



**Clackmannanshire  
Council**

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Comhairle Siorrachd  
Chlach Mhanann

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

# **Local Review Body Hearing Session**

**Tuesday 18 December 2018 at 10.30 am**

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

**This follows an accompanied site visit to  
18 Glebe Terrace, Alloa, FK10 1DL which will be  
Held at 9.30 am on Tuesday 18 December 2018**

**Scheme of Delegation: Duties and Responsibilities Delegated to Committees**

**Local Review Body**

Considering and determining applications for review of decisions made by officers under delegated powers in respect of planning applications for local development, in accordance with the Town and Country Planning (Scotland) Act 1997, as amended.

10 December 2018

**MEETING of the LOCAL REVIEW BODY will be held within the Council Chamber, Kilncraigs, Alloa, FK10 1EB, on TUESDAY 18 DECEMBER 2018 at 10.30 AM.**

**This follows an accompanied site visit to 18 Glebe Terrace, Alloa, which will be held at 9.30 am on TUESDAY 18 DECEMBER 2018.**



**LEE ROBERTSON  
Solicitor, Legal Services**

**B U S I N E S S**

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1. Apologies	--
3. Declarations of Interest Members should declare any financial or non-financial interests they have in any item on this agenda, identifying 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. Order of Proceedings	05
4. <b>Notice of Review – Replacement of Existing Wooden Sash and Case Windows with White PVC Windows at 18 Glebe Terrace, Alloa, FK10 1DL (Planning Application Reference 18/00163/FULL)</b>	

The specified matters to be considered at the Hearing Session are as follows:

a. Application for Notice of Review and Supporting Statement	07
b. Planning Application	31
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d. Report of Handling - Planning Application Delegated Report	49
e. Response to Notice of Review from Interested Party – Ms Sally Cameron	55
f. Hearing Statement from Applicant	57

(These specified matters form the Review Application)

**Members of the Local Review Body:**

Councillor Donald Balsillie (Convenor)

Councillor Phil Fairlie

Councillor Derek Stewart

Councillor Helen Lewis

Councillor Bill Mason

Plans and papers relating to the applications and reviews can be viewed online at [www.clacks.gov.uk](http://www.clacks.gov.uk)

## **LOCAL REVIEW BODY**

**Tuesday 18 December 2018**

**Proposed Order of Proceedings  
for the review of the Refused Planning Application  
in respect of 18 Glebe Terrace, Alloa (“Site”)**

1. **Meeting:** LRB meeting will convene;
2. **Site Visit:** An accompanied Site visit will be held. This has been arranged for 9.30am on 18 December 2018.
3. **Hearing Session:** on return from Site visit the Hearing Session will convene to determine the Review Application. The specified matters for consideration at the Hearing Session are as set out below:
  - Application for Notice of Review and Supporting Statement
  - Planning Application
  - Refusal of Planning Permission
  - Report of Handling - Planning Application Delegated Report
  - Response to Notice of Review from Interested Party – Ms Sally Cameron
  - Hearing Statement from Applicant

**(“Review Application”)**
4. To assist the LRB in taking a decision on the Review Application, the LRB **may** allow the Applicant and Interested Parties to speak in the following order:
  - a. Applicant (limited to 5 minutes);
  - b. Interested Parties (limited to 5 minutes);
  - c. Questions by LRB Members to all parties.

The LRB may also call upon the Planning Advisor and Legal Advisor to speak at the Hearing Session, if necessary, to assist in their decision on the Review Application.
5. **Determination:** the Board will determine the Review Application.



## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and County Planning (SCOTLAND) ACT 1997 (As amended) In Respect  
of Decisions on Local Developments  
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)  
Regulations 2013  
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS  
ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details	2. Agent's Details (if any)
<p>Title <input style="width: 80%;" type="text" value="MR"/></p> <p>Forename <input style="width: 80%;" type="text" value="SCOTT"/></p> <p>Surname <input style="width: 80%;" type="text" value="WALKER"/></p> <p>Company Name <input style="width: 80%;" type="text"/></p> <p>Building No./Name <input style="width: 80%;" type="text" value="18"/></p> <p>Address Line 1 <input style="width: 80%;" type="text" value="GLEBE TERRACE"/></p> <p>Address Line 2 <input style="width: 80%;" type="text"/></p> <p>Town/City <input style="width: 80%;" type="text" value="ALLOA"/></p> <p>Postcode <input style="width: 80%;" type="text" value="FK10 1DL"/></p> <p>Telephone <input style="width: 80%;" type="text" value="REDACTED"/></p> <p>Mobile <input style="width: 80%;" type="text"/></p> <p>Fax <input style="width: 80%;" type="text"/></p> <p>Email <input style="width: 80%;" type="text" value="REDACTED"/></p>	<p>Ref No. <input style="width: 80%;" type="text"/></p> <p>Forename <input style="width: 80%;" type="text"/></p> <p>Surname <input style="width: 80%;" type="text"/></p> <p>Company Name <input style="width: 80%;" type="text"/></p> <p>Building No./Name <input style="width: 80%;" type="text"/></p> <p>Address Line 1 <input style="width: 80%;" type="text"/></p> <p>Address Line 2 <input style="width: 80%;" type="text"/></p> <p>Town/City <input style="width: 80%;" type="text"/></p> <p>Postcode <input style="width: 80%;" type="text"/></p> <p>Telephone <input style="width: 80%;" type="text"/></p> <p>Mobile <input style="width: 80%;" type="text"/></p> <p>Fax <input style="width: 80%;" type="text"/></p> <p>Email <input style="width: 80%;" type="text"/></p>
<b>3. Application Details</b>	
<p>Planning authority <input style="width: 80%;" type="text" value="CLACKMANSNESHIRE"/></p> <p>Planning authority's application reference number <input style="width: 80%;" type="text" value="18/00163"/></p> <p>Site address <input style="width: 80%;" type="text" value="18 GLEBE TERRACE ALLOA&lt;br/&gt;FK10 1DL"/></p> <p>Description of proposed development <input style="width: 80%;" type="text" value="REPLACEMENT OF EXISTING WOODEN WINDOWS&lt;br/&gt;WITH PVC"/></p>	

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

#### 5. Reasons for seeking review

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

#### 6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

#### 7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?



If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

### 8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

You have refused on the basis that new PVC/TILT would have an adverse look and change the character of the building in a conservation area. It's unclear as to why application has been refused considering the number of houses in the area have the same windows or extremely different ones. The following properties have various styles/dimensions/colours/design and methods of opening.

49 - PVC/TILT, 45 - PVC, 43 - PVC TILT, 39 - PVC TILT TOP + BOTTOM  
33 - PVC, 27 - PVC TILT, 29 - PVC, 21 - PVC TILT, 19 - BROWN TILT PVC BOTTOM  
19 - Aluminium upstairs TILT, 7 - TOP Aluminium / Bottom PVC  
FLATS at end of Church Street - whole Building PVC  
10 - PVC TILT TOP + BOTTOM, 14 - whole Building PVC TILT, 16 - PVC TILT  
18A - PVC, 15 - Aluminium TILT, 12 - Aluminium + PVC TILT

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

## Additional Statement Notes

An important factor since I have moved in on March 2018 is that I have improved the external appearance of the property including front doors, garden area, external boundary walls and many local residents have commented on this. I would also like to add that I am trying to reduce my carbon footprint which will help the environment, reducing the time I have my heating on.

I will also be submitting a Freedom of Information request to recover all planning applications of new windows on Glebe Terrace and Church Street for the last 10 years. I would like to know if any similar applications have been granted post 2015 as that's when policy decisions for Domestic Development and Conservation Areas were made.

**9. List of Documents and Evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

Photographs of windows within Church Street and Gilebe Terrace, which has been approved or not approved previously and are clearly various dimensions / styles / opening standards and makes of material.  
Photo of my windows that I have already purchased.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**10. Checklist**

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requesting a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**DECLARATION**

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:  Name:  Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

My windows that are no different or better than others in street.



Aluminum Top / PVC Bottom



Aluminium









Gmail - (no subject)

**M** Gmail

(no subject)

Scott Walker <scottwalker498@gmail.com>  
To: Scott Walker <scottwalker498@gmail.com>

T114



T11



Tilt



Tilt



Tilt





Till



Metal / Tilt



--  
Scott Walker



Tik





Tilt



Till and different character look as other house





Talk



Kilncraigs Greenside Street Alloa FK10 1EB Tel: 01259 450 000 Fax: 01259 217 451 Email: [planning@clacks.gov.uk](mailto:planning@clacks.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100126947-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

To replace the sash and case windows on my property with a more energy efficient window made from PVC that looks like sash and case.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*

Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="18"/>
First Name: *	<input type="text" value="scott"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="walker"/>	Address 1 (Street): *	<input type="text" value="18"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="glebe terrace"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="alloa"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="FK10 1DL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

## Site Address Details

Planning Authority:	<input type="text" value="Clackmannanshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="18 GLEBE TERRACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="ALLOA"/>
Post Code:	<input type="text" value="FK10 1DL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="692840"/>	Easting	<input type="text" value="288481"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

