
Report to Planning Committee

Date of Meeting: 21 June 2018

**Subject: Planning Application ref: 18/00045/FULL: Change Of Use
And Alterations To Hotel To Form 11 No. Flatted
Dwellings**

and

**Listed Building Application ref: 18/00046/LIST:
Alterations To Hotel To Form 11 No. Flatted Dwellings**

at Castle Campbell Hotel, 11 Bridge Street, Dollar

Report by: Grant Baxter, Principal Planner

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 Castle Campbell Hotel on Bridge Street, Dollar. Both planning and listed building applications have been submitted in relation to the proposals, and the application is being reported to the Committee, following a referral request by a local Member.
- 1.2. The former Castle Campbell Hotel sits on the south side of Bridge Street, and the junction with West Burnside and is a two-storey (with basement) 19th Century hotel building with basement. It has a painted harling finish, ground floor bay windows and steps leading to the main porched entrance on Bridge Street. A three-storey elevation to West Burnside sits hard against the road edge and the rear (south) elevation faces onto an enclosed parking courtyard. The roofs are clad in slate and contain three stone chimneys. The building comprises lounges, dining room, bar, function suite, nine bedrooms, kitchen and other ancillary accommodation.
- 1.3. The building is a Category C listed building and sits within Dollar Conservation Area. It also lies in Dollar Town Centre as identified by the Clackmannanshire Local Development Plan (LDP) adopted 2015. It closed as a hotel approximately 4 years ago and has lain vacant since then.
- 1.4. The proposals involve change of use and mainly internal alterations to the building, to form 11No. flats. (1 x three bedroomed, 2 x two bedroomed and 8 x one bedroomed).

2.0 Recommendations

2.1. Planning application ref: 18/00045/FULL is recommended for approval for the following reasons:

2.1.1. The possible future retention of the building as a hotel or other commercial use has been assessed in accordance with LDP policies, and it is concluded that there is sufficient justification to approve this application converting the premises to flats. The hotel use ceased 4 years ago and the evidence before the Planning Service is that there is no realistic prospect of an ongoing hotel use being re-established at the site and no evidence that any other commercial use would be viable in the building.

2.1.2. The proposals would secure the sensitive restoration of a currently vacant and dilapidated prominent listed building with Dollar Conservation Area.

2.1.3. The proposals are considered to comply with the relevant provisions of the adopted Local Development Plan, and material considerations do not indicate that the applications should otherwise not be supported.

2.2. And subject to the following conditions and reasons:

Conditions

1. 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.

2. Within three months of the date of this Planning Permission, arrangements for payment of the following contributions to the Council shall have been submitted to and approved in writing by the Council:

a) £12,000 towards school education provision;

b) £2,750 towards public art provision.

Such arrangements shall include timing of the payment. The contributions shall thereafter be made in accordance with such approved arrangements.

3. Before any works commence on site, details of all hard surfacing, soft landscaping and boundary treatment within the rear courtyard area shall have been submitted to and approved in writing by the Council. Once approved, such details shall be completed before first occupation of any approved flatted dwelling.

4. Before any works commence on site, details of all proposed new external finishing materials shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be implemented in accordance with such approved details. The details shall include the following:

- a. Design and specification of all new and replacement windows and rooflights.
 - b. Design and specification of all new and replacement external doors.
 - c. Design and specification of the proposed glazed balcony on the rear elevation.
 - d. Specifications of all new external paint and render finishes.
 - e. Design and specification of all external lighting.
5. All works within the basement level of the building shall, as far as possible, utilise flood resilient materials.

Reasons

1. In the interests of road safety and local amenity.
2. In order to ensure the development contributes to community infrastructure commensurate with the scale and nature of development.
3. In the interests of visual amenity and local environmental quality.
4. In the interests of visual amenity and local environmental quality.
5. In the interests of residential amenity.

2.3. Listed Building application 18/00046/LIST is recommended for approval subject to the following condition and reason:

1. Before any works commence on site, details of all proposed new external finishing materials shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be implemented in accordance with such approved details. The details shall include the following:

- a) Design and specification of all new and replacement windows and rooflights.
- b) Design and specification of all new and replacement external doors.
- c) Design and specification of the proposed glazed balcony on the rear elevation.
- d) Specifications of all new external paint and render finishes.
- e) Design and specification of all external lighting.

