that a decision on any new planning application would take up to 2 months and that it was unlikely to incur any additional cost. This would also allow for the consultation to be carried out on the revised plans and for a site visit to be arranged as part of the process.

Mr Neilson advised that he therefore wished to withdraw his appeal and that he will proceed with a new planning application.

The Clerk advised that she would issue a decision notice to confirm the outcome of the Local Review Body meeting.

## **Decision**

Appeal Withdrawn

## **Action**

Clerk to the Local Review Body

Ends 10:04 hours

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**Report to Planning Committee**

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**Date of Meeting: 28 May 2019**

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**Subject: Planning Application ref: 19/00032/FULL - Erection of 50 No Houses and 4 No Flats with Associated Roads, Parking, Paths and Landscaping at Land Between Leven Court And Achray Court, Alloa, Clackmannanshire**

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**Report by: Grant Baxter, Principal Planner**

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**1.0 Purpose**

- 1.1. This report provides an assessment and recommendation on the above noted planning application. The application requires to be determined by the Planning Committee as, due to the number of houses proposed (50 or more), it falls into the “Major” category of developments.
- 1.2. Site Location
- 1.3. A location plan of the site is provided within this report. In addition, a link to Google’s [Street View](#) is provided showing the principal view of the site.

**2.0 Recommendations**

- 2.1. Planning Application ref: 19/00032/FULL is APPROVED, subject to the following conditions and reasons:
- 2.2. Conditions
  - 1. Before any works commence on site,
    - a) A desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study, has been submitted to and approved in writing by the Council as Planning Authority;
    - b) All required intrusive site investigation identified by the desk study shall have been completed to the satisfaction of the Council as Planning Authority;
    - c) Written reports of the findings of any site investigations and a risk assessment for sensitive receptors together with a detailed

remediation strategy designed to mitigate the risk posed to sensitive receptors have been submitted to and approved in writing by the Council as Planning Authority.

2. Before any works commence on site, a revised site layout plan and site sectional drawings shall have been submitted to and approved in writing by the Council as Planning Authority, setting out the following details:

a) Finished ground and house floor levels throughout the site and those of adjacent houses immediately to the east and west of the site.

b) A minimum of 3 No. east-west site sectional drawings through the northern, southern and central parts of the site and incorporating adjacent existing houses.

c) Final details cycle/pedestrian routes through the site and off-site traffic calming and cycle/pedestrian works on Forth Crescent,

Once approved, the development shall be carried out in accordance with these details, unless otherwise approved in writing by the Council as Planning Authority.

3. Before any works commence on site, detailed landscaping plans and schedule of planting, shall have been submitted to and approved in writing, by the Council, including:

a) New and replacement native trees planting across site

b) A programme for implementation and schedule and specification of all hard and soft landscaping and arrangements for future maintenance of each.

c) Clear delineation of private gardens and communal areas.

Once approved, the development shall be carried out in accordance with such approved details.

4. Before any works commence on site, a detailed specification of the proposed SUDs scheme shall have been submitted to and approved in writing, by the Council, including:

a) Layout, design, planting and surface treatment.

b) Details of future maintenance arrangements.

Once approved, the development shall be carried out in accordance with such approved details.

5. The development shall be designed such that no existing or proposed houses are at risk from flooding from the 1:200year (0.5%) design pluvial (surface water) storm event and from any potential groundwater flood risk.

6. Before any works commence on site, samples and/or details of all external building finishing materials and external hard surfaces shall have

been submitted to and approved in writing by the Council as Planning Authority. The details shall include the following:

- a) External wall and roof cladding materials for all houses.
- b) Details of any micro-renewable technologies to be used within the development.
- c) All road, path, and driveway surface finishes in public and private areas.
- d) All forms of boundary enclosure.
- e) Public art.

Thereafter, the development shall be implemented in accordance with such approved details.

7. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a. A minimum of 25% (14 spaces) on-street visitor parking, evenly distributed throughout the site.
- b. Final geometric and surface/boundary treatment around junction squares and central parking courtyard within the site
- c. Visibility splays of 2.4m x 40m in both directions at the junctions of the site access roads with Forth Crescent, within which there shall be no obstruction over 1m in height above the adjacent carriageway level.
- d. All road access arrangements to comply with the National Roads Development Guide, 2015.
- e. A construction traffic management plan.
- f. A continuous cycle route link through the site. Linking the National Cycle Network (NCN76) to the north, with the planned cycle link to Alloa Park, on the south side of Forth Crescent.

8. Before any works commence on site a detailed tree survey in line with BS5837:2012 in respect of the two *Sequoiadendron giganteum* trees immediately to the north of the site shall have been submitted to and approved in writing by the Council as Planning Authority. This shall inform minimum Root Protection Areas, location of tree protective barriers, construction methodology, a Construction Exclusion Zone and surface finishing materials along the northern site boundary.

9. The two *Sequoiadendron giganteum* trees immediately to the north of the site shall be protected from damage during demolition and construction work in accordance with BS5837: 2012 and details submitted under Condition 8, above. Such measures shall be installed prior to the commencement of demolition and construction works, shall be inspected by an officer from the Council before any construction works commence and shall remain in place for the duration of the construction.

## 2.3 Reasons

1. In the interests of residential amenity and local environmental quality.
2. In the interests of residential amenity and local environmental quality.
3. In the interests of residential amenity and local environmental quality.
4. In the interests of residential amenity and local environmental quality.
5. In the interests of residential amenity and local environmental quality.
6. In the interests of residential amenity and local environmental quality.
7. In the interests of residential amenity and road and pedestrian safety.
8. In the interests of residential amenity and local environmental quality.
9. In the interests of residential amenity and local environmental quality.

## 2.4 Reasons for Decision

- 2.5 The proposals involve the development of 54No. affordable homes on a brownfield. The proposals comply with the relevant policy provisions of the LDP. The material considerations, in the form of consultation response, and one representation do not present issues that would indicate the application should not be approved, and any outstanding matters can be addressed by planning conditions.

## Plans to be Approved

Plan No	Title
	Proposed Boundary Types
	Existing Site Plan
	Location Plan
1719-A(00)050 F	Proposed Site Plan
	Street Elevations 1 of 2
	Street Elevations 2 of 2
1719-A(00)150	Block 1 Floor Plans and Sections
1719-A(00)151	Block 1 Elevations
1719-A(00)152	Block 2 Floor Plans and Sections
1719-A(00)153	Block 1 Elevations
1719-A(00)154	Block 3 Floor Plans and Sections
1719-A(00)155	Block 3 Elevations
1719-A(00)156	Block 4 Floor Plans and Sections
1719-A(00)157	Block 4 Elevations
1719-A(00)158	Block 5 Floor Plans and Sections
1719-A(00)159	Block 5 Elevations
1719-A(00)160	Block 6 Floor Plans and Sections
1719-A(00)161	Block 6 Elevations
1719-A(00)162	Block 7 Floor Plans and Sections
1719-A(00)163	Block 7 Elevations
1719-A(00)164	Block 8 Floor Plans and Sections
1719-A(00)165	Block 8 Elevations
1719-A(00)166	Block 9 Floor Plans and Sections
1719-A(00)167	Block 9 Elevations
1719-A(00)168	Block 10 Floor Plans and Sections
1719-A(00)169	Block 10 Elevations
1719-A(00)170	Block 11 Floor Plans and Sections
1719-A(00)171	Block 11 Elevations



1719-A(00)172	Block 12 Floor Plans and Sections
1719-A(00)173	Block 12 Elevations
1719-A(00)174	Block 13 Floor Plans and Sections
1719-A(00)175	Block 13 Elevations
1719-A(00)176	Block 14 Floor Plans and Sections
1719-A(00)177	Block 14 Elevations
1719-A(00)178	Block 15 Floor Plans and Sections
1719-A(00)179	Block 15 Elevations
1719-A(00)180	Block 16 Floor Plans and Sections
1719-A(00)181	Block 16 Elevations
1719-A(00)182	Block 17 Floor Plans and Sections
1719-A(00)183	Block 17 Elevations
1719-A(00)184	Block 18 Floor Plans and Sections
1719-A(00)185	Block 18 Elevations
1719-A(00)186	Block 19 Floor Plans and Sections
1719-A(00)187	Block 16 Elevations
1719-A(00)188	Block 20 Floor Plans and Sections
1719-A(00)189	Block 20 Elevations

### **3.0 Considerations**

#### **3.1. Background**

- 3.2. The application relates to land between Leven Court and Achray Court, and fronting Forth Crescent in Alloa. The site is broadly rectangular and extends to 1.20Ha. The site was formerly owned by the Council and contained 4No. blocks of flats, which were demolished in 2005 and the site cleared to its current condition. The site is level and covered in rough grass and has been unused since the demolition of the former flats.
- 3.3. The site has a southern frontage of 150m to Forth Crescent, on the opposite side of which lies St. Mungo's Primary School and Alloa Rugby Club. The east and west sides of the site are bounded by footpaths which serve two storey houses on Leven Court and Achray Court that face into the site. A remote path, which forms part of the national cycle network, also bounds the site's northern edge which adjoins open space containing two large Sequoia trees. These are remnants of the policies of the former Alloa House. There are also two smaller trees (lime and sycamore) in the northern part of the site.
- 3.4. The site is identified in the Clackmannanshire Local Development Plan (LDP) as Housing Proposal H09 (circa 48No. units).
- 3.5. The current planning application by Kingdom Housing Association proposes 50No. houses and one block of 4No. flats, with associated roads, paths, parking and landscaping. The houses and flats are predominantly two-storey, with some corner feature three storey elements in the design and a small number of single storey wheelchair units.
- 3.6. The site would be accessed via a new road off Forth Crescent at the western end of the frontage and accessing all units. This road would also serve existing houses on Leven Court and some of the houses in Achray Court that would front it. Proposed houses on the Forth Crescent frontage would take

direct vehicle access off this road and new visitor parking bays would be formed.

- 3.7. In discussion with the Council Planning and Roads officers, the site access has been re-designed to provide a speed table junction onto Forth Crescent and new connecting cycle path linking Alloa Park to the south with the national cycle network to the north.
- 3.8. The application represents a major development as more than 49No. units are proposed. As such the applicant undertook the required pre-application consultation exercise, including consultation with Alloa Community Council and a public exhibition held at the Bowmar Centre on 30<sup>th</sup> August 2018, which was advertised locally.
- 3.9. A total of 25No. people attended the event and the main comments received related to:
- The road layout differing from the courtyard style that predominates in the area.
  - Concerns about road safety around St. Mungo's Primary School.
  - Comments on lack of green space in the layout.
  - Positive comments on the affordable housing and variety of house types.
- 3.10. In response, the applicant has provided the following amendments to the scheme:
- Increased landscaping in central area included in the proposal.
  - Inclusion of shared surface treatment to roads and traffic calming.
  - Introduction of a speed table junction at the site access off Forth Crescent and a new shared path connection alongside Forth Crescent to link new and existing networks.
- 3.11. The application is accompanied by a Pre-application Consultation Report, Design and Access Statement and Tree Report, summarising the pre-application consultation exercise and explaining how the proposed development has been designed
- 3.12. Consultations
- 3.13. Roads and Flooding: No objections. Detailed design comments on internal layout, need to provide cycle route connection through the site, frontage design onto Forth Crescent and construction traffic management. Roads also note that house floor levels should be designed so as not to be at risk from any surface water flood risk. *Comment: These matters are being addressed in revisions to details of the proposals and can also be addressed in planning conditions.*
- 3.14. Scottish Water: No objections.

- 3.15. SEPA: No objections based on flood risk, but remind that the advice of the Council as flood risk management authority should be sought in respect of any surface water flood risk. Comment: *This is noted in paragraph 3.13 above.*
- 3.16. Environmental Health: No objections. Site investigation works required before development commences. Comments on construction management. Comment: *These matters can be addressed in planning conditions.*
- 3.17. Publicity & Representations
- 3.18. The application was advertised in the Alloa Advertiser and 47No. neighbouring properties were notified of the application. In response, one representation was received from:
- Mr Johnathan Livingstone, Glen Lodge, 12 East Burnside, Dollar, on behalf of Scottish Wildlife Trust.
- 3.19. Raising the following points:
- Landscaping in the site should compensate for the loss of two trees and be of a native type to allow habitat connection between greenfield land to the north and south of the site. The two trees proposed for felling should be checked for any bat roosts before felling takes place. Comment: *These matters can be addressed in a planning condition requiring full details of a landscaping scheme. In respect of possible bat roosts in the two trees to be felled, the developer has a legal obligation, through wildlife and countryside legislation, to ensure the development does not disturb active bat roosts.*
- 3.20. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan. The key LDP considerations are as follows:
- Housing Proposal H09, Elm Grove, Alloa
  - Policy SC2 – Affordable Housing
  - Policy SC5 – Layout and Design Principles
  - Policy SC6 – Additional Design Information
  - Policy SC9 – Developer Contributions
  - SC12 - Development Proposals – Access and Transport Requirements
  - Policy EA7 – Hedgerows, Trees and Tree Preservation Orders
  - Policy EA25 - Development of Brownfield, Unstable and Contaminated Land
- 3.21. Taking account of the above development plan provisions, the key considerations are as set out below:

- 3.22. The proposals will implement a housing development on a site allocated for housing in the LDP, and to that end, the application complies with Proposal H09 of the LDP.
- 3.23. The application will deliver 100% affordable and particular needs housing on a previously developed, vacant brownfield site in Alloa, and as such would comply with Policies SC2 and EA25 of the LDP.
- 3.24. In respect of developer contributions, the entire development will be affordable housing delivered by a Registered Social Landlord (RSL). In addition, the development has been revised to provide an additional off-site active travel link that will connect Alloa Park with the national cycle network to the north of the site. In accordance with Policy SC9 and the related Supplementary Guidance, where contributions or provision of affordable housing are above normal policy requirements (i.e.25%), then reduced contributions towards other elements, such as education provision will be considered. The site is owned by the Council who has a statutory obligation to provide education. In addition, where the scale of contributions may threaten development viability, evidence in the form of financial development appraisals, can be considered on a confidential basis. In this case, such information has been submitted by Kingdom Housing Association, and assessed by the Council's Estates Surveyor as being a fair reflection of costs and values associated with an affordable housing development on this site. On this basis, no additional contributions are sought, in accordance with Policy SC9.
- 3.25. As a major development, the application is accompanied by a design and access statement, and the layout and design has been subject of pre-application discussions with the Council's Planning and Roads Teams. As a result, the proposals now incorporate the layout and design principles that accord with Policy SC5 and Supplementary Guidance 3, on placemaking, such as safe and attractive shared surface streets, building layout and design that provides distinctiveness and legibility to the development and enhanced connectivity within the site and between it and surrounding networks.
- 3.26. Whilst two trees on the site require to be felled to accommodate the development, these are not of high amenity, and replacement planting, including street trees, within the development can adequately compensate for their loss. Road and building position and construction methods in the northern part of the site will require to ensure that there is no impact on the large sequoia trees that stand close to this part of the development. Such details are being prepared by the developer, and final agreement of them can be subject of a planning condition.
- 3.27. In summary, the proposals comply with the relevant provisions of the Local Development Plan. The other material considerations, in the form of consultation response, and one representation do not present issues that would indicate the application should not be approved, and any outstanding matters can be addressed by planning conditions.