A Mr Mark Stoddart visited my property and we discussed the property changes in detail and he advised me to put a planning application in.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Mark"/>	Last Name:	<input type="text" value="Stoddart"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text" value="13/06/2018"/>

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

Please state the measurement type used:  Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Windows on my property

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*  Yes  No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*  Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

**Water Supply and Drainage Arrangements**

Will your proposal require new or altered water supply or drainage arrangements? \*  Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*  Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

**Assessment of Flood Risk**

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

**Trees**

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

**Residential Units Including Conversion**

Does your proposal include new or additional houses and/or flats? \*  Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

### Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

### Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*

Yes  No

If you cannot trace all the other owners, can you give the appropriate notice to one or more owner? \*

Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate C

### Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you provided previously. Please note that your planning authority may be required to place an advertisement in a local newspaper. You may wish to contact the planning authority for further guidance.

Notice 1 is required

I understand my obligations to provide the above notice before I can complete the certificates. \*

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that – (1) –

I am/The applicant is unable to issue a certificate in accordance with Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 and in respect of the accompanying application;

(2) - No person other than myself/the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

or –

(3) - I have/the applicant has been unable to serve notice on any person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application relates.

or –

(2) - I have/The applicant has served notice on each of the following persons other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner [Note 2] of any part of the land to which the application/appeal was owner [Note 2] of any part of the land to which the application relates.

Name:

Address:

Date of Service of Notice: \*

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

There are no other owners its a Victorian house split into 2 flats with a communal back path.

Signed: Mr scott walker

On behalf of:

Date: 17/07/2018

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |  |
|--|--|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr scott walker

Declaration Date: 17/07/2018

## Payment Details

Online payment: 2-17-3199009

Payment date: 17/07/2018 22:32:00

Created: 17/07/2018 22:32

**CLACKMANNANSHIRE COUNCIL**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**

**REFUSAL OF PLANNING PERMISSION**

**Applicant**

**Agent**

Mr Scott Walker  
18 Glebe Terrace  
Alloa  
Clackmannanshire  
FK10 1DL

The Council hereby **REFUSE PLANNING PERMISSION** for the:-

Replace Existing Wooden Windows With White uPVC Windows

18 Glebe Terrace, Alloa, Clackmannanshire, FK10 1DL,

in accordance with your application and plans Ref. No:- 18/00163/FULL dated 23rd July 2018

For the following reasons:-

1. Having regard to the non-traditional design, materials of construction and method of opening, the contribution that the existing windows make to the character of the building and the prominent location, the proposed development would have an adverse effect upon the character of the building and Alloa Glebe Conservation Area. Accordingly the proposal is deemed to not accord with Policy EA 23 (Conservation Areas) of the Clackmannanshire Local Development Plan, nor Historic Environment Scotland's guidance on Managing Change in the Historic Environment relating to windows.
2. The proposal does not meet the criteria of Policy SC 8 of the Clackmannanshire Local Development Plan, in that its design and use of modern materials would adversely affect the character of the building and surrounding area.

Dated: 30 August 2018

  
.....  
DEVELOPMENT AND ENVIRONMENT SERVICES

Plan Numbers Relating to the Decision

Plan 1 Location Plan. Photograph 1 & 2 Windows to be replaced, Photograph 3 & 4 Proposed Replaced Windows, Specification of Replacement Windows.

## NOTES FOR GUIDANCE

1. Please examine your decision notice carefully. It describes the development to which the decision relates, includes any conditions that must be complied with and explains the reasons for the decision.
2. Please also read the following guidance. It contains important information regarding
  - \* the duration of the permission
  - \* rights of review
  - \* requirements for further notification to the Council; and
  - \* the publicising of the development.
3. Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 - Planning Permission in Principle:-
  - (a) In the case of matters specified by conditions, further application(s) for approval must be made to the Council not later than the expiration of 3 years beginning with the date of this permission. Otherwise, the planning permission lapses on that date.
  - (b) The development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of matters specified, whichever is the later. Otherwise, the planning permission lapses on the latter date.
4. Section 58 of the Town and Country Planning (Scotland) Act as amended by the Planning etc. (Scotland) Act 2006 - Planning Permission: Unless otherwise stated overleaf, the development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission. Otherwise, the planning permission lapses on that date.
5. There are 2 different rights of appeal if the applicant is aggrieved by the decision to refuse permission for the proposed development, or to grant permission subject to conditions.
  - (i) If decision has been made by the Appointed Officer under the Council's Scheme of Delegation, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The Notice of Review form is available to download on the Council's website or can be obtained from the Council's Local Review Body at [LRB@clacks.gov.uk](mailto:LRB@clacks.gov.uk). Once completed the form should be returned to the same mailbox or, alternatively, you can post your appeal form to:

Clerk to the Local Review Body  
Resource & Governance – Legal Services  
Clackmannanshire Council  
Kilncraigs  
Alloa FK10 1EB
  - (ii) If the decision has been made by the Council's Planning Committee, then you or your agent may lodge an appeal, within three months from the date of this decision, with the Directorate for Planning and Environmental Appeals (DPEA). The easiest way to do this is via the Planning Appeals Online Portal which can be found on our Clacksweb site, or you can request paper forms from:

Directorate for Planning and Environmental Appeals  
4 The Courtyard  
Callendar Business Park  
Callendar Road  
Falkirk, FK1 1XR  
Telephone 01324 696400



### **Notification of Initiation of Development**

6. Once it has been decided on the date to start work on the development to which this permission relates, **the developer must inform the Council of that date as soon as is practicable and certainly before starting work. This is termed Notification of Initiation of Development (NID). Failure to give such notice to the Council constitutes a breach of planning control.** Please therefore ensure that the NID form attached to this decision notice is completed and returned to the Council before the start of development.

### **Notification of Completion of Development**

7. Once the development to which this permission relates has been completed, the applicant or developer must, as soon as practicable, notify the Council accordingly. This is termed Notification of Completion of Development (NCD). If the development is carried out in phases, the notification must be issued to the Council as soon as practicable after each phase. Please therefore ensure that the NCD form attached to this decision notice is completed and returned to the Council as soon as practicable.

### **Display of Notice while Development is carried out**

8. If this permission relates to a national, major or bad neighbour development (such as a public house or hot food takeaway), the applicant or developer must, for the duration of the development, display one or more signs. The sign(s) must be displayed in a prominent place at or in the vicinity of the site, and be readily visible to the public. **Failure to display the sign(s)/notice while carrying out the development constitutes a breach of planning control.** The information to be displayed must include:-
  - (i) The location of the development.
  - (ii) Any conditions attached to the planning permission.
  - (iii) The name and address of the developer.
  - (iv) The date on which planning permission was granted.
  - (v) The planning authority reference number.
  - (vi) A description of the development.
  - (vii) A note of the Council's contact details for enquiries relating to the development, which is [development\\_services@clacks.gov.uk](mailto:development_services@clacks.gov.uk) or Community & Regulatory Services, Clackmannanshire Council, Kilncraigs, Greenside Street, Alloa, FK10 2EB.
9. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.
10. **It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments. In particular, it does not constitute approval under the Building (Scotland) Acts, The Water Environment (Controlled Activities) (Scotland) Regulations or Roads (Scotland) Acts in respect of street works.**