Reason

1. In the interests of visual amenity and local environmental quality.

Plans to be Approved:

<u>Plan No.</u>	<u>Plan Name</u>
0016/7 – 07	Front & Side Elevations
0016/7 – 03	Existing First Floor Plan
0016/7 – 02	Existing Ground Floor Plan

0016/7 – 08	Existing Rear and Side Elevations
0016/7 – 09	Site Plan & Rear/Side Elevations
0016/7 – 10	Existing Sections A-A & B-B
0016/7 – 11	Proposed Sections A-A & B-B

3.0 Considerations

3.1. Consultations

3.2. Scottish Water: No objections

3.3. Roads: No objections. The normal parking standard for these flats would be 14No. spaces, however only 12No. spaces are to be provided in the parking courtyard. An adopted street-lit footway should connect between entrance of flats to the rear and the existing public footway. A construction management plan should be employed if approved. Whilst there is no record of flood risk, given the proximity to and relationship with Dollar Burn, flood resistant techniques and materials should be used at basement and ground floor. *Comment: The proposed 11No. flats would not generate the same demand for parking that a fully functioning hotel would, during peak times. The parking provision proposed is approximately 2No. spaces short of what the Roads Service would normally require, however, both the previous use and the accessible town centre location are material considerations that would indicate that a slightly reduced parking provision is acceptable. Flats to the rear would be served by an access path linking to West Burnside. Given these would be private flats within a self-contained private parking courtyard, the footway would also remain private. Streetlighting that would be required in connection with an adopted footway would likely detract from the setting of the listed building. In addition, there is no existing public footway to connect to on West Burnside.*

3.4. Dollar Community Council: Object. The site should retain a business use. Concern about limited parking in the site generating demand for on-street spaces by residents. Concern about precedent being set by change of use of licenced premises to residential. A hotel can serve tourists and the community and should be retained, particularly as the community will expand in the future. *Comment: A detailed assessment of the possible future retention of the building as a hotel has been carried out in accordance with LDP policies, as set out in Section 3.0 of this report below, and it is concluded that there is sufficient justification to approve this application converting the premises to flats. The hotel use ceased 4 years ago and the evidence before the Planning Service is that there is no realistic prospect of an ongoing hotel use being re-established at the site. The proposed 11No. flats would not generate the same demand for parking that a fully functioning hotel would, during peak times. The parking provision proposed is approximately 2No. spaces short of what the Roads Service would normally require, however, both the previous use and the accessible town centre location are material considerations that would indicate that a slightly reduced parking provision may be acceptable*

3.5. Representations

3.6. A total of 45No. neighbouring properties were notified of the planning application and both it and the listed building application were advertised in the

local and national press respectively. In response, a total of 25No. parties made representations and these are listed in Appendix 1 to this report.

3.7. Twenty parties objected to the proposals on the following grounds:

- 3.7.1. There is a need for a hotel to serve local residents and visitors to Dollar and it was busy up until its closure. Provisions of Policy EP15 have not been met to justify change of use. *Comment: A detailed assessment of the possible future retention of the building as a hotel has been carried out in accordance with LDP policies, as set out in Section 3.0 of the report below, and it is concluded that there is sufficient justification to approve this application converting the premises to flats. The hotel use ceased 4 years ago and the evidence before the Planning Service is that there is no realistic prospect of an ongoing hotel use being re-established at the site.*
- 3.7.2. The building was used by many community groups and space for these is now limited, particularly if the Civic Centre closes. *Comment: The building has been closed for four years. The future of Dollar Civic Centre is not a material consideration to this planning application, however, whilst the Council is withdrawing services operated from the Civic Centre, discussions are ongoing in respect of transferring the facility to the community, for continued future community use.*
- 3.7.3. The proposed settlement expansion will bring more residents who would use the hotel if retained. *Comment: Land to the south and east of Dollar has been identified for settlement expansion in the LDP (Proposal H47, circa 350 houses). The current status of this proposed expansion is that pre-application enquiries have been lodged by separate landowners, covering the entire site. It is not possible, at this stage, however, to provide any certainty on the timescale for commencement or completion of this development. It would be unreasonable in planning terms to decline this current application on the basis of possible future demand from a planned development as neither the Council nor the applicant in this case have control over delivery of these other future proposals.*
- 3.7.4. The change of use of other licensed premises, such as the Dollar Arms, has previously been turned down. *Comment: The Planning Service did not support the proposed change of use of the former Dollar Arms to residential use, shortly after its closure in 2007 and that application was withdrawn. The premises have remained vacant ever since.*
- 3.7.5. The estate agent selling the property claimed it was sold within 5 weeks of being marketed, which suggested that there was little time for potential hoteliers to bid. *Comment: The premises was marketed by a previous agent for six months, before the new agent was appointed and the price reduced, following which it was sold to the applicant. It is understood that there were no bids for the premises from prospective hoteliers.*
- 3.7.6. Greenspace proposals in the parking courtyard are poor and should be enhanced. *Comment: Final details of courtyard landscaping will be the subject of a planning condition if consent is granted.*
- 3.7.7. There may be bats present in the building, and these should be checked for in advance of any works taking place. *Comment: A bat survey has been completed at the premises, and the consultant has advised that no evidence of*