#### 4.0 Sustainability Implications

- 4.1. The proposals will deliver affordable housing on a brownfield site in an accessible location in Alloa.

#### 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 ☐

##### 5.4. *Staffing*

#### 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 ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐  
Our families; children and young people will have the best possible start in life ☐  
Women and girls will be confident and aspirational, and achieve their full potential ☐  
Our communities will be resilient and empowered so that they can thrive and flourish ☐

- (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


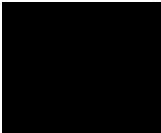
- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☐


### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Planner	2615

### Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Julie Hamilton	Service Manager (Development)	





Date:  
26 Apr 2019

**19/00032/FULL – Land Between Leven Court And Achray Court, Alloa**


Erection of 50 No Houses and 4 No Flats with Associated Roads, Parking, Paths and Landscaping

Ward: Clackmannanshire South

OS Grid Ref: NS 89338 92355

Scale: 1:1,250


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**Report to Planning Committee**

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**Date of Meeting: 28 May 2019**

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**Subject: Planning Application ref:19/00039/FULL - Erection of 60 No Flats With Associated Roads, Car Parking and Landscaping at 11 Primrose Street, Alloa, Clackmannanshire**

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**Report by: Grant Baxter, Principal Planner**

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**1.0 Purpose**

- 1.1. This report provides an assessment and recommendation on the above noted planning application. The application requires to be determined by the Planning Committee as, due to the number of units proposed (more than 49No.) it falls into the “Major” category of developments and the Council is a land owner within the application site.
- 1.2. Site Location
- 1.3. A location plan is provided within this report. In addition, a link to Google’s [Street View](#) is provided showing the principal view of the site

**2.0 Recommendations**

- 2.1. Planning Application ref: 19/00039/FULL is APPROVED, subject to the following conditions and reasons:

2.2. Conditions

1. Before any works commence on site, all recommended actions set out in the Phase 1 Preliminary Risk Assessment by Curtins, dated 12 June 2018 shall have been completed to the satisfaction of the Council as Planning Authority.
2. All proposed ground, finished floor and roof levels shall accord with the stamped approved drawings, unless otherwise approved in writing by the Council.
3. Before any works commence on site arrangements for future maintenance of all hard and soft landscaped areas and a programme for implementation, shall have been submitted to and approved in writing by the Council. Thereafter, implementation and maintenance shall be carried out in

accordance with such approved details unless otherwise approved in writing by the Council.

4. The proposed surface water drainage arrangements shall accord with details set out in the Drainage Strategy by Curtins, dated 29 January 2019, unless otherwise approved in writing by the Council as Planning Authority.

5. Before any works commence on site, details of the design and phasing of the following elements of the development shall have been submitted to and approved in writing by the Council:

a) All hard and soft landscaping within the site and on adjoining land, including continuous public footways along the northern and eastern sides of the building and surface treatment works on the King Street carpark access road, all as indicatively shown on the stamped approved Site Layout Plan (4135-02-004, Rev 1).

b) New vehicular and pedestrian access paths and carparking as shown on the stamped approved Site Layout Plan (4135-02-004, Rev 1).

c) All new boundary treatment.

d) Public art

6. Before any works commence on site, samples and/or details of all external building finishing materials and external hard surfaces shall have been submitted to and approved in writing by the Council as Planning Authority. The details shall include the following:

a) External wall and roof cladding materials.

b) All road, path, and hard surface finishes in public and private areas.

c) All forms of boundary enclosure.

Thereafter, the development shall be implemented in accordance with such approved details.

7. 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 identify delivery times, parking and associated signage and hours of operation for the duration of the construction phase. Once approved, the development shall be carried out in accordance with the approved plan.

## **Reasons**

1. In the interests of residential amenity and local environmental quality.
2. In the interests of residential amenity and local environmental quality.
3. In the interests of residential amenity and local environmental quality.
4. In the interests of residential amenity and local environmental quality.
5. In the interests of residential amenity and local environmental quality and road safety.
6. In the interests of residential amenity and local environmental quality.

7. In the interests of residential amenity and road and pedestrian safety.

## **Reasons for Decision**

1. The application will provide a high quality new development of 60No. flats on a vacant brownfield site in the heart of Alloa town centre that will set a new benchmark in design of new build development for the town. It will enhance the conservation area and setting of the Speirs Centre and deliver wider environmental enhancements in the vicinity. The development will provide a high quality living environment within the town centre for its residents, catering for dementia needs.

2. The proposals comply with the relevant policy provisions of the LDP. The material considerations, in the form of consultation response, and one representation do not present issues that would indicate the application should not be approved, and any outstanding matters can be addressed by planning conditions.

## **Plans Relating to the Decision**

Plan No	Title
	Proposed Drainage Strategy
2115/02	Landscape Sections
2115/03	Landscape Levels
2115/04	Landscape Visuals
4135-02-005	Existing Site Layout
4135-02-010 A	Location Plan
	Drainage Strategy
	Risk Assessment Report – 1 of 3
	Risk Assessment Report – 2 of 3
	Risk Assessment Report – 3 of 3

## **3.0 Considerations**

### **3.1. Background**

3.2. The application site comprises the vacant site of the former Alloa Co-op store and carpark between the former store and Primrose Street. The former co-op building was demolished in 2013 and the site cleared. Since then it has remained in a disused state and used informally for parking. The site is generally level, extends to 0.61Ha and lies within the heart of Alloa town centre. It has frontages onto Primrose Street and Primrose Lane as well as the access road serving King Street car parks and the pedestrian lane between the car parks and Drysdale Street. It also bounds the rear of commercial properties on Drysdale Street.

3.3. The site lies directly opposite the refurbished Speirs Centre, which is a Category A Listed Building on the north side of Primrose Lane. The site lies entirely within the Town Centre area of Alloa as identified in the

Clackmannanshire Local Development Plan, adopted 2015 and the western portion of it is also within Alloa Glebe Conservation Area.

- 3.4. Planning permission was granted in November 2013 for a “Mixed Use Development Comprising 39 No. Flats And 4 No. (Class 1, 2 And 3) Non-Residential Units With Associated Parking, Footpaths, Open Space And Landscaping”. This was a 4-storey building with commercial uses at ground floor and flats above, with the building occupying the southern part of the site and parking to the north. The development was not implemented and that planning permission has now lapsed.
- 3.5. The majority of the site lies within a mixed use development proposal site in the adopted LDP (Proposal M01 for circa 62 units).
- 3.6. This planning application is by Kingdom Housing Association and proposes 60No. affordable flats and associated roads, car parking and landscaping. The development has been conceived through partnership working, involving Kingdom Housing Association, the Clackmannanshire & Stirling Health and Social Care Partnership and the Council, and would deliver an intergenerational living environment in the town centre. The whole development has been designed around dementia friendly principles, informed by the University of Stirling Dementia Services Development Centre, and aimed at providing a new model to reduce social care costs and free-up larger family housing in the area.
- 3.7. The proposed building would be a mix of 3 & 4-storey and generally occupying the northern portion of the site with parking to the rear (south). It would have frontages to Primrose Street, Primrose Place and the King Street carpark access road. Enclosed garden spaces would lie to the rear (south) of the building with adjoining carparking, which would be accessed via an existing road that also serves adjoining properties. One pedestrian access to the building would be from the carpark, and the other from the corner of Primrose Street and Primrose Place.
- 3.8. The building design is focussed on providing frontage development to public streets that bound the site, with the building mass wrapping around enclosed communal garden spaces to the rear. The street frontages are articulated by a stepped building footprint and the roof design contains multiple pitched roofs of varying heights clad in zinc, whilst external walls would be clad in a mix of materials, including brick, zinc, timber and render. Internally, the flats and communal spaces have been designed with the highest level of dementia friendly accreditation in mind.
- 3.9. The application represents a major development as more than 49No. units are proposed. As such the applicant undertook a pre-application consultation exercise, including consultation with Alloa Community Council and public exhibition and drop-in sessions were held in the Speirs Centre on 21<sup>st</sup> and 22<sup>nd</sup> August, which was advertised locally. A total of 12No. people attended the drop-in session and 3No. comments sheets were submitted, raising a small range of issues regarding parking and accessibility, disruption during construction, residential privacy and amenity.
- 3.10. The development of the layout and design of the proposals has been the subject of a unique design process for Clackmannanshire, with multi-agency

involvement, including from the Architecture and Design Scotland, the Scottish Government's design agency. This has resulted in the layout and design of the proposals evolving significantly through the pre-application stage to the proposals now under consideration.

3.11. Consultations

3.12. Roads: No objections. New access should incorporate a junction square, allowing enhanced active travel movement. The footway around the site should be 2m wide and adoptable, with the footway along Primrose Place being 3m wide. Parking provision standards can be met. New public space at the site entrance should be of enhanced surface finish and suitable for adoption. A construction management plan should be required. *Comment: These matters can be addressed in planning conditions.*

3.13. Environmental Health: No objections. Comments on the need for site investigations to be completed and on construction management.

3.14. Scottish Water: No objections.

3.15. SEPA: No objections.

3.16. Historic Environment Scotland: No formal comments to make, but were involved in the design workshops where informal advice was given.

3.17. Alloa Community Council: No response.

3.18. Architecture & Design Scotland (A&DS): In recognition of the site's importance, being a large brownfield site in the heart of the town centre, in the newly extended conservation area, and also adjacent to the Category A listed Speirs Centre, planning officers sought advice from A&DS on the development design at the pre-application stage. The A&DS involvement was focussed on two design workshops attended by multi-agency partners from within and outwith the Council, and led by A&DS staff and panel members. These partners included the applicant and their architects, Council planning, roads, housing and social services officers, representatives from the local Health and Social Care Partnership, Stirling University's Dementia Centre and Historic Environment Scotland. The development design evolved significantly between the first and second workshop, and further enhancements were introduced following the second workshop. Key changes to the design that emerged from the workshops can be summarised as follows:

3.18.1. Reconfiguring the building so all flats changed from being single aspect to dual aspect (i.e. windows to more than one side).

3.18.2. Moving the building northwards, in order to create a stronger built frontage to Primrose Place, reflecting the historic streetscape. Historic Environment Scotland's input in this decision was vital; ensuring that the setting of the Speirs Centre was not compromised by the proximity of the new building.

3.18.3. By moving the building north, a large communal rear garden space was able to be provided for residents, and all parking was also accommodated to the rear of the building. This provided an enhanced living environment for residents, and removed parking and vehicle activity from Primrose Place.

- 3.18.4. The building design was altered to extend around three sides of the site and provide frontage to the main streets bounding it. This perimeter block type approach gave both a strong built frontage to existing streets, but also enclosed rear garden space and provided visual screening to poorer quality rear elevations of surrounding buildings. In addition, internal corridors were replaced by external open cloisters connecting communal spaces, further enhancing amenity for residents, and flat layouts were revised to an open plan arrangement allowing greater adaptability.
- 3.18.5. A main pedestrian entrance was introduced at the corner of Primrose Street and Primrose Place, designed around a small plaza area that would articulate this space. This along with providing continuous built frontage and new pedestrian routes around the building perimeter would enhance pedestrian routes through this part of the town and connect to routes, such as to the railway station. Importantly, this enhanced space would benefit the experience for users of the adjacent Speirs Centre, with the exit doors from the Ceremony Room directly opposite.
- 3.18.6. Early appointment of a landscape architect who provide detailed landscape proposals to accompany the planning application. The landscape architect appointed has particular experience in dementia design and provided landscape details that provided both a safe and attractive private garden space to the rear of the building and high quality proposals for hard and soft landscaping around the site's public frontages.
- 3.18.7. Introduction of an anchor space at the south east of the site which would allow a more attractive frontage to the carpark access road, safer crossing point and enhanced pedestrian routes into the town centre. It should be noted that whilst all of the land involved in this location is not in the applicant's control, such proposals would be capable of being implemented if planning approval is granted.
- 3.18.8. A&DS also consider that the site is well placed for residents of the development to access services within the town centre, including opportunities for the Speirs Centre to provide for meeting space and social interaction.
- 3.19. Some elements of the A&DS proposals have not been taken forward in the revised design, and in these case, the architect has provided reasons for this, and these are summarised below:
- 3.19.1. In respect of proposed further extension of perimeter block design around southern edge of the site, the architect has advised that this has not been possible due to existing third party rights of access in this location and also as this would bring flats closer to the rear of pubs on Drysdale Street. A suggested double height pend at this location would have created accessibility issues within the building,. There are also concerns that a double height pend may be an inappropriate design feature, out of scale with the residential character of the building.
- 3.19.2. In respect of suggested direct access from ground floor flats onto Primrose Street, this has also not been taken forward. The reasons for this are that these would increase security risk, and is not fully aligned with dementia friendly design, compared with focussing all access on two main locations,

as is proposed. The current proposals would also ensure a consistent design and maintenance of the landscaped space along the Primrose Place frontage, which may not have been the case if private gardens were introduced along this street, in association with main door flats.