**REFUSED**  
**LAND REGIS** DEVELOPMENT SERVICES  
**OF SCOTLAND**

Officer's ID / Date

4580  
22/5/2007

TITLE NUMBER

**CLK274**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

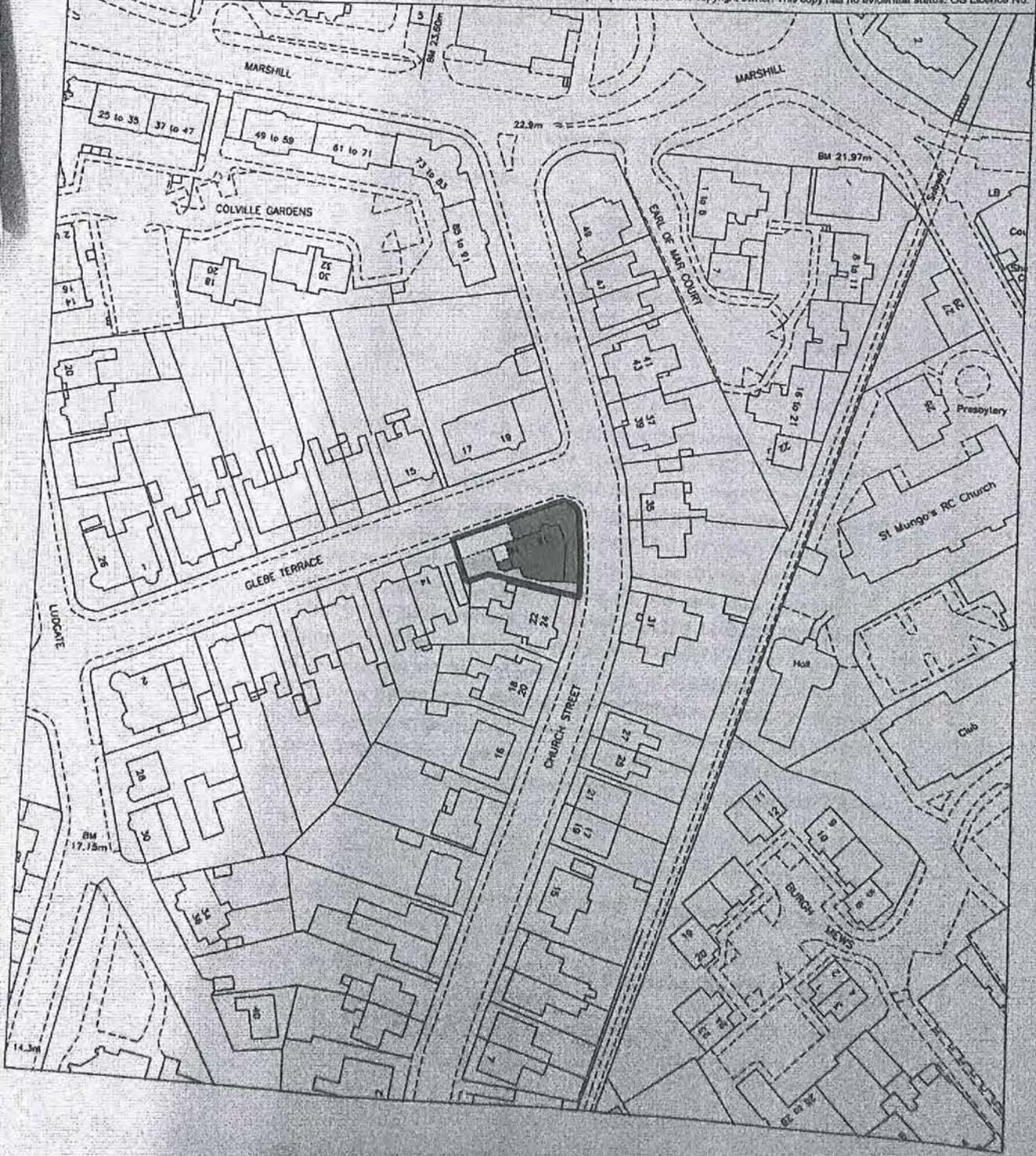
70m

NS8892NW NS8892NE NS8893SW NS8893SE

Survey Scale

1/1250

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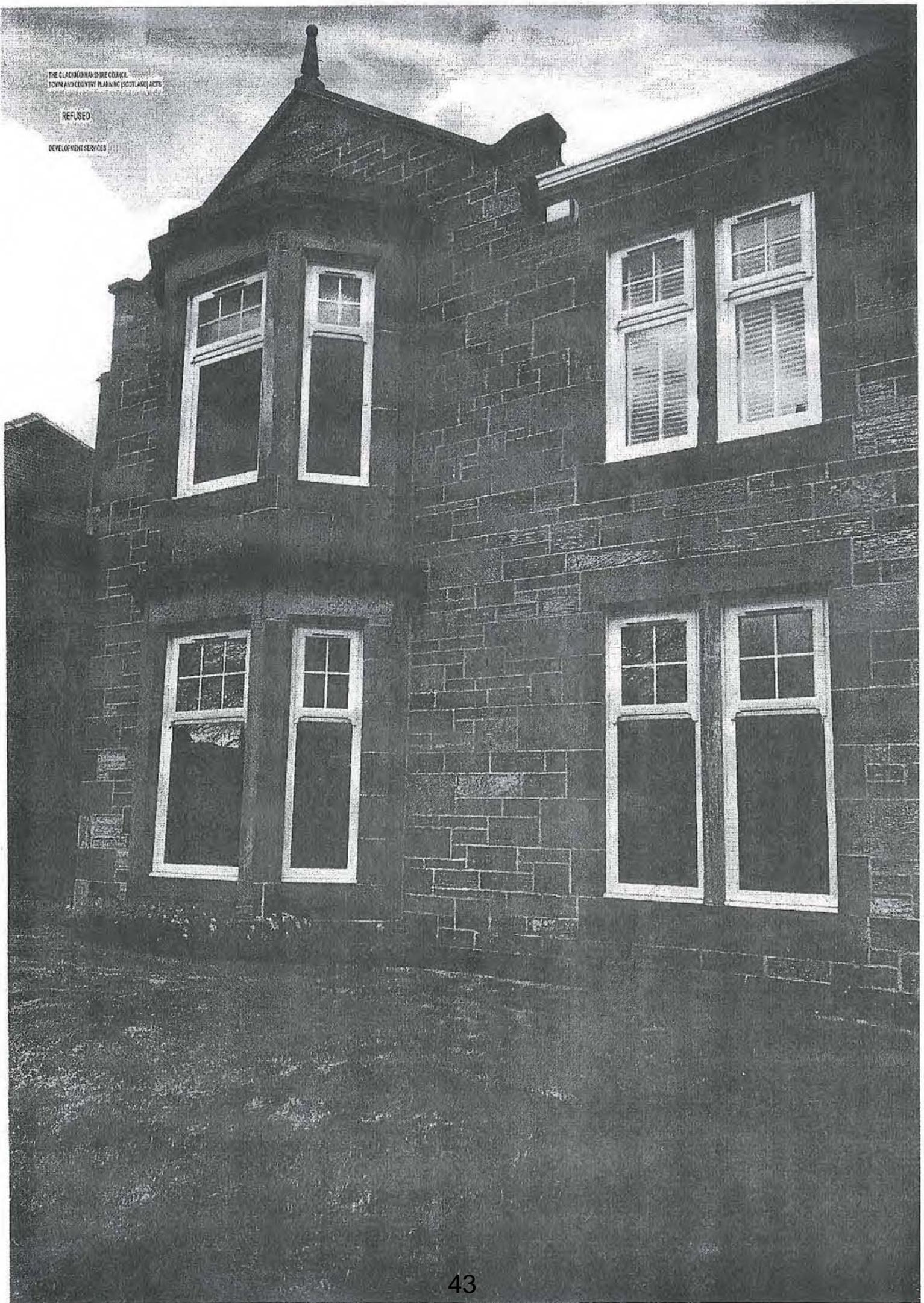