bats was found. Any developer will still require to comply with other legislation in respect of protected species.

- 3.7.8. There is scope to retain part of the building for business use and/or self-catering units could be provided. *Comment: The applicant has been asked to examine scope to retain part of the building for commercial purposes by the Planning Service as part of its assessment of this application. A surveyor has highlighted barriers to this in the form of the elevated position of ground floor windows above street level, and the physical barrier that steps present to customers of any retail premises. There is no known demand for office space in Dollar and any commercial premises would require to be physically separated from residential units in the building. This is likely to be prohibitively costly, and would also impact on the historic fabric of the building, specifically around the main foyer area and central stairs.*
- 3.7.9. The development will add to on-street parking problems in Dollar town centre. *Comment: The proposed 11No. flats would not generate the same demand for parking that a fully functioning hotel would, during peak times. The parking provision proposed is approximately 2No. spaces short of what the Roads Service would normally require, however, both the previous use and the accessible town centre location are material considerations that would indicate that a slightly reduced parking provision is acceptable.*
- 3.7.10. The current poor physical state of the building could be addressed through investment in an upgraded hotel facility, and the roof was renovated within the last 20 years. *Comment: This is not specifically a material consideration to this application, however, the building is in a poor state of repair and this development would secure its sensitive restoration.*

Five parties supported the proposal on the following grounds:

- 3.7.11. Glad something is being done as the building has been in disrepair for several years, and investment is welcomed.
- 3.7.12. Residential use is better than another pub.
- 3.7.13. The proposals will save an important listed building which is in a serious state of disrepair and will continue to deteriorate if left vacant.
- 3.7.14. Many pubs/hotels in the area and throughout Scotland have closed in recent years due to the state of the market, and it unlikely that anyone would re-open this as a hotel.
- 3.7.15. The property is long past a viable commercial premises.
- 3.8. 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. Key policy considerations from the LDP are as follows:
- Policy SC5 - Layout and Design Principles
 - Policy SC9 - Developer Contributions
 - Policy EA22 - Listed Buildings

- EA23 – Conservation Areas
 - Policy EP4 – Non-Employment Generating Uses on Existing or Allocated Business Sites
 - Policy EP15 – Promoting Town Centre Regeneration
- 3.9. The building has a prominent position within Dollar, at the junction of Burnside and Bridge Street, and is to some extent a landmark building in the conservation area, particularly when viewed on approach from the east. Since closing, the physical condition and appearance of the building have deteriorated.
- 3.10. The proposed physical changes to the building are largely internal and would have no significant impact on its character. The foyer/staircase and principal ground floor rooms facing Bridge Street are perhaps the only features of importance within the building, in terms of their proportions and would largely be retained in the proposed scheme.
- 3.11. The nature and extent of proposed external alterations to the building are not significant, and largely involve restoring and retaining the features of importance, such bays windows, canopy of the entrance and railing on the front elevation. Hotel signage would be removed, as well as an unsightly metal fire escape staircase on the rear elevation. Very few new window openings are proposed, and would be in keeping with the pattern and proportions of existing windows, and a small glazed balcony is proposed at first floor level on the rear elevation, where the metal fire escape would be removed from. It is likely that existing windows will require to be upgraded or replaced, and if approval is granted, a condition would be proposed to ensure this is carried out in a manner appropriate to the status and character of the building.
- 3.12. The building is physically capable of accommodating the 11No. flats proposed and this is a density of development that is compatible both with the building's character and its town centre location.
- 3.13. The proposed physical changes to the building are likely to enhance rather than detract from its character and appearance, and are therefore considered to be in accordance with Policies SC5, EA22 and EA23 of the LDP.
- 3.14. The key policy issue in respect of this application is the proposed change of use of the former hotel to residential use. This element of the proposals falls to be considered under two LDP policies; *Policy EP4 – Non-Employment Generating Uses on Existing or Allocated Business Sites* and *Policy EP15 – Promoting Town Centre Regeneration*.
- 3.15. Policy EP4 indicates that this type of change of use will not normally be supported unless one of a list of criteria can be met. These criteria, and a summary of the Service's conclusions on each in respect of this application are set out in the table under paragraph 3.21 below.
- 3.16. Supporting information was initially submitted with the application in response to the policy issues. This comprised a Supporting Statement from the applicant's agent and a letter to the applicant from the selling agent. The Supporting Statement stated:

- 3.16.1. *The hotel stopped trading in 2014 due to a decline in business and the rising cost of repairs, and was put up for sale.*
- 3.16.2. *It was purchased by the owner of Solsgirth House, with the intention of it being used as annexe accommodation associated with that hotel. Solsgirth House closed as a hotel in 2017 and the Castle Campbell Hotel was put up for sale in February of that year. In August a new selling agent re-marketed the property at a reduced price.*
- 3.16.3. *Difficulty in securing lending to finance a hotel venture was a major barrier to anyone seeking to purchase the property and run it as a hotel.*
- 3.16.4. *The closure of a number of other local hotels in recent years is evidence of difficulty in this market.*
- 3.17. The letter from the selling agent (Falconer) advised that one hotelier viewed the property but did not make an offer, based on the cost of repairs, the building layout and perceived lack of a sufficient local market.
- 3.18. Following submission of the application, the Planning Service sought further information from the applicant on marketing and future viability of a hotel or other commercial use in all or part of the building. In response, further information was provided by Falconer, the previous selling agent, and a separate report provided by Smart & Co. Surveyors, which was commissioned by the applicant.
- 3.19. The further information from the previous selling agent indicated that only two offers had been made for the premises, both for residential development. There were no offers involving any commercial element.
- 3.20. The report from Smart & Co Surveyors looked at the building itself and the wider market, and can be summarised as below:
 - 3.20.1. *There has been a general downturn in the hotel and leisure sector, partly fuelled by the smoking ban and lower drink drive limit. Possible future rises in business rates are also a perceived risk to investors in the industry.*
 - 3.20.2. *The steps up to the front door of the premises restrict customer access and therefore potential commercial uses.*
 - 3.20.3. *Given the building's size, any hotel would need to be of "boutique" standard, requiring significant investment in the current building, however it is doubtful that Dollar could provide a sufficient market to make such a hotel financially viable.*
 - 3.20.4. *Retaining part of the building for commercial use is unlikely to be viable as the ground floor door and windows are elevated above street level by steps, thereby restricting access and "visibility" for any retailer.*
 - 3.20.5. *There is no known demand for office-type space in Dollar.*
 - 3.20.6. *Any commercial use would need to be physically separated from residential properties in the same building, and the costs of this are likely to be prohibitive.*

3.20.7. *The report states, in summary, that the likelihood of finding an economically sustainable future for the building as a hotel or other commercial use is remote.*

3.21. Taking account of the Criteria and an assessment against each is set out in the table below:

Policy EP4 Criterion	Planning Assessment
The Council is satisfied that there is sufficient evidence to demonstrate that the building or land does not have an economically viable future for employment generating use.	The evidence submitted with the application, and further analysis provided at the request of the Planning Service indicate that the building does not have a viable future as a hotel, nor that all or part of it would be viable for some other commercial (employment generating) use.
The applicant/owner have demonstrated that genuine attempts to secure a continued employment-generating use have proved unsuccessful.	Whilst it is clear that the applicant has bought the property with the intention of converting it to flats, the evidence submitted of marketing since 2014 indicates that previous attempts to secure an employment generating use have been unsuccessful. Furthermore, analysis of future prospects for on-going employment generating use indicate that any future attempts would also be unlikely to be successful.
The proposed alternative use would be preferable in terms of local and/or residential amenity.	Whilst the building is within the town centre area, adjacent properties are mainly residential and the proposed change of use is likely to provide improved amenity for adjacent residents.
The proposed alternative use would be compatible with existing or proposed uses within adjacent land or buildings.	As noted above, the use as residential flats is entirely compatible with the site's surroundings.
The proposed alternative use would not have significant negative transport impacts.	For the reasons provided earlier in the report, the proposed parking provision is considered to be appropriate for the number of residential units. Therefore any negative transport impacts would not be significant.