3.19.3. In respect of a suggested moving of the building further north, closer to the Speirs Centre, creating larger, more open communal garden space to the rear, the architect has advised that the building now sits on the historic building line previously established, and that further movement north would remove defensible landscaped space between ground floor flats and the street. There is also the concern that further movement north could encroach on the setting of the A-listed Speirs Centre.

3.19.4. Other comments related to final details of elevation design and finishes and arrangement of layouts within the flats. In these respects, the architect has identified that the building design includes variety, including roof designs echoing the former breweries that were located in the town, external walls that have a variety of finishes and window sizes, designed to articulate specific elements of the design and building line that steps back and forward to break up uniformity.

3.20. Publicity and Representations.

3.21. A total of 63No. neighbouring properties were notified of the application. In response, no objections were received and one representation was submitted.

3.22. The representation was from Liz, Albert, 11 Pullar Avenue, Bridge of Allan, on behalf of Scottish Wildlife Trust, and raised the following points:

3.22.1. At least of 50% of planting should be of native species of a type to encourage bees and other insects, particularly around seating areas.  
*Comment: Final details and specifications of landscaping and planting can consider these points.*

3.23. Planning Assessment

3.24. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan. The key LDP considerations are as follows:

Mixed Use Proposal M01, Alloa Co-op Site, Alloa

Policy SC2 – Affordable Housing

Policy SC5 – Layout and Design Principles

Policy SC6 – Additional Design Information

Policy SC9 – Developer Contributions

SC12 - Development Proposals – Access and Transport Requirements

Policy EP15 – Promoting Town Centre Regeneration

Policy EA22 – Listed Buildings

Policy EA23 – Conservation Areas

Policy EA25 - Development of Brownfield, Unstable and Contaminated Land

- 3.25. Taking account of the above development plan provisions, the key considerations are as set out below:
- 3.26. The proposals would implement a housing development on a site allocated for mixed use development in the LDP. The mixed use allocation in the LDP largely reflects the planning permission that was in place when the LDP was adopted. That permission has now lapsed, and the site remains undeveloped. There has been no further developer interest in implementing commercial development here. In the meantime, the site, in its current condition, continues to detract from the character and amenity of the area, in particular, the setting of the Speirs Centre. The application provides the opportunity for a high quality built development providing affordable housing in Alloa town centre and which has been designed to dementia care standards. Therefore, the proposal implements the residential element of the mixed use allocation, and in doing so will provide a new build development that will surpass the previously approved scheme in terms of its positive impact on the streetscape and local amenity.
- 3.27. The application will deliver 100% affordable and particular needs housing on a previously developed, vacant brownfield site in Alloa town centre, and as such would comply with Policies SC2 and EA25 of the LDP.
- 3.28. In respect of developer contributions, the entire development will be affordable housing, delivered by a Registered Social Landlord (RSL). In addition, the development has been revised to provide additional streetscape and active travel enhancements and will deliver public art. In accordance with Policy SC9 and the related Supplementary Guidance, where contributions or provision of affordable housing are above normal policy requirements (i.e.25%), then reduced contributions towards other elements, such as education provision will be considered. The site is owned by the Council who have a statutory obligation to provide education. In addition, the proposed flats are likely to be aimed at older people, rather than families. It is therefore considered appropriate that any developer contributions are focussed solely on public realm in the vicinity of the development (including public art), due to the location and nature of the proposed development (delivering 60No. subsidised flats for the elderly on a brownfield site in the town centre). On this basis, no additional contributions are sought, in accordance with Policy SC9.
- 3.29. The proposals constitute a Major development and also lies partially in Alloa Glebe Conservation Area, as such they are accompanied by both Pre-application Consultation Report and Design and Access Statement. These documents set out in detail the pre-application consultation process, and also the extensive design workshop exercises that have been undertaken in respect of the proposals.
- 3.30. The design review process, which the applicant has fully engaged with, has resulted in significant enhancement of the proposals from the pre-application stage. The Design and Access Statement sets out in detail how the design has evolved through this process, and the resulting proposals are considered to fully comply with Policy SC5, in respect of their layout and design, and also Policies EA22 and EA23 in terms of their positive contribution to the conservation area, and setting of the adjacent listed building. Whilst A&DS have identified further changes to the proposals that they would still wish to see, the architects have clearly set out that these have been considered and



the reasons for them not being taken forward in the Design and Access Statement.

- 3.31. Policy EP15 aims to support developments that will contribute to town centre regeneration. The policy encourages the re-use of vacant and derelict property, high quality new developments and opportunities for town centre living. The application fully complies with this policy.
- 3.32. In summary, the proposals comply with the relevant provisions of the Local Development Plan. The other material considerations, in the form of consultation response, and the one representation received does not present issues that would indicate the application should not be approved, and any outstanding matters can be addressed by planning conditions.
- 3.33. The application will provide a high quality new development in Alloa town centre that will set a new benchmark in design of new build development for the town. It will enhance the conservation area and setting of the Speirs Centre and facilitate an improved pedestrian environment and also non-car movement in the vicinity. The development will also provide a high quality living environment within the town centre for its residents, catering for dementia needs within the flats and also in the communal indoor and outdoor spaces.

#### **4.0 Sustainability Implications**

- 4.1. The proposals involve redevelopment of a vacant brownfield site in Alloa town centre for affordable housing.

#### **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 ☐

##### *5.4. Staffing*

#### **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 ☒)

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐
- Our families; children and young people will have the best possible start in life ☐
- Women and girls will be confident and aspirational, and achieve their full potential ☐
- Our communities will be resilient and empowered so that they can thrive and flourish ☐

(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**

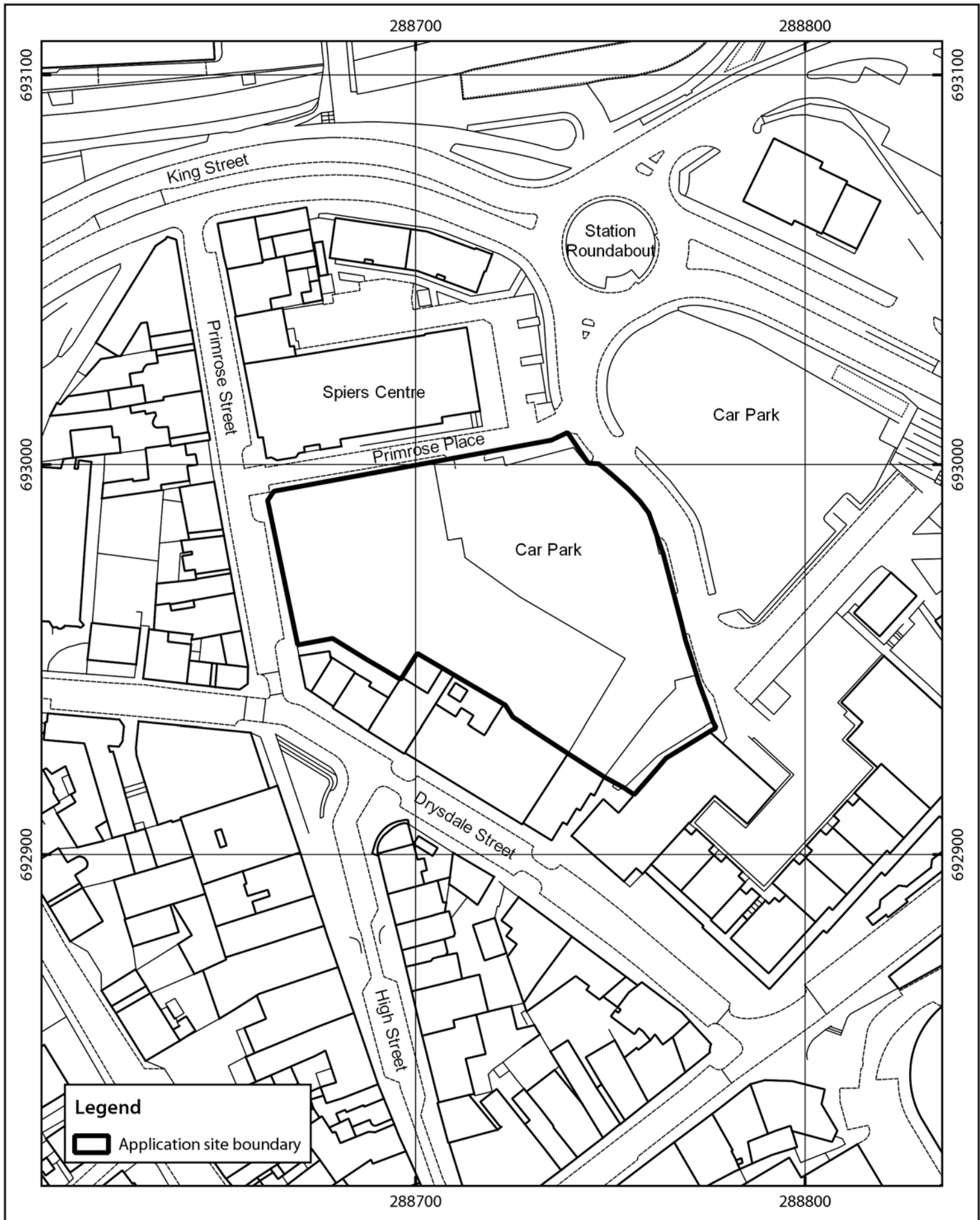
- 11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered) Yes ☐ (please list the documents below) No ☐

**Author(s)**

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Planner	2615

**Approved by**

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Julie Hamilton	Service Manager (Development)	



19/00039/FULL – 11 Primrose Street, Alloa

Erection of 60 No Flats With Associated Roads, Car Parking and Landscaping

Ward: Clackmannanshire South

0 20 40 60 80 100 metres

OS Grid Ref: NS 88723 92967

Scale: 1:1,250



**Clackmannanshire Council**

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Date:  
26 Apr 2019

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Report to      Planning Committee

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Date of Meeting: 28<sup>th</sup> May 2019

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**Subject:**      **Planning Application: 19/00046/FULL - Conversion Of Former School To Form 4 No. Maisonette Flats in Lieu of 5 No. Offices - Amendment to Planning Permission Ref 15/00252/FULL**

**and**

**Listed Building Consent Application: 19/00049/LIST - Conversion Of Former School To Form 4 No. Maisonette Flats in Lieu of 5 No. Offices - Amendment To Listed Building Consent Ref 15/00253/LIST**

**At Former St Johns Primary School, Grange Road, Alloa, Clackmannanshire**

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**Report by:**      **Grant Baxter, Principal Planner**

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## **1.0 Purpose**

- 1.1. This report provides an assessment and recommendation on applications for planning and listed building consent in relation to proposals at the former St John's Primary School, Grange Road, Alloa. Both planning and listed building applications are being reported to the Committee, following a referral request by a local Member.
- 1.2. Site Location
- 1.3. A location plan of the site is provided within this report. In addition, a link to Google's [Street View](#) provided showing the principal view of the site.

## **2.0 Recommendations**

- 2.1. Planning Application ref; 19/00046/FULL and Listed Building Application ref: 19/00049/LIST are APPROVED, subject to the following conditions and reasons:

### **Condition**

1. Within two months of the date of this decision, the following additional details shall have been submitted to and approved in writing, by the Council:
  - a. Proposals for re-use of glazed tiling;

- b. Proposals for re-use of original fireplaces;
- c. Proposals for replicating timber panelling and doors

Once approved, the development shall be completed in accordance with such approved details.

#### Reason

- 1. In the interests enhancing the character of the listed building.

#### 2.2 Reason for Decision

- 2.3 The proposal involves amendments to the original approval for the development of this site though changing originally approved 5No. offices into 4No. flats in parts of the converted school. The development is under construction, with new houses built and conversion of this important listed building underway. The proposed change would accord with the adopted development plan, insofar as the scheme would now be entirely residential, and the change will also reduce overall parking demand. There are no material considerations that indicate that the application should not be approved.

#### Approved Plans:

- 1. Site Plan
- 2. Revised Basement Floor Plan
- 3. Revised Ground Floor Plan
- 4. Revised Mezzanine Floor Plan
- 5. Revised Upper Floor Plan
- 6. Revised Rear & Side Elevations
- 7. Revised Front and Side Elevations

### 3.0 Considerations

- 3.1. Background
- 3.2. The site is the former St John's Primary School (originally Grange School), on Grange Road, on the western side of Alloa. The site extends to 0.48Ha and contains the original 2-storey Art Nouveau red sandstone school building, which is Category B Listed.
- 3.3. The school use of the site ceased in June 2014, following opening of the new Redwell Primary School, and the site was sold by the Council to Hillfoot Homes, who gained planning and listed building consent in December 2015 for "Conversion Of Former School To Form 8 No. Townhouses and 5 No. Offices, Including Partial Demolition of Extension And Erection Of 12 No. Houses". The report to the Planning Committee of 16<sup>th</sup> December 2015 in respect of that proposal is attached as Appendix 1.