Horns

THE CLACKMANNANSHIRE COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
1972 AND 1995

REFUSED

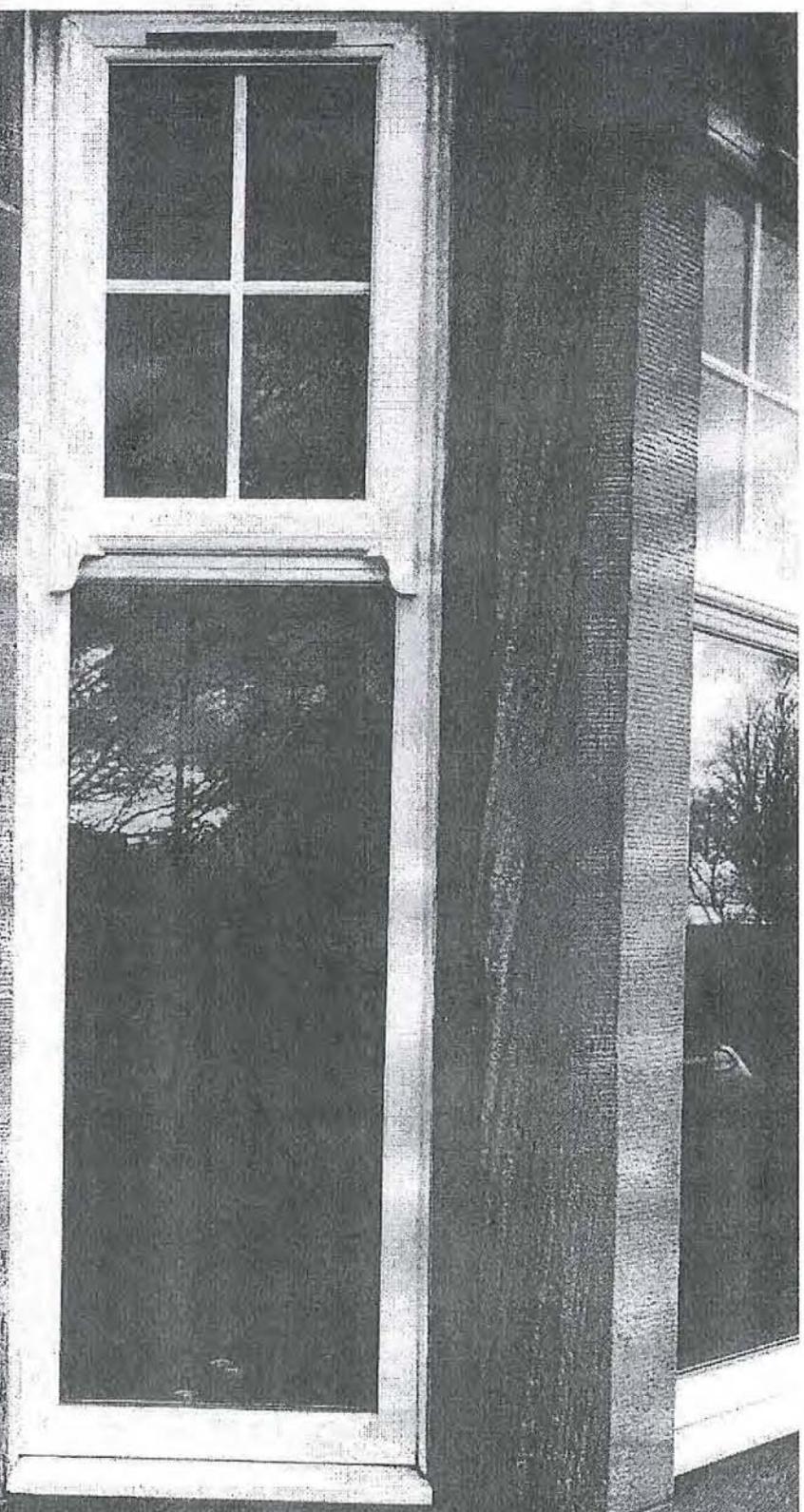
DEVELOPMENT SERVICES



THE CLACKMANNANSHIRE COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

REFUSED

DEVELOPMENT SERVICES

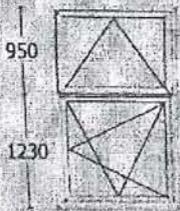


REFUSED

DEVELOPMENT SERVICES

**All items are shown as viewed from Outside**

**(1) - White Tilt and turn window, Style 202 - 1160w x 2210h**

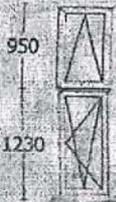


Frame colour	White	Gearing	
Outer frame	70mm Outer frame	Glazing	Loose glazed
Reinforcement	Standard reinforcement	1 off White 4000mm Trickle vent	
Cill	150mm cill		
Cill colour	White		
Drainage	Concealed drainage		
Furniture colour	Chrome handle(s)		
Handle type	Locking handle(s)		
Clear 28mm Argon WES glass			

*Mock Horns*

Qty 1

**(2) - White Tilt and turn window, Style 202 - 585w x 2210h**

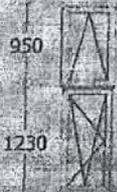


Frame colour	White	Gearing	
Outer frame	70mm Outer frame	Glazing	Loose glazed
Reinforcement	Standard reinforcement	1 off White 4000mm Trickle vent	
Cill	150mm cill		
Cill colour	White		
Drainage	Concealed drainage		
Furniture colour	Chrome handle(s)		
Handle type	Locking handle(s)		
Clear 28mm Argon WES glass			

*Mock Horns*

Qty 1

**(3) - White Tilt and turn window, Style 203 - 585w x 2210h**



Frame colour	White	Gearing	
Outer frame	70mm Outer frame	Glazing	Loose glazed
Reinforcement	Standard reinforcement	1 off White 4000mm Trickle vent	
Cill	150mm cill		
Cill colour	White		
Drainage	Concealed drainage		
Furniture colour	Chrome handle(s)		
Handle type	Locking handle(s)		
Clear 28mm Argon WES glass			

*Mock Horns*

Qty 1

# Central Plastics & Roofing Ltd

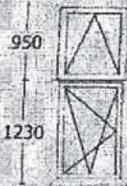
Unit 10, Etna Court, Middlefield Ind Estate,  
Falkirk, FK2 9EQ.

Tel : 01324 622221 Fax: 01324 676008

Email : falkirk@cpar.co.uk

Web: www.cpar.co.uk

## (4) - White Tilt and turn window, Style 203 - 760w x 2210h

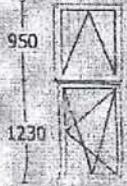


Frame colour	White	Gearing	-
Outer frame	70mm Outer frame	Glazing	Loose glazed
Reinforcement	Standard reinforcement	1 off White 4000mm Trickle vent	
Cill	150mm cill		
Cill colour	White		
Drainage	Concealed drainage		
Furniture colour	Chrome handle(s)		
Handle type	Locking handle(s)		
Clear 28mm Argon WES glass			