- 3.22. In addition to the above considerations, the fact that the property has been vacant for four years must also be borne in mind. Whilst the particular circumstances and intentions of previous and current owners may be seen as not pro-active in re-opening the building as a hotel, this adds weight to the supporting information provided, which confirms that running the premises as a hotel is simply no longer financially viable.
- 3.23. The closure of other licenced premises in Dollar over recent years, including the Dollar Arms, Strathallan Hotel and Lorne Tavern, as well as the nearby Harviestoun Inn at Tillicoultry, only serve to reinforce the evidence that the hotel sector has been in decline in the area. The Service did not support the change of use of the former Dollar Arms to residential use following its closure in 2007, and the premises has remained vacant since. In respect of this current application, and these other examples, it is clear that planning process cannot prevent the closure of businesses faced with challenging market conditions. The Council as planning authority has little or no influence on these market forces nor the closure of businesses, and can only ensure that it applies development plan policies consistently and fairly, as it has done in these previous cases.
- 3.24. Mention has been made by a number of objectors to the allocation of land to the south and east of Dollar for settlement expansion in the LDP (Proposal H47, circa 350 houses), which could provide a new market for a hotel in the town. The current status of this proposed expansion is that pre-application enquiries have been lodged by separate landowners, covering the entire site. It is not possible, at this stage, however, to provide any certainty on the timescale for commencement or completion of this development. It would be unreasonable in planning terms to decline this current application on the basis of future demand from a planned development as neither the Council nor the applicant in this case have control over delivery of these other future proposals.
- 3.25. Policy EP15 seeks to support development that will contribute to town centre regeneration. In this case, the physical enhancement to this prominent heritage building that the development would bring would represent an element of town centre regeneration. The policy seeks to encourage the re-use of upper floor accommodation in existing building for residential use, but resist such use of ground floor commercial premises that would create an inactive frontage to the street.
- 3.26. In this respect, the conversion of all but the ground floor of the building to residential use would be supported by this policy. In respect of the ground floor itself, the change from hotel lounge/dining rooms to private residential accommodation would create less active frontage, however, the elevation of ground floor windows above street level, and set back behind railings does mitigate the impact of this change.
- 3.27. In summary, the proposed change of use has been assessed against Policy EP4, and the evidence before us indicates that more than one of the criteria set out in the policy has been met. In addition ,the proposed restoration of the listed building would bring visual and environmental enhancements to the surrounding area.
- 3.28. The proposed conversion of upper floor accommodation complies with EP15 which supports the re-use of upper floors in town centres for residential use.

Whilst the change of use would create a less “active” ground floor frontage, it is clear that the re-use of the ground floor of the premises alone for commercial use would be unlikely to happen for commercial reasons and due to the physical constraints and related costs of overcoming them. The building has been vacant for several years, and the proposals would ensure an attractive frontage to the street and enhancement of the historic built environment. Therefore they are considered, overall, to comply with Policy EP15.

- 3.29. In respect of developer contributions, the proposals have been considered by the Council’s Developer Contributions Team. In accordance with the Council’s approved Developer Contributions Supplementary Guidance, the 2 x two bedroomed and one three bedroomed flats would attract contributions of £3,500 per flat and £5,000 per flat respectively, and all 11No. flats would attract a public art contribution of £250 per flat.
- 3.30. In summary, the proposals are considered to comply with the relevant provision of the adopted Local Development Plan, and material considerations do not indicate that the applications should otherwise not be supported. This conclusion strikes a balance between the need to see this important listed building within Dollar restored to its former glory, or resisting the proposed loss of a currently closed local hotel, where there appears little prospect of it re-opening for any commercial use, and considers the likely deterioration in the fabric and appearance of the building should permission be refused and it remains vacant.

4.0 Sustainability Implications

- 4.1. The proposed development will restore and reuse a vacant heritage building within Dollar.

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)

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".