- 3.4. That development has been substantially implemented, with the main access and parking courtyard and 12No. new build houses constructed. Works on conversion of the former school building are also underway, including demolition of the extension, re-roofing, new windows fitted and internal works underway.
- 3.5. This application seeks to vary the existing planning and listed building consents, by converting the northern and southern portions of the existing school building to 4No. flats, rather than 5No. offices as is currently consented.
- 3.6. Proposals
- 3.7. The approved plans for conversion of the former school involve 8No. flatted properties (four each on the east and west portions of the building). These essentially occupy a former basement area and the main classrooms on the ground and first floors of the former school building. The plans detailed conversion of north and south ends of the building at basement, ground, mezzanine and upper floor levels to office space Class 4 (Business). These areas of the building were mainly school offices and toilets, and contained a number of internal elements of historic interest in the building, including wood panelling, glazed tiling and fireplaces. All flats and offices within the building were designed around the retained full height main central atrium area.
- 3.8. The use of the north and south ends of the building as office space allowed retention of the internal fabric in these areas, which would not have been possible had they been proposed for residential use, given the higher thermal insulation requirements for residential over office use. The supporting statement accompanying this current application explains this and also how the infiltration of dry rot throughout the building had affected the areas of wood panelling originally proposed for retention. The extent of this has been witnessed by planning officers. As a result, almost all internal features of interest have had to be removed, but with feature fireplaces and glazed tiles retained for re-use.
- 3.9. The applicant now wishes to change the proposed use of these north and south areas to residential (4No. flats in lieu of 5 No. offices) as addressing the dry rot issue necessitates removal of existing timber and installation of entirely new internal partitions. These can now be specified to meet the thermal insulation standards required for residential use, and can also be designed to replicate original design features. The resulting proposals involve 4No. two bedroomed maisonette flats, of a similar style to those in the remainder of the building. The changes would bring the whole building into entirely residential use, thereby obviating the need for projecting lobbies into the main atrium area, which were a requirement of the mixed use proposal.
- 3.10. The proposals show 37No. parking spaces in total within the site (not including in-curtilage spaces serving House Plots 1 & 2), compared to 36No. spaces as originally approved. The main area of parking attributed to the converted school in the approved layout is an area of 11No. spaces served directly off Grange Road, with a further 5No. spaces within the courtyard shared with the new houses but also available to residents of the flats. The development is therefore providing an additional parking space on top of the

number originally proposed. Further analysis of parking requirements is set out under Paragraph 3.11, below in response to Roads' comments.

### 3.11. Consultations

- Historic Environment Scotland (HES): No comments to make.
- Roads: No objections provided parking ratios for units in the school are achieved; 125% for 2 bedroomed units and 225% for three bedroomed units. *Comment: As noted in the report on the original planning application, the parking proposals did not fully meet the Council's normal standards, and there was recognition that a scheme to convert a former listed school with new build houses on a constrained site may require to deviate from normal parking standards, which are more attributable to new build suburban development. The site's previous use as a school, and associated traffic generation were also material factors in this regard. It was noted in the previous committee report that a degree of on-street parking is likely to occur but this can easily be accommodated within the wide section of Grange Road. The 4No. proposed flats are all two-bedroomed, with the other 8No. flats, already approved, being three bedroomed. A parking standard of 125% for two-bedroomed flats would translate to 5No. parking spaces, based on Roads' standards. The parking standard for the equivalent size of office accommodation would be 11No. spaces. Therefore whilst the parking provision for the whole development does not meet the normal standards applied by Roads for residential development, the change from offices to flats is likely to reduce overall parking demand. Furthermore, whilst the roads around the school are used informally in association Redwell Primary School, this use has been observed to not generate significant traffic or parking problems. Furthermore, school drop-off and pick up times will generally not conflict with times of peak parking demand for the proposed houses. Currently approved office use would also be more likely to conflict with school drop-off and park and stride times than residential use as is now proposed.*
- Alloa Community Council: The number of units already approved (20) exceeds the LDP indicative total of 15 units. In approving the original application, it was agreed at Planning Committee that parking would be looked at and a revised plan with 45No. spaces incorporated. Only 38No. spaces are shown, and with the current proposal, a further 5No. spaces are required. The developer has not marked out parking spaces in the new courtyard area. This part of Grange Road is a designated drop-off zone for Redwell Primary School, and will experience more on-street parking and pedestrian movement as a result of these proposals. The developer should have checked for and dealt with dry rot some time ago, and may have planned to build flats rather than offices all along. *Comment: The difference in number of units indicated in the LDP and then granted planning permission has previously been addressed in the assessment of the previous applications. The LDP identified the site for entirely residential use, as is now proposed, rather than a use including offices. There was no requirement from the original planning committee decision for 45No. parking spaces to be provided. Whilst these 4 flats now proposed would add to the number of residential properties on the*



*site, they replace proposed office spaces already approved, use space within the existing listed building, and so do not involve additional development floor space on top of that already approved. Parking requirements for office space of this size would exceed that for 4No. flats and office use would also be more likely to generate daytime parking which would coincide with school drop-off and pick up times. The site itself is a former school which would have generated significant traffic and parking, and the road outside the site is of a width adequate to accommodate on-street parking on both sides. The issue of dry rot in the building has been observed to be extensive by planning officers and HES have no objections to the proposed changes. Questions over the applicant's original intentions in respect of the development are not material considerations.*

- Scottish Water: No objections.
- Environmental Health: No objections.

### 3.12. Representations

3.13. A total of 26No. neighbouring properties were notified of the planning application and the Listed Building Application was advertised in the Alloa Advertiser and Edinburgh Gazette. In response 1No. supporting comment was received from the following party:

- Mr Gavin Waddell, 7 St Johns School, Grange Road, Alloa.

3.14. Mr Waddell has made the following points in response to Alloa Community Council's objection:

- Parking spaces within the development are not due to be lined until the road surfacing is complete and construction traffic has vacated the site.
- Surrounding residents themselves benefit from and use the availability of on-street parking in the vicinity of the former school.
- The area is one of several suggested "Park and Stride" locations for Redwell School, and not a designated drop-off zone. The impact of any additional on-street parking on this will be negligible. Yellow zig-zag lines on the road outside the site relate to its previous school use and are obsolete and should be removed.
- In respect of dry rot, the alternative to developing the building is to allow it to fall into disrepair, which would be undesirable for all, including the Community Council. The development is complex, involving renovation a large listed building, and will be of benefit in respect of providing greater housing choice and an attractive living environment.
- Occupants of proposed office spaces would have created parking demand.
- Approval of this scheme will allow the development to be completed to the wider benefit of the area.

### 3.15. Planning Assessment

3.16. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan. The key LDP considerations are as follows:

- Housing Proposal H11 – St John’s Primary School
- Policy SC5 Layout and Design Principles
- Policy SC12 - Development Proposals - Access and Transport Requirements
- Policy EA22 - Listed Buildings

3.17. Taking account of the provisions of the above policies, the key considerations are the impact of the proposed changes on the layout and design of the development, character of the listed building and access and parking.

3.18. The proposals will have no impact on the layout and design of the development, beyond internal alterations to the listed building, and some minor associated external changes. In respect of the impact on the character of the listed building, HES have already noted that they have no comments to make on this, and from officers’ observations, dry rot has significantly impacted on the internal timberwork. Original features, such as fireplaces and glazed tiles are to be re-used and doors and walls will be designed to recreate original design features. In addition, the main atrium area will no longer need to be compromised by enclosed lobby areas, which will retain the integrity of this principal space within the building.

3.19. Parking provision for the development does not fully meet the standards that Roads would normally apply, however, the parking provision within the development has already been accepted by the Committee and granted planning permission. This proposals does not entail an intensification of the development that would generate more parking, but a change of proposed use of part of the development from office to residential, with no additional development floorspace. Parking demand associated with the proposed residential use would be significantly less than that required for offices, and will be likely to have a peak demand outwith school drop-off and pick-up times unlike office use. An entirely residential development complies with the use identified for the site in the LDP.

3.20. In summary, therefore, the proposals involving amendments to the original approval for the development of this site, and conversion of this important listed building, accord with the adopted development plan, and material considerations, in the form of consultation response and representations do not indicate that the proposals should otherwise be refused.

## 4.0 Sustainability Implications

4.1. The proposed development involves the re-use of a vacant heritage building in Alloa for new housing.

## 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 ☐

### 5.4. Staffing

## 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 ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all ☐

Our families; children and young people will have the best possible start in life ☐

Women and girls will be confident and aspirational, and achieve their full potential ☐

Our communities will be resilient and empowered so that they can thrive and flourish ☐

(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".

Report to Planning Committee of 16<sup>th</sup> December 2015 on Planning application ref: 15/00252/FULL & Listed Building application ref: 15/00253/LIST.

## 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
Grant Baxter	Principal Planner	2615

### Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Julie Hamilton	Service Manager, Development	



**19/00046/FULL & 19/00049/LIST – St Johns Primary School, Grange Road, Alloa**

**Conversion Of Former School To Form 4 No. Maisonette Flats in Lieu of 5 No. Offices - Amendment to Planning Permission Ref 15/00252/FULL**

Ward: Clackmannanshire South

0 20 40 60 80 100 metres

OS Grid Ref: NS 87821 92982

Scale: 1:1,250

Date:  
26 Apr 2019

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**Clackmannanshire Council**

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**CLACKMANNANSHIRE COUNCIL**


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**Report to:**                      **Planning Committee**

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**Date of Meeting:**        **16th December 2015**

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**Subject:**                      **Planning Application 15/00252/FULL - Conversion Of Former School To Form 8 No. Townhouses and 5 No. Offices, Including Partial Demolition of Extension And Erection Of 12 No. Houses**

**Listed Building Application 15/00253/LIST - Conversion Of Former School To Form 8 No. Townhouses And 5 No. Offices, Including Partial Demolition of Extension**

**Former St John's Primary School, Grange Road, Alloa, Clackmannanshire**

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**Report by:**                      **Grant Baxter, Principal Planner**

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## **1.0 Purpose**

- 1.1. The purpose of this report is to provide an assessment of and recommendations on the development proposals for the now vacant St John's Primary School site. The proposals involve partial demolition of an extension, conversion of the original listed school building to 8No. houses and 5No. small office spaces and erection of 12No. new houses in the grounds.
- 1.2. The Planning and Listed Building applications submitted by Hillfoot Homes require to be determined by Committee as the site is owned by the Council and there have been objections to the proposals.

## **2.0 Recommendations**

- 2.1. Planning Application Ref: 15/00252/FULL is APPROVED subject to the following conditions:
  1. For the avoidance of doubt, the following elements of the proposed development are hereby NOT approved:
    - a) Layout and configuration of houses on Plots 1-2 and 6-12.
    - b) Private access road alignment, layout, construction, associated parking and resultant shared communal space.
    - c) Concrete roof tiles on Plots 3-12.
    - d) Precise finishing details to the Grange Road frontages of Plots 1 & 2.

Before any works commence on site, revised plans and details of these elements shall have been submitted to and approved in writing by the Council. Thereafter the development shall proceed in accordance with such approved details. These shall include:

- a) Re-orientation of buildings on a single axis.
- b) Enhanced quantity and quality of shared non-vehicular space.
- c) An access road construction to an adopted standard, with associated parking and landscaping.
- d) Natural slate roof cladding.
- e) Details of options for external finishes to the front facades of Plots 1 & 2.

2. Before any works commence on site, a phasing plan for the implementation of the proposed development shall have been submitted to and approved in writing, by the Council. The Phasing Plan shall include:

- a) Completion of an Environmental and Human Health Risk Assessment; site investigation and remedial works.
- b) Implementation of construction management and tree protection arrangements.
- c) Completion of the school building conversion, access road and parking.

Once approved, the development shall be carried out in accordance with such approved Phasing Plan unless otherwise approved in writing by the Council.

3. Before any works commence on site, a Demolition and Construction Management Plan and Tree Protection Plan shall have been submitted to and approved in writing by the Council. It shall include:

- a) Details of arrangements to control construction traffic movements during the morning and afternoon periods when pupils are arriving at and leaving Redwell Primary School.
- b) Details of arrangements for liaison with Redwell Primary School during the construction phase.
- c) Construction traffic routes to and parking arrangements within the site.
- d) Measures to control noise and dust during demolition and construction.
- e) Restrictions on access to the site via Dirleton Lane.
- f) Tree protection measures.

Thereafter, all construction works shall be carried out in accordance with such approved details.

4. Before any works commence on site, tree protection measures shall have been erected in accordance with the details shown on a stamped approved Construction Management Plan & Tree Protection Measures Drawing, and shall be fully in accordance with BS 5837:2012. Such measures shall remain in place for the duration of the construction phase, unless otherwise approved in writing by the Council.



5. Before any works commence on site, details of the works to the school building shall have been submitted to and approved in writing by the Council, including:

- a) Details of proposed demolition and reinstatement of exposed elements of the retained building.
- b) A schedule of alterations to the interior of the building.
- c) Details of all proposed new and replacement finishing materials including windows and doors.
- d) Details of any proposed additional openings or external alterations to the building.

Once approved, the development shall be carried out in accordance with such approved details.

6. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council :

- a) Details of all external building materials including roof cladding, external render, timber cladding and stone type and colour, and external window and door colour. All roofs within the site shall be clad in natural slate, unless otherwise agreed in writing by the Council.
- b) Details of all forms of boundary enclosure, including walls, railing and fences. For the avoidance of doubt, all external boundaries of the site shall be enclosed by masonry walls and/or metal railings. Timber fencing shall not be used where boundaries front public roads/paths.
- c) Details of bin storage facilities for each new build house plot, and houses within the converted school.