Appendix 1 – List of Representations

11.0 Background Papers

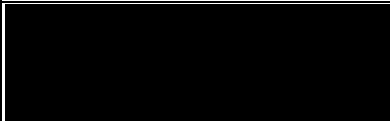
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO
Grant Baxter	Principal Planner	2615

Approved by

NAME	DESIGNATION	SIGNATURE
Julie Hamilton	Development Services Manager	

Appendix 1 – LIST OF REPRESENTATIONS

18/00045/FULL

OBJECTORS

REPRESENTTEE
NAME AND ADDRESS: Mr Robert Watson
Glencastle Lodge
16 Castle Road
Dollar
Clackmannanshire
FK14 7BE

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mrs Janet Gray
23 Station Road
Dollar
Clackmannanshire
FK14 7EL

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Hector C Brodie
26 Strachan Crescent
Dollar
Clackmannanshire
FK14 7HL

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Peter Kirkwood
8 Sorley's Brae
Dollar
Clackmannanshire
FK14 7AS

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Michael Todd
Seven Bells
11 Park Place
Dollar
Clackmannanshire
FK14 7AA

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Stephen Leitch
1 Princes Crescent North
Dollar
Clackmannanshire
FK14 7BX

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Douglas Dye
1 Lawhill Road
Dollar
Clackmannanshire
FK14 7BG

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mrs M B Jenkinson
19 Strachan Crescent
Dollar
Clackmannanshire
FK14 7HL

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Michael Rice
11 Kellyburn Park
Dollar
Clackmannanshire
FK14 7AD

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Norman Dunning
7 The Ness
Dollar
Clackmannanshire
FK14 7EB

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Robert Morris
Rollandene
21 West Burnside
Dollar
Clackmannanshire
FK14 7DP

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr Stuart Geddes
14 Lower Mains
Dollar
Clackmannanshire
FK14 7LN

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr G Watkins
8A McNabb Street
Dollar
Clackmannanshire
FK14 7DJ

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Sandra Andrews
30D Bridge Street
Dollar
Clackmannanshire
FK14 7DE

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Peter Wands
42 Station Road
Dollar
Clackmannanshire
FK14 7EL

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Dollar Community Council
C/O Mick Rice
11 Kellyburn Park
Dollar
Clackmannanshire
FK14 7AD

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: David M Tait
14 Strachan Crescent
Dollar
Clackmannanshire
FK14 7HL

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr A Robertson
30B Bridge Street
Dollar
Clackmannanshire
FK14 7DE

COMMENT TYPE: Objection

REPRESENTATIONS

REPRESENTTEE
NAME AND ADDRESS: Mr Jonathan Livingstone
Glen Lodge
12 East Burnside
Dollar
Clackmannanshire
FK14 7AX

COMMENT TYPE: Representation

SUPPORT

REPRESENTTEE
NAME AND ADDRESS: Mr John Wilkinson
10 Malcolm Court
Dollar
Clackmannanshire
FK14 7HY

COMMENT TYPE: Support

REPRESENTTEE
NAME AND ADDRESS: Mr H Javed
14 Brewlands Court
Dollar
Clackmannanshire
FK14 7AU

COMMENT TYPE: Support

REPRESENTTEE
NAME AND ADDRESS: Gavin Macdonald
9 Craiginnan Gardens
Dollar
Clackmannanshire
FK14 7JA

COMMENT TYPE: Support

REPRESENTTEE
NAME AND ADDRESS: Harris Siddique
11 Sorley's Brae
Dollar
Clackmannanshire
FK14 7AS

COMMENT TYPE: Support

REPRESENTTEE
NAME AND ADDRESS: Mr Andrew Mackie
24 Bridge Street
Dollar
Clackmannanshire
FK14 7DE

COMMENT TYPE: Support

REPRESENTTEE
NAME AND ADDRESS: Mr K P Smith
24 Murray Place
Dollar
Clackmannanshire
FK14 7HP

COMMENT TYPE: Support

18/00046/LIST – OBJECTORS

REPRESENTTEE
NAME AND ADDRESS: Mr Robert Watson
Glencastle Lodge
16 Castle Road
Dollar
Clackmannanshire
FK14 7BE

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Dr Malcolm Hartley
Waterside
15 East Burnside
Dollar
Clackmannanshire
FK14 7AX

COMMENT TYPE: Objection

REPRESENTTEE
NAME AND ADDRESS: Mr David Beidas
2 Crawford Close
Leamington Spa
CV32 7HA

COMMENT TYPE: Objection



18/00045/FULL – Castle Campbell Hotel, 11 Bridge Street, Dollar
Change Of Use And Alterations To Hotel To Form 11 Flatted Dwellings

Ward: Clackmannanshire East

0 10 20 30 40 50
 Meters

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OS Grid Ref: NS 96 97 NE

Scale: 1:1,250

 **Clackmannanshire Council**
www.clacks.gov.uk
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 Development & Environment
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Legend

 Application site boundary