Thereafter, the development shall proceed in accordance with such approved details.

7. Before any works commence on site, a survey, of all trees on the site, prepared by a qualified arboriculturist, shall have been submitted to and approved in writing by the Council. Thereafter, all tree works shall be carried out in accordance with the approved scheme.

8. Before any works commence on site, a SUDs scheme for the discharge of surface water to the water environment shall have been submitted to, and approved in writing, by the Council. The scheme shall be in accordance with the SUDs (Sustainable Urban Drainage Systems) Manual (C697) published by CIRIA. Thereafter, the proposed development shall be completed in accordance with such approved details.

9. Before commencement of construction works on the 15th house within the proposed development, a commuted sum of not less than £15,000 towards pitch improvements in West End park and £5,000 towards public art shall have been paid to the Council.

10. The use of proposed office spaces within the converted school shall be restricted to Class 4 "Business" of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

2.2 Reasons for the conditions:

1. In order to ensure the proposed development complies with the Local Development Plan and Planning Brief.
2. In the interests of local amenity and environmental quality.
3. In the interests of residential amenity and road safety.
4. In the interests of local amenity and environmental quality.
5. In order to ensure the protection of the built heritage.
6. In the interests of local amenity and environmental quality.
7. In the interests of local amenity and environmental quality.
8. In the interests of local amenity and environmental quality.
9. In order to ensure the provision of off-site community infrastructure to support the proposed development.
10. In order to ensure that the proposed office use is compatible with residential amenity.

2.3 Listed Building Application Ref: 15/00253/LIST is APPROVED subject to the following condition:

1. Before any works commence on site, details of the works to the school building shall have been submitted to and approved in writing by the Council, including:
  - a) Details of proposed demolition and reinstatement of exposed elements of the retained building.
  - b) A schedule of alterations to the interior of the building.
  - c) Details of all proposed new and replacement finishing materials including windows and doors.
  - d) Details of any proposed additional openings or external alterations to the building.

Once approved, the development shall be carried out in accordance with such approved details.

2.4 Reason for the condition:

1. In order to ensure the protection of the built heritage

## **2.5 Reasons for the Decision:**

1. The proposed development would involve sensitive conversion of a Category B Listed Building and re-development of a brownfield site in Alloa for residential development including a small amount of office space. The development therefore generally accords with the key provisions of the adopted LDP.
2. The site is subject of a detailed proposal in the LDP and a Development Brief. Elements of the development density and layout are such that they do not fully accord with detailed development guidelines and provisions set out in the Brief, and as such, planning conditions are proposed requiring amendments to the submitted proposals such that the overall scheme more fully accords with the adopted LDP and Development Brief.

## **2.6 Approved Plans**

- Existing Basement and Mezzanine Floor Plan
- Existing Elevations
- Existing Ground Floor Plan
- Existing Upper Floor Plan
- Location Plan
- Plots 11 & 12 Proposed Plans and Elevations
- Plots 3 - 5 Proposed Plans and Elevations
- Plots 6 - 10 Proposed Plans and Elevations
- Proposed Basement and Mezzanine Floor Plan
- Proposed Front and Side Elevation
- Proposed Ground Floor Plan
- Proposed Rear and Side Elevation
- Proposed Upper Floor Plan
- Plot 1 - Plans and Elevations
- Plot 2 - Plans and Elevations
- Link Canopies
- Plan Showing Location of Site Sections
- Retaining Wall
- Site Sections
- Streetscape
- Topographical Survey

## **3.0 Considerations**

### **3.1. Background**

- 3.2. The site is the former St John's Primary School (originally Grange School), on Grange Road, on the western side of Alloa. The school use of the site ceased in June 2014, following opening of the new Redwell School, and the building and site has been vacant since.
- 3.3. The site extends to 0.48Ha and contains the original 2-storey Art Nouveau red sandstone school building and later brick and render extensions to the north. The buildings are Category B Listed. The remainder of the site is laid out in tarmac, with a small group of mature trees in the southeast corner and garden

in the northwest corner. The site is mainly enclosed by low stone walls and railings, and drops in level from west to east to an extent that allows for an additional basement level of accommodation on the west side of the school building.

- 3.4. The site's principal frontage is onto Grange Road, and contains two pedestrian gates, whilst to the rear lies Dirleton Lane; a private unsurfaced lane serving the rear of houses on Dirleton Gardens. This lane provides the current vehicular access into the school site. Surrounding land uses are predominantly residential, but include a Masonic hall abutting the southwest corner and the entrances to West End Park and a church on the opposite side of Grange Road.

3.5. Proposals

- 3.6. The proposals comprise three main elements:

- (i) Demolition of the gym hall and classroom extensions to the original school building.
- (ii) Conversion of the original school building to form 8No. two and three storey houses and 5No. small office spaces.
- (iii) Erection of 12No. two storey houses within the grounds, to the side and back of the original building.

- 3.7. These proposed developments would be served by new accesses off Grange Road; one at the southern end of the site serving a parking area for houses within the converted school; one at the northern end, serving a pair of new build houses, and a third in between, providing access to the other 10No. proposed new build houses. Parking within the site would largely be provided on a communal basis. No access is proposed from Dirleton Lane, to the west of the site, with the existing access here effectively closed off.

3.8. Consultations

- 3.8.1. Roads: The new access road serving the main part of the development should be designed and constructed such that it can be adopted by the Council. Insufficient off-street parking provision is proposed to serve the proposed houses and offices. *Comments: These matters are addressed in the Planning Considerations section of this report, below.*
- 3.8.2. Scottish Water: No objections. A Drainage Impact Assessment will be required to be submitted to Scottish Water. Waste water and water networks have capacity to serve the development. SUDs required to address surface water drainage.
- 3.8.3. Land Services: Tree protection measures required. Tree survey required. A developer contribution of £15,000 towards football pitch improvements in West End park should be sought. *Comments: These matters can be addressed in planning conditions.*
- 3.8.4. Environmental Health: No objections. Office use should be restricted to Class 4, in order to be compatible with adjoining houses. Hours of operation should be restricted to ensure no nuisance to residents during

demolition/construction. An Environmental and Human Health Risk assessment should be carried out for the site given that most former schools have had contamination present. Comments: *These matters can be addressed in planning conditions.*

- 3.8.5. SEPA: No objections. Standing advice only, including requirement for SUDs to provide one level of treatment to surface water run-off, space for collection, segregation and storage of waste. Comments: *The requirement for SUDs can be addressed in planning conditions.*
- 3.8.6. Historic Scotland: No objections, and welcome the conversion proposals, and agree with the rationale and approach outlined in the design statement.
- 3.8.7. Alloa Community Council: No objections, but observations and comments made on a number of points in the context of the Development Brief for the site: 1. Concern regarding proposed finishes to new build houses in the context of the listed school and adjacent stone buildings. 2. Twenty houses and 5No. offices are proposed, whilst the Brief suggests a development of 15No. houses. 3. This is a significant increase in development density, and parking provision appears inadequate, which could increase on street parking to the detriment of pedestrian safety at this safe route to school location. 4. There is inadequate high quality space between the buildings as called for in the Brief. Three accesses are proposed instead of one, as recommended in the Brief, and the southernmost will affect trees. 5. Any proposed garaging should be large enough to accommodate a normal family car. Comments: *Assessment of the proposals against the Planning Brief, covering these matters is set out in the Planning Assessment section of this report, below.*

### **3.9. Representations**

- 3.10. A total of 55 No. neighbouring proprietors were notified of the planning application. In addition, the application was advertised in the Alloa Advertiser and Edinburgh Gazette as a "Development Affecting the Setting of a Listed Building" on 11th November 2015. The Listed Building application was also advertised in both the Alloa Advertiser and Edinburgh Gazette on 11th November 2015.
- 3.11. In response objections/representations have been received from the following 13No. parties:
- 3.12. Derek Robertson, 32 Dirleton Gardens, Alloa, FK10 1NL  
Ms E Ramsay, 14 Dirleton Gardens, Alloa, FK10 1NL  
Mr Tristan Hopkins, 8 Smithfield Loan, Alloa, FK10 1NJ  
Mrs J Syme, 78 Grange Road, Alloa, FK10 1LU  
Mr Douglas Cooper, 16 Dirleton Gardens, Alloa, FK10 1NL  
Mr Alan Petrie, 69 Grange Road, Alloa, FK10 1LU  
Mrs Eileen Cooper, 16 Dirleton Gardens, Alloa, FK10 1NL  
Mrs Maureen McMaster, 18 Dirleton Gardens, Alloa, FK10 1NL  
Mrs Gillian McLaughlin, 30 Dirleton Gardens, FK10 1NL  
Ms Joyce Davidson, 10 Dirleton Gardens, Alloa, FK10 1NL

Mrs Jacquelyn Monk, 76 Grange Road, Alloa, FK10 1LU

Miss Carola Pullan, 77 Grange Road, Alloa FK10 1LU

Mrs Margaret Gibson, Grange Road, Alloa, FK10 1LU

3.13. On the following grounds:

(1) Over-development of the site, and number of units not in compliance with the LDP figure of 15 units, as well as including offices. Development not in accordance with the Planning Brief. *Comment: Whilst the number units shown in the LDP is indicative only, the overall layout and density of the proposed development gives rise to issues of quantity and quality of space in the development and it is proposed that planning conditions require reconfiguration of internal elements in order to comply with the terms of the Brief.*

(2) Lack of parking spaces in the site for the development. This and formation of 3No. access onto Grange Road will create on-street parking issues in Dirleton Lane & Grange Road, which is used as a drop off/pick up zone for Redwell School. Road safety risk to pedestrians. *Comment: Current car parking proposals do not fully meet the Council's normal standards, although a degree of on-street parking is likely to occur and is capable of being accommodated. School drop-off and pick up times will generally not conflict with times of peak parking demand for the proposed houses. Final car parking numbers and management arrangements will be agreed in the process of final layout amendments required by planning conditions.*

(3) Question over whether existing access into Dirleton Lane will be closed, and implications for parking and condition of Dirleton Lane. *Comment: There will be no vehicle access to the site off Dirleton Lane, and there are no proposals to alter the lane as part of this development.*

(4) Concern regarding position, height and orientation of houses, and possible loss of light and privacy to neighbouring houses. *Comment: The position, height, orientation and design of proposed houses would not result in a detrimental loss of privacy or amenity for adjacent residents. Proposed new houses would sit between 20m and 27m from the rear elevations of houses on Dirleton Lane. A minimum window to window distance of 18m is normally considered acceptable and the proposals would achieve and exceed this, and there are no significant changes in level proposed in the site.*

(5) Concern about house finishes, including lack of stone finishes to Grange Road frontage houses and use of timber cladding and concrete tiles in curtilage of the listed building. *Comment: The proposed render to front elevation of houses facing Grange Road is not considered to an inappropriate finish in this location, provided colour and texture are suitable and final details of this will be required by conditions. In the curtilage of the listed building and wider context of the site it is considered that all roofs in the development should be clad in natural slates.*

(6) Concern regarding control of surface water run-off and possible effect on existing drainage systems and neighbouring houses. *Comment: SUDs will be required to serve the new development. This will require to ensure surface water run-off rates are reduced, taking account of the current situation.*

(7) Objection to proposed office use in a residential area. *Comment: The proposed office accommodation allows for preservation of important historic fabric of the listed building, and a condition can be used to ensure it is of a type of use that is compatible with adjoining houses.*

(8) Construction management should ensure no loss of amenity to neighbours, and question on which road construction traffic will use. *Comment: This will be reflected in planning conditions.*

(9) Surrounding properties don't have glazing bars. *Comment: This is not a matter of particular significance in the wider context of the proposals.*

(10) Question over retaining wall design, and spaces under extended walls. *Comment: Additional details of this will be required in planning conditions.*

### **3.14. Planning Assessment**

3.15. The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The Clackmannanshire Local Development Plan, adopted August 2015 (LDP) comprises the development plan. The planning policy position is therefore up to date.

3.16. The site is identified as Housing Proposal H11 in the adopted LDP with an indicative capacity of 15No. units. Development requirements include conversion of the original school, demolition of the extension and sympathetic new build development, all in accordance with a Development Brief. Key policy considerations from the LDP are as follows.

- Policy SC2 - Affordable Housing
- Policy SC5 - Layout and Design Principles
- Policy SC6 - Additional Design Information
- Policy SC9 - Developer Contributions
- Policy SC12 - Development Proposals - Access and Transport Requirements
- Policy SC20 - Water and Drainage Infrastructure and Capacity
- Policy EA22 - Listed Buildings

3.17. Taking account of these policy considerations a Planning Brief has been prepared for the site, and which sets out key design principles for development of the site, and these provide a framework for assessment of the proposals:

### **3.18. 1. Sensitive conversion of the original Art Nouveau school building**

3.19. The proposals for conversion, as set out in the plans and described in the submitted Design Statement, are well considered and will achieve sensitive conversion, with minimal change to the exterior of the building, and preservation of the key internal design features; principally the main atrium

space and ornate detailing in smaller rooms in the north and south portions of the building.

- 3.20. The proposed design approach, including demolition of the later extensions is supported by Historic Scotland.

**3.21. 2. Development of high quality new build housing development**

- 3.22. The layout and general scale and massing of proposed new build houses would not detrimentally affect the setting of the listed school building. All new buildings are of simple two storey pitched roof design and located to the north and west of the school building, with no buildings proposed to the south, as stipulated by the Brief.

- 3.23. The exact positioning and orientation of proposed houses does however appear somewhat random in the wider context of surrounding developments and whilst the Brief envisaged houses generally in line with adjacent houses, the current proposals show groups of buildings orientated at differing angles, however there is scope to amend this to better accord with the Brief. It is proposed that any decision should condition final details of alignment of Plots 1 & 2 and 6-12, in order to better reflect and integrate with surrounding houses.

**3.24. 3. Formation of high quality shared space serving conversion and new build developments**

- 3.25. The proposed development density and layout/configuration of houses has compromised the scope for a high quality internal shared space as called for by the Brief. This space will serve largely as parking and manoeuvring space.

- 3.26. The re-alignment and potential reduction in number of houses, would also achieve an enhancement in the quality of space between buildings within the site, and the proposed planning condition can therefore seek to more fully achieve this objective of the brief.

**3.27. 4. Design and materials of new build element to compliment Listed Building**

- 3.28. The external design of houses is fairly simple, and would generally appear sub-ordinate to the main building. Whilst render is proposed on two houses facing Grange Road, subject to final agreement on texture and colour, this need not be an inappropriate material in this location. An entirely stone frontage to new build houses facing Grange Road may be too strong a material finish in the context of the listed building. Roofs of houses other than these two are proposed to be concrete tiles, however in the curtilage of the listed building, and wider context of natural slate roofs surrounding the site, it is considered that natural slates should be used throughout the site, which will provide a uniformity to all the buildings.

**3.29. Vehicle and pedestrian access**

- 3.30. The proposed closure of access from Dirleton Lane and replacement access arrangements off Grange Road accord with the principles of the Development Brief. The Roads Service agree with this principle, but recommend that a public road serves all houses. This is our normal policy standard and is



repeated in the Brief. There are no exceptional circumstances to allow a lesser standard and planning conditions have been framed accordingly.

- 3.31. This part of Grange Road is a designated drop-off and pick-up area for Redwell School, and whilst this brings traffic into the area for short periods at the beginning and end of the school day, this is obviously a location that has been subject to school traffic in the past, when St John's School was open. Grange Road is wide at this point, and adequate on-street parking space would appear to remain available if these additional accesses were formed.
- 3.32. Current car parking proposals fall short of the Council's normal standards, however, final details of car parking numbers will be agreed in the process of final layout amendments required by proposed planning conditions, as will details of the allocation and management of parking spaces.
- 3.33. The proposed development contains a small provision of office spaces. It is also that office use times will generally be when resident parking demand is lower. It is expected that planning conditions will require details of arrangements for shared parking for office and houses.

#### **3.34. SUDs, landscaping and open space**

- 3.35. The Brief notes that one level of treatment of surface water will require to be provided in the site, and the applicant currently proposes that this will be via use of porous road surfacing. Final details of this are still to be submitted and approved, and will require to take account of construction requirements for any sections of adoptable road. Given the site is currently almost entirely laid out in hard standing, the proposed new development should result in a reduction in surface water run-off rates towards Dirleton Lane.

#### **3.36. Other Matters**

- 3.36.1 Developer Contributions - The proposals were considered by the Council's Developer Contributions Group, and it was agreed that contributions towards pitch improvements at West End Park, and public art would be required, with any other matters such as education provision addressed by the Council via capital receipt for the site. The group agreed that the applicant's proposal to offer homes for sale under the Help to Buy Scheme, and the abnormal costs associated with developing this site, meant that no additional affordable housing requirements were necessary.
- 3.36.2 Trees - The proposals would result in the loss of 1No. tree in the area south of the main building, in order to accommodate access into a proposed parking area. A survey of this group of trees will be required by conditions, however, the loss of one tree would not appear to affect the overall amenity of this group of trees.
- 3.36.3 Office use - The proposed use of small parts of the school building for office space allows for retention of the original fabric in these particular parts of the building which contain the main elements of internal architectural detailing, which may not have been capable of incorporation into houses under the building regulations. These office spaces are small scale, and provided their use is restricted to Class 4 by condition, should be compatible with adjoining houses.

### 3.37. Sustainability Implications

3.38. The proposals involve sensitive re-use of a vacant listed building and re-development of a brownfield site.

## 4.0 Resource Implications

### 4.1. Financial Details

4.2. 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 ☐

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

### 4.4. Staffing

## 5.0 Exempt Reports

5.1. 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)

The Clackmannanshire Local Development Plan, August 2015

## 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".

## 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)

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Grant Baxter	Principal Planner	2615

### Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	
Gordon McNeil	Head of Development and Environment Services	



**CLACKMANNANSHIRE COUNCIL**

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**Report to: Planning Committee**

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**Date of Meeting: 28 May 2019**

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**Subject: Review of Planning Committee Decisions, Major Developments and Other Areas of Service Delivery**

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**Report by: Allan Finlayson, Planning and Building Standards Team Leader**

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## **1.0 Purpose**

1.1. The purpose of this report is to provide the Committee with an up to date position statement on previous Committee decisions on planning applications, other significant decisions approved under our Scheme of Delegation, and other key areas of Development Quality Service delivery between April 2018 and March 2019. The report is the latest of a series of annual reports.

## **2.0 Recommendations**

2.1. It is recommended that the Committee notes the progress on planned developments in Clackmannanshire, progress on the Local Development Plan review and other areas of service delivery.

### **3.1. Progress On Previous Planning Committee Decisions**

18/00045/FULL - Change Of Use And Alterations To Hotel To Form 11 No. Flatted Dwellings, Castle Campbell Hotel, 11 Bridge Street, Dollar. Planning permission was granted by Committee on 21<sup>st</sup> June 2018 however no indication of a development commencement date is known.

18/00108/FULL - Erection Of 95 No. Houses, Land To South, East Stirling Street, Alva. Planning permission was granted by Committee on 21<sup>st</sup> January 2019 following referral to Scottish Ministers. Development has now commenced.

18/00207/FULL - Change Of Use Of Open Space To Garden Ground, Formation of Driveway And Erection Of Boundary Fence/Gates (Retrospective), 16 Sunnyside Court, Alloa. No further issues have been raised following the grant of planning permission on 8<sup>th</sup> November 2018.

17/00026/FULL – Extension To Existing Windfarm, Comprising Installation of 3 No. Wind Turbines, Crane Hardstandings, Access Tracks, Temporary Construction Compounds, Borrow Pit and Ancillary Work, Burnfoot Hill Windfarm, Tillicoultry. Planning permission was approved by Committee on 26th October 2017 subject to the conclusion of a legal agreement. This legal agreement was concluded in March 2019 and development can now commence subject to condition compliance.

16/00273/FULL - Erection of 35 No. Houses - Amendment To Planning Application 14/00248/FULL (Erection Of 71 No. Houses With Associated Access Roads, Car Parking And Landscaping), Burnside, Riccarton, Clackmannan. Planning permission was granted by Committee on 24th February 2017. Development is now well underway and first house occupations have now taken place.

16/00218/FULL - Importation, Sorting and Spreading Of Inert Waste Materials Comprising Soil, Sub Soil, Crushed Brick And Stone To Alter Existing Ground Levels To Form Grazing Land, With associated Access Track, Drainage and Landscaping Works (Partly Retrospective) - (Re-Submission of Planning Application 15/00228/FULL), Brandyhill Wood, Fishcross. Planning permission was refused by Committee on 26th January 2017. Since that decision the Service has been pursuing the restoration and remediation of unauthorised works. A detailed update on progress in relation to these matters is provided in paragraph 3.7 of this report.

### **3.2 Pre-2014 Major Applications Update.**

06/00283/OUT - New Village Development, Forestmill. The Council granted Planning Permission in Principle for the Forestmill Village project in 2011. Permission was granted subject to conditions and there is a separate Section 75 Agreement. Detailed proposals have now been approved for the first two phases of housing development, but there are no firm indications yet from the developer on plans to commence construction work. This Service continues to liaise with the developer and their agents in respect of addressing any remaining barriers to development commencement.

10/00036/MSD - Erection of 74 Houses at Land to the East of Lower Mill Street, Tillicoultry. Following an earlier grant of outline planning permission, these details were approved in December 2010. The Council subsequently extended the period for implementation of this development, and preliminary site servicing work has taken place, primarily intended to ensure the permission remains live. However, there is no sign of any substantive start on the development and the site has been on the market for some time.

10/00153/PPP - Development of Land for Housing, School and Associated Open Space and Other Infrastructure at Land at Branshill, Sauchie. In November 2013, the Committee indicated that it was minded to grant Planning Permission in Principle, subject to conditions and subject to a Section 75 Agreement. A draft agreement has been finalised. However, related proposals for opencast coal extraction were withdrawn following the closure of Longannet Power Station. There is ongoing discussion with the developer to explore options for delivery of the development and necessary supporting infrastructure, specifically education capacity provision. The current offer from the developer does not secure the necessary education infrastructure. Once a decision has been taken by the Council's School Estates Strategy, a report will be brought to the Committee in due course.

It will be clear from the foregoing list that development is progressing on a number of these and other sites. Development Services staff meet regularly to monitor the progress of sites in the Local Development Plan. We will ensure that prospective developers have enough information to take sites forward to the planning stage, and identify/help remove any barriers to development implementation.

### **3.3 Current pre-application submissions received in relation to potential future Major or significant planning applications.**

18/00239/PAN - Erection Of Storage Warehouse Buildings at Midtown, Blackgrange Road, Cambus on land to the south of Midtown Business Park.

19/00002/PAN - Proposed Residential Development at Schawpark Golf Course, Sauchie to the east of the A908, Alloa

19/00007/PAN - Proposed Residential Development at Former Bowling Green, Green Loan, Pool Of Muckhart.

19/00053/PAN – Proposed Residential Development, Live/Work Units, Business Space and Paddock at Former Solsgirth Mine Site, Solsgirth.

### **3.4 Key Applications Approved Under the Scheme of Delegation**

17/00241/MSD - Residential Development (149 No. Houses And Associated Infrastructure And Landscaping), Former Foth Valley College, Branshill Road, Sauchie. This permission has now been implemented and first house occupations have been undertaken.

18/00062/FULL - Formation of Access Onto Public Road, Erection of Japanese Gateway And Walls, Formation of Internal Access Roads and Car Parking, And Installation of Temporary Reception, Staff Welfare and Toilet Cabins - Amendment to Planning Permission 15/00052/FULL

18/00196/FULL - Residential Development Of 15 No Houses At Phase 8 East, South Alloa for Allanwater Homes.

19/00005/FULL - Alteration and Extension to Former Vehicle Maintenance Building and Installation of 9 No Storage Silos to Form Malt Crushing and Bagging Facility (Class 5) at Kelliebank, Alloa for Crisp Malting Group Ltd.

18/00056/FULL - Erection Of Steel Clad Storage Building at Menstrie for Kerry Bio Science.

18/00174/FULL - Change Of Use Of Hotel To Dwelling House And Areas Of Public Open Space To Private Garden Ground, Removal Of External Fire Escape Stair, Installation Of 2 No. Juliette Balconies, Erection of Detached Garage And Boundary Railings, Fencing and Gates at Gean House, Alloa.

18/00202/FULL - Erection Of New Headquarters Building at Kilbagie Paper Mills for Tillicoultry Quarries Ltd.

18/00231/FULL - Erection of New Early Years Nursery With Associated Hard And Soft Landscaping at Menstrie Primary School for Clackmannanshire Council.

19/00003/FULL - Change Of Use Of Agricultural Land and Engineering Works To Form Extended Coach Parking Area And Erection Of Boundary Fencing at Lower Mill Street, Tillicoultry for Woods Coaches.

3.4.1 Members are reminded that details of all planning applications are available on Clacksweb. The files contain the approved drawings, decision notice and report of handling. In addition to this, the Service issues a Bulletin to all Elected Members

and other interested parties on a weekly basis, the first two sections comprising details of all applications received or decided during that week.

### **3.5 Local Review Body (LRB) Decisions**

There were two local review decisions during the reporting period:

18/00029/PPP - Erection Of 1 No. House, Harrylayock. Planning permission in principle for the erection of a dwellinghouse in the countryside was granted by the Local Review Board on 9<sup>th</sup> April 2019 contrary to previous Appointed Officer decision to refuse planning permission on planning policy grounds.

18/00163/FULL - Replace Wooden Windows With White uPVC Windows at 18 Glebe Terrace, Alloa. Planning permission was granted by the Local Review Board on 30<sup>th</sup> August 2019 contrary to previous Appointed Officer decision to refuse planning permission on planning policy grounds.

### **3.6 Planning Appeals**

There was one planning appeal decision during the reporting period as detailed below. No planning appeals are awaiting a decision.

18/00037/FULL - Use of Land for Temporary Siting and Occupation of Static Residential Caravan During Construction of House. Planning permission was refused by Planning Committee on 26<sup>th</sup> April 2018. An appeal to Scottish Government Reporters (DPEA) sustained the appeal on the grounds that the caravan was permitted development not requiring planning permission. A detailed update on progress in relation to these matters is provided in paragraph 3.9 of this report.

### **3.7 Enforcement Activity**

In the period from April 2018 to March 2019, the Council received 39 enquiries from members of the public in relation to alleged unauthorised development, that being development that did not have planning permission or was not proceeding in accordance with such permission. This is a decrease of 12 from the previous reporting period. These enquiries are being investigated and in the majority of cases, applications for planning permission will be submitted to regularise the situation as the developments are of a minor nature. No enforcement notices were served during the reporting period.

**Gannel Hill** - On 24th January 2019 Planning Committee decided, in order to address development inactivity at this site, that a Completion Notice should be served on the applicant specifying that the previously approved development should be completed within two years of the date of the serving of this Notice.

Since the last Planning Committee officers in Planning and Legal Services have established through research that no Completion Notices have previously been referred to Scottish Government. This complicated and therefore delayed the progression of the instructions of Planning Committee. However a Completion Notice has now been drafted and will be served following legal searches.

**Brandyhill Wood** - Following the refusal by Committee of the partly retrospective application (Ref No 16/00218/FULL) for the importation, sorting and spreading of inert waste materials to alter ground levels and associated access track and



landscaping works at Brandyhill Wood, on 26th January 2017, the Service has taken steps to remedy the outstanding breach of planning control relating to unauthorised importation, sorting and spreading of inert waste materials and excavation of subsoil materials within the site. The application was submitted following the withdrawal of an earlier application for a similar proposal (Ref No 15/00228/FULL) and the serving of an Enforcement Notice on the landowner on 5th November 2015.

The Service continues to seek the removal of unauthorised materials and restoration of the land to a satisfactory condition and appearance through dialogue with the landowner and in consultation with SEPA.

Most recently the landowner has undertaken works to remove unauthorised materials that had been deposited on the site and reinstated land including the grading of the land and spreading of soil material. This restored land has now been seeded to grass and hedging has been planted along the frontage of the site

Drainage works and landscaping works have yet to be undertaken but at present, we are satisfied that these actions are likely to secure an acceptable reinstatement of the unauthorised development. A Woodland Management Plan has now been submitted to inform the future maintenance of the wood and this is currently being assessed by officers.

Significant restoration of the site has been implemented following the serving of the enforcement notice however the enforcement case has not been closed given that some breaches of planning legislation are yet to be resolved. Officers will continue to ensure that the site is fully restored in consultation with SEPA who also continue to monitor the site.

### **3.8 Local Development Plan Review Activity**

The current LDP was adopted in August 2015 and currently requires to be reviewed at least every 5 years. Following the 'Call for Issues and Sites' which ended in January 2018, Members were briefed on the submissions at a series of Ward based workshops during June 2018. The general content and priorities for the LDP and MIR were also discussed at these sessions. This enabled the preparation of the MIR to be progressed and a draft was circulated internally over November-December 2018 and to Key Agencies and Members over February-March 2019. In March and April 2019, two drop-in sessions were held which were open for any Member to attend and discuss the finalisation of the MIR. This was concluded with a Member Briefing on 16th May, before the MIR is presented to Council. A Proposed LDP stage will then be progressed to achieve adoption of the LDP Review in 2020.

### **3.9 Comments and Complaints**

Two complaints were received during the reporting period. Both complaints were made by individuals who had previously made objection or representation to planning applications for developments adjacent to their homes. The complaints were received subsequent to the approval to the respective applications.

Investigation of both complaints was undertaken at stage one of the Council's approved Complaints Procedure and neither were upheld. One complaint has progressed to a stage two process as the complainant was dissatisfied with the stage one response and this is currently under consideration.

No new matters were raised in the complaints that had not been considered during the application assessment process and no identification of failings in service delivery has so far been found.

### **3.10 Planning Performance Framework (PPF)**

The Council submitted its 7th Annual Report on its Planning Performance Framework to the Scottish Government in July last year. The Government examined the report against 15 High Level Performance Markers and feedback was provided on 10<sup>th</sup> January 2019.

The Council's Planning service displayed strong performance in most areas and exhibited continued improvement from the previous year with an increase (from 7 to 9) in the number of green indicators determining good service delivery. Amber indicators decreased accordingly (from 5 to 3) and the Council's only red rating related to the overdue publication of an updated Enforcement Charter that has now been completed.

The Planning Performance Framework is published on the Council's website and the Scottish Government feedback is appended to this report.

## **4.0 Sustainability Implications**

4.1. The Planning etc (Scotland) Act 2006 requires planning authorities to carry out the planning functions in a manner that contributes to sustainable economic development. The decisions and service activity summarised in the report comply with this obligation.

## **5.0 Financial Details**

5.1 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 ☒

5.2 Finance has 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 ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

☐

- Our families; children and young people will have the best possible start in life ☐
- Women and girls will be confident and aspirational, and achieve their full potential ☐
- Our communities will be resilient and empowered so that they can thrive and flourish ☐

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

None

**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".

Scottish Government's Planning Performance Feedback, 2017-2018


**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)**

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**Approved by**

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	



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Ms Nikki Bridle  
Chief Executive  
Clackmannanshire Council  
10 January 2019

Dear Ms Bridle

## **PLANNING PERFORMANCE FRAMEWORK FEEDBACK 2017/18**

I am pleased to enclose feedback on your authority's 7<sup>th</sup> PPF Report for the period April 2017 to March 2018. Considerable progress has been made since the introduction of the Planning Performance Framework and key markers, although performance still remains variable over some authorities and markers.

As you may be aware, the Planning Bill has recently passed through the second stage of parliamentary consideration, during which the Local Government and Communities Committee voted to remove the proposed provisions on planning performance, provisions to make training for elected members mandatory, and the existing penalty clause provisions. We expect Stage 3 of the bill process to begin in the new year.

Whatever the outcome of the Planning Bill, I believe now is the time to look again at how we measure the performance of the planning system. The High Level Group on Planning Performance recently met to discuss performance measurement and other improvements. I very much hope that we can continue to support ongoing improvements in our planning service and further demonstrate the value which the planning system can add to people's lives. Ministers see an important connection between performance and fees and I am aware that any proposals to increase fees will raise applicants' expectations of an efficient and effective service.

We need to be able to measure performance to provide that crucial evidence to support any increases in fees, to help ensure that authorities are appropriately resourced to deliver on our ambitions. With this in mind, we will continue to liaise with COSLA, SOLACE and Heads of Planning Scotland on matters of the Bill's implementation and planning performance measures going forward.

If you would like to discuss any of the markings awarded below, please email [chief.planner@gov.scot](mailto:chief.planner@gov.scot) and a member of the team will be happy to discuss these with you.

Kind Regards



**KEVIN STEWART**

CC: Julie Hamilton, Head of Community and Regulatory Services

St Andrew's House, Regent Road, Edinburgh EH1 3DG  
[www.gov.scot](http://www.gov.scot)



## PERFORMANCE MARKERS REPORT 2017-18

Name of planning authority: **Clackmannanshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	<b>Decision-making:</b> continuous reduction of average timescales for all development categories [Q1 - Q4]	Green	<p><b>Major Applications</b> The one major application decided during the reported year took 10.3 weeks to process. This is faster than the Scottish average of 33.6 weeks. <b>RAG = Green</b></p> <p><b>Local (Non-Householder) Applications</b> Your timescales of 8.8 weeks is slower than the previous year but is faster than the Scottish average of 10.7 weeks. <b>RAG = Amber</b></p> <p><b>Householder Applications</b> Your timescales of 5.4 weeks are faster than the previous year and is faster than the Scottish average of 7.3 weeks. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
2	<b>Processing agreements:</b> <ul style="list-style-type: none"> <li>offer to all prospective applicants for major development planning applications; and</li> <li>availability publicised on website</li> </ul>	Green	<p>While the one major application did not include to a processing agreement, we note that processing agreements are available to prospective applicants. We look forward to your progress regarding the two major a one non-major application implemented since the reporting period and noted in the report. <b>RAG = Green</b></p> <p>You state that Planning Processing Agreement (PPA) guidance is available on the council website. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
3	<b>Early collaboration</b> with applicants and consultees <ul style="list-style-type: none"> <li>availability and promotion of pre-application discussions for all prospective applications; and</li> <li>clear and proportionate requests for supporting information</li> </ul>	Green	<p>Your offer pre-application advice to prospective applicants. The percentage of applications subject to pre-application advice has reduced by more than half (8% from 22%), although the report states that this is due to excluding advice on permitted development rights from statistics. <b>RAG = Green</b></p> <p>The case studies, particularly the Solar Array at Balhearty, provide examples of proportional requests for supporting information in pre-application discussions. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>

4	<b>Legal agreements:</b> conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	No legal agreements took place this reporting year. We note two applications within the reporting period are subject to legal agreement and we encourage you to ensure that these are completed promptly following reaching the minded to grant stage.
5	<b>Enforcement charter</b> updated / re-published within last 2 years	Red	Your enforcement charter is listed as 39 months. We note that it was replaced in June 2018, however this is out with the reporting period.
6	<b>Continuous improvement:</b> <ul style="list-style-type: none"> <li>progress/improvement in relation to PPF National Headline Indicators; and</li> <li>progress ambitious and relevant service improvement commitments identified through PPF report</li> </ul>	Amber	<p>Your decision-making timescales for major and householder applications are faster than the Scottish average. Your LDP is up-to-date however, your enforcement charter has not been updated and there your number of legacy cases has increased.</p> <p><b>RAG = Amber</b></p> <p>You have completed 6 out of 9 of your improvement commitments with the remaining to be continued over the next reporting year. You have identified five targets for next year. We note concerns over capacity of the department and that there are a limited number of measurable improvements for the next reporting year.</p> <p><b>RAG = Green</b></p> <p><b>Overall RAG = Amber</b></p>
7	<b>Local development plan</b> less than 5 years since adoption	Green	Your LDP was 2 years and 8 months old at the end of the reporting period.
8	<b>Development plan scheme</b> – next LDP: <ul style="list-style-type: none"> <li>on course for adoption within 5 years of current plan(s) adoption; and</li> <li>project planned and expected to be delivered to planned timescale</li> </ul>	Green	<p>Your LDP is on course to be replaced within the required 5 year period.</p> <p><b>RAG = Green</b></p> <p>In case study 2, you stated that enhanced LDP project planning processes have been put in place. These were taken from qualitative research conducted on the application of LDP policy and feed into the updated Development Plan Scheme.</p> <p><b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>
9	<b>Elected members engaged early</b> (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	We note that your MIR is due to be published in May 2018. We expect your next report will include information about how you engaged elected members and other stakeholders in its preparation.
10	<b>Cross sector stakeholders*</b> engaged early (pre-MIR) in development plan preparation – <i>if plan has been at pre-MIR stage during reporting year</i>	N/A	
11	<b>Regular and proportionate policy advice</b> produced on information required to support applications.	Amber	Your case studies demonstrate how you provide advice in response to stakeholder's needs. You demonstrate how an application for a Micro Hydro Electricity Generator informed policy advice during the LDP's preparation. However, this is still to be published. The report should clarify what guidance has been published this reporting year. Regular bulletins are released to developers but it is not clear whether these provide clarification on policy.

12	<b>Corporate working across services</b> to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	Restructuring with the building standards department has embedded a more joined up service. You state that the retirement of a member of staff presented challenges to improving service delivery but you have still improved aspects of service delivery for customers such as formalising responses for enquiries to do with householder permitted development.
13	<b>Sharing good practice, skills and knowledge</b> between authorities	Green	Your report states that members of staff are taking leading roles within the Developer Contributions Group and Local Authority Urban Design Forum. You are benchmarking with other local authorities and shared new innovations, such as your electronic plan approval process, to neighbouring authorities.
14	<b>Stalled sites / legacy cases:</b> conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Amber	You have not cleared any cases during the reporting year, with 2 cases still awaiting conclusion. Based on this and last year's figures, 1 case reached legacy status during the reporting year. We note that you have provided context on the applications and we hope these are cleared by your next report.
15	<b>Developer contributions:</b> clear and proportionate expectations <ul style="list-style-type: none"> <li>• set out in development plan (and/or emerging plan); and</li> <li>• in pre-application discussions</li> </ul>	Green	<p>Developer Contributions mentioned in the LDP have been clarified in the supplementary guidance. <b>RAG = Green</b></p> <p>The Developer Requirements team clarify what is required for each application in pre-application enquiries. <b>RAG = Green</b></p> <p><b>Overall RAG = Green</b></p>



**CLACKMANNANSHIRE COUNCIL**  
**Performance against Key Markers**

Marker		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
1	Decision making timescales						
2	Processing agreements						
3	Early collaboration						
4	Legal agreements						
5	Enforcement charter						
6	Continuous improvement						
7	Local development plan						
8	Development plan scheme						
9	Elected members engaged early (pre-MIR)	N/A	N/A	N/A	N/A	N/A	N/A
10	Stakeholders engaged early (pre-MIR)	N/A	N/A	N/A	N/A	N/A	N/A
11	Regular and proportionate advice to support applications						
12	Corporate working across services						
13	Sharing good practice, skills and knowledge						
14	Stalled sites/legacy cases						
15	Developer contributions						

**Overall Markings (total numbers for red, amber and green)**

<b>2012-13</b>	5	3	5
<b>2013-14</b>	3	4	6
<b>2014-15</b>	2	1	10
<b>2015-16</b>	1	3	9
<b>2016-17</b>	1	5	7
<b>2017-18</b>	1	3	9

**Decision Making Timescales (weeks)**

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2017-18 Scottish Average
Major Development	-	7.9	16.0	39.3	-	10.3	33.6
Local (Non-Householder) Development	11.4	8.3	6.8	7.4	8.6	8.8	10.7
Householder Development	5.4	5.8	6.1	5.9	5.9	5.4	7.3



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**Report to Planning Committee**

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**Date of Meeting:** 28 May 2019

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**Subject:** Street Naming Report for Development at Land to South of East Stirling Street, Alva

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**Report by:** Allan Finlayson, Planning & Building Standards Team Leader

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**1.0 Purpose**

- 1.1. To decide on the name of new streets for the development at land to south of East Stirling Street, Alva
- 1.2. In order to assist the decision process, the report sets out the results of the consultation exercise seeking suggested names for new streets in the development.
- 1.3. This development consists of the erection of 95 dwellings, the layout of which lends itself to 2 new streets. A location plan, Appendix 1 and a site layout plan, Appendix 2 are enclosed for ease of reference.

**2.0 Recommendations**

- 2.1 It is recommended that the Committee consider the suggestions included in Appendix 3 and approve 2 new street names.

**3.0 Considerations**

- 3.1. The consultation and research process involved contacting the Ward Councillors, the Community Council, local schools and known heritage groups and other interested parties. A full list of the consultees' responses is enclosed at Appendix 3.
- 3.2. The Council is committed, via a Tri-Council agreement (Clackmannanshire, Falkirk and Stirling) to adopting particular street naming and numbering conventions and must therefore consider these prior to approving a street name or number. Guidance within that convention states that consideration should be given to ensure names are distinctive... *"no repeating or similar sounding names within the same scheme, development, or area. The practice of using the same name for several streets, differentiated by suffixes such as 'street', or 'road', etc, perhaps within a larger multi-street development, is not acceptable. This is to minimise any potential confusion that may arise in delivering services,*

*particularly emergency service response, in areas with similar sounding street names".*

- 3.3. Accordingly, the "officer comments" column in Appendix 3 identifies proposals that are considered to be suitable or not relative to the guidance included within the Tri-Council Conventions.
- 3.4. The Royal Mail Address Development Centre will still require to be consulted on any names chosen by the Committee to ensure they are acceptable to them.

#### **4.0 Sustainability Implications**

- 4.1. The recommendation 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. Finance have been consulted and have agreed the financial implications as set out in the report. Yes ☒
- 5.3. 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.

#### **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 ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all	<input type="checkbox"/>
Our families; children and young people will have the best possible start in life	<input type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	<input type="checkbox"/>

(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

Appendix 2 - Site Layout

Appendix 3 - 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 ☒

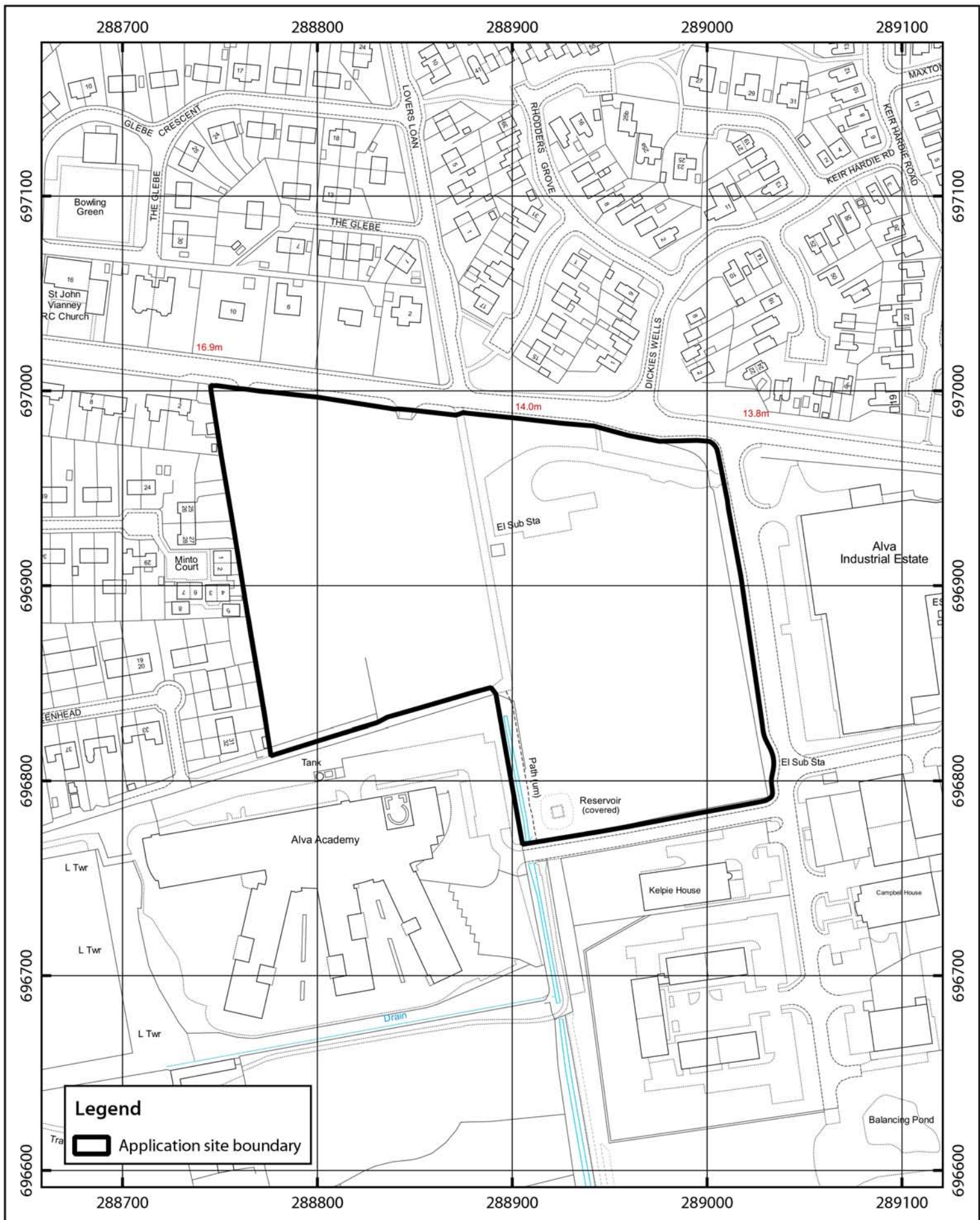
**Author(s)**

NAME	DESIGNATION	TEL NO / EXTENSION
Allan Finlayson	Planning & Building Standards Team Leader	2621

**Approved by**

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Service Manager	





## Appendix 1 – Street Naming and Numbering Report for 18/00182/BW

### – Land to South East Stirling Street, Alva

 **Clackmannanshire Council**  
www.clacks.gov.uk

Comhairle Siorrachd  
Chlach Mhanann

Ward: Clackmannanshire North  
0 20 40 60 80 100 metres

OS Grid Ref: NS 88894 96894

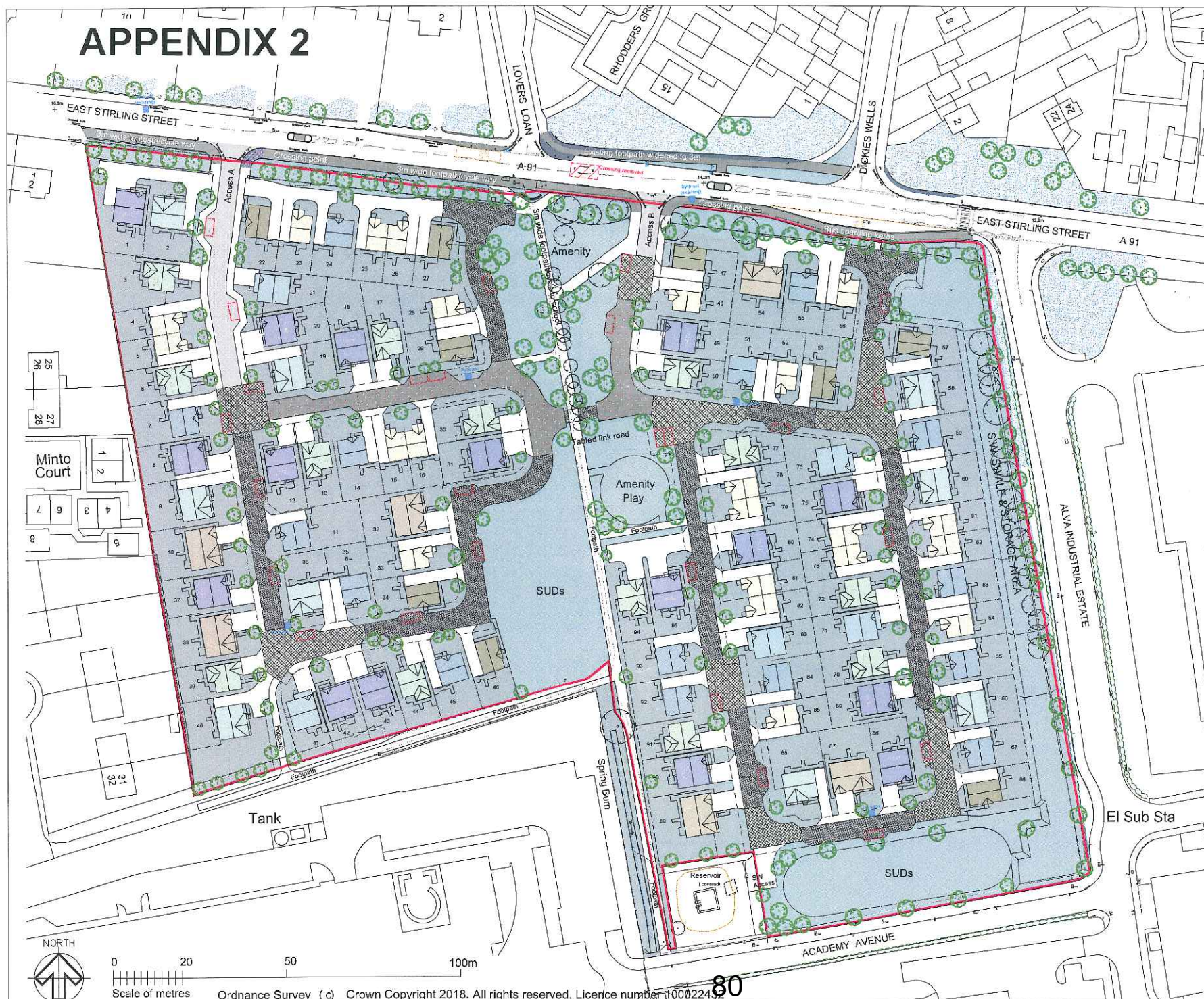
Scale: 1:2,500

Development & Environment  
Tel: 01259 450 000  
buildingstandards@clacks.gov.uk

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# APPENDIX 2



## SCHEDULE OF ACCOMMODATION

Private		
	Arrochar (Ar) / Nevis (Ne) bedroom semi / detached [3DV83 / 3DV83]	22
	3DV101 (xx) 3 bedroom detached [3DV101]	9
	Cheviot (Ch) 3 bedroom detached [3DV98]	13
	Lomond (Lo) 4 bedroom detached [4DV105]	15
	Ochil (Oc) 4 bedroom detached [4DV104]	5
	Cuillin (Cu) 4 bedroom detached [4DV122]	16
	Cairngorm (Ca) 4 bedroom detached [4DV137]	9
	Galloway (Ga) 5 bedroom detached [5DV160]	6
TOTAL		95

Road surface legend	
	Tarmac finish.
	Coloured chips rolled into tarmacadam
	Paviors colour 1
	Tegula Paviors

REV 3	FIRE HYDRANT LOCATIONS NOTED - NO PROPERTY LOCATED MORE THAN 100M FROM NEAREST HYDRANT	08.02.19
REV 4	TURNING HEAD, SERVICES STRIP CLARIFICATION	27.01.19
REV 5	EAST STIRLING STREET TRAFFIC CALMING PROPOSALS ADDED	16.01.19
REV 6	ROADS ADJUSTMENTS	16.11.18
REV 7	EASTERN SV STORAGE / SCALE AREA ADDED, LOCATION OF PEDESTRIAN FOOTPATH UPDATED AS PER PLANNING COMMENTS	02.11.2018
REV 8	SHARED DRIVEWAY ARRANGEMENT AMENDED AT PLOTS 22 TO 27 (RE-ROUTED AWAY FROM EXISTING SUB-STATION ENCLOSURE)	27.08.2018
REV 9	PLOTS 40-46 ALTERED PLOT NOS 87-95 NUMBERING CHANGED 1.08.2018	1.08.2018
REV 10	PLOT 57-66 REPLACED PLOT 83-95 ADJUSTED FOOTPRINT FOR SDV1501, HOUSE TYPE SDV160 INTRODUCED IN PLACE OF SDV155	10.08.2018
REV 11	INTRODUCED IN PLACE OF SDV155	

## Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF  
TEL: 01259 750301 FAX: 01259 752365  
5 NESS BANK, INVERNESS, IV2 4SF  
TEL: 01463 233760 FAX: 01463 233785

EAST STIRLING STREET  
ALVA  
Allanwater

LAYOUT

SCALE	1:500	DATE	11.01.2018	BY	SAS
		PLANNING		DWG SIZE	A1
DWG NO	4362 / 02 / 001	REV	S		



## APPENDIX 3

CONSULTEE	SUGGESTION	SUPPORTING COMMENTS	OFFICER'S COMMENTS
Councillor Balsillie	(1) Berryfield	Local name for site and mill.	(1) No conflict.
	(2) Ochilvale	Name of old mill on site.	(2) No conflict.
	(3) Hodgson	After Hodgson of Scotland, were mill owners on site and Strude Mill.	(3) No conflict.
	(4) Silver	After Silver found in Ochil Hill above housing site.	(4) Possible conflict - Similar name already in existence in the same post code (FK12) is: <b>Silverburn Gardens</b>
	(5) Cobalt	After cobalt discovery in silver mines 1758.	(5) No conflict.
	(6) Sir Isaac Newton	After master of royal mint who in 1716 assayed Alva Silver as finest quality of silver ever found in the UK, also famous physician, Newtons' law of gravity.	(6) No conflict.
	(7) Lady Catherine	After Lady Catherine Erskine, wife to Sir John Erskine, managed Alva House estate and silver mines whilst her husband was in exile following the 1715 Jacobite rebellion lead by the Earl of Mar.	(7) No conflict.
	(8) Jacobite	Due to the history of silver mines.	(8) No conflict.
Susan O'Connor	(1) Dryburgh	After Mr W Dryburgh, who has done a lot for the town.	(1-2) No conflict, however, the Tri-council Street Naming & Numbering Conventions state, that the use of persons' names who are still alive or recently deceased is discouraged.
	(2) Lyons	After Mr C Lyons for his work on the Alva Games.	