*Mock Horns*

Qty 1

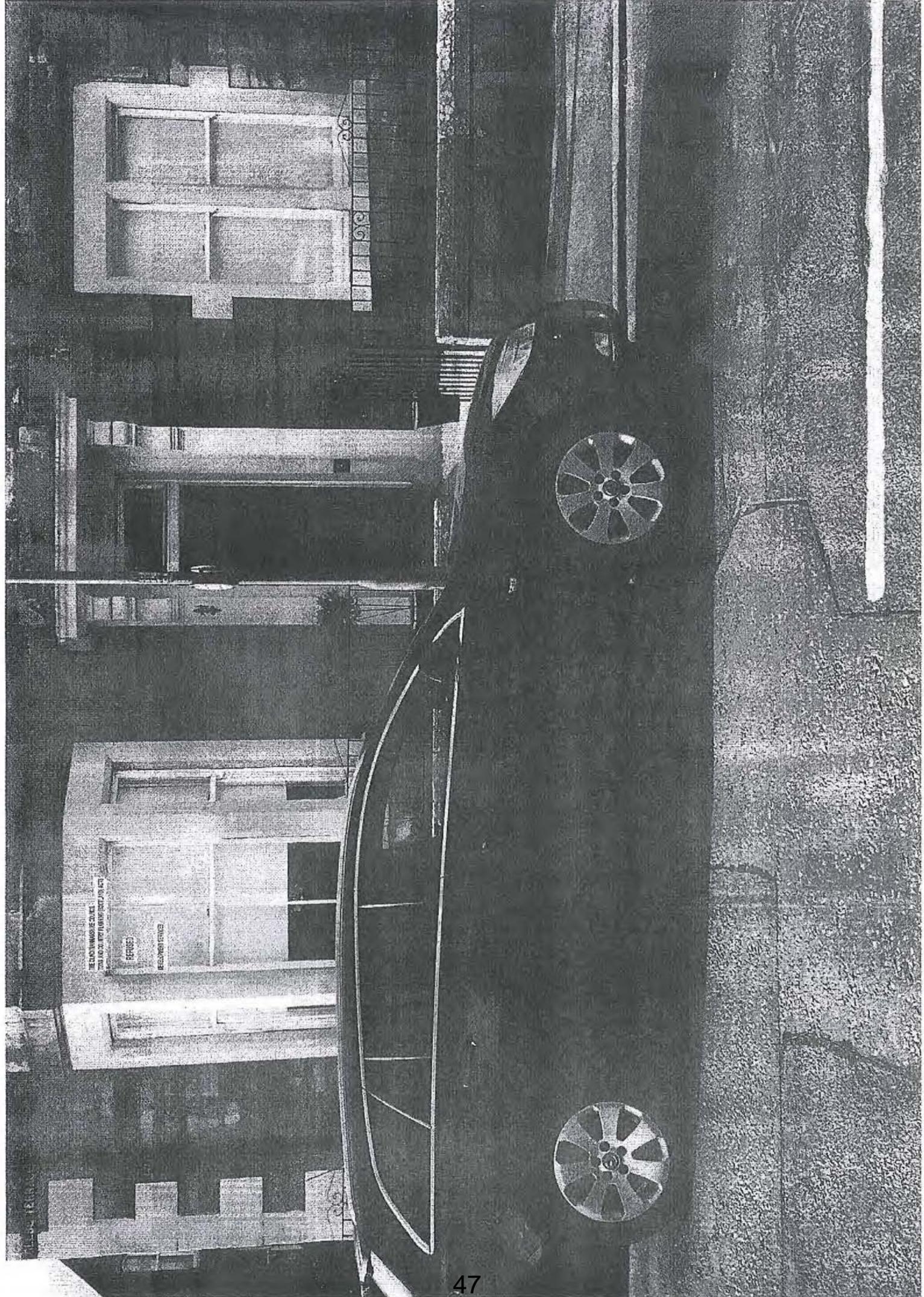
## (5) - White Tilt and turn window, Style 202 - 760w x 2210h



Frame colour	White	Gearing	-
Outer frame	70mm Outer frame	Glazing	Loose glazed
Reinforcement	Standard reinforcement	1 off White 4000mm Trickle vent	
Cill	150mm cill		
Cill colour	White		
Drainage	Concealed drainage		
Furniture colour	Chrome handle(s)		
Handle type	Locking handle(s)		
Clear 28mm Argon WES glass			

*Mock Horns*

Qty 1



THE GLASGOW HERBARIUM SOCIETY  
1000 AND COUNTY PALACE, GLASGOW, SCOTLAND

REFUSED

DEPARTMENT HERBES



**COMMUNITY & REGULATORY SERVICES  
CLACKMANNANSHIRE COUNCIL**

**REPORT OF HANDLING  
PLANNING APPLICATION DELEGATED REPORT**

Application Ref. No. 18/00163/FULL      Date of Site Visit: 10/08/2018

Description of Proposal      **Replace Existing Wooden Windows with White uPVC Windows.**

Location:                      **18 Glebe Terrace, Alloa, FK10 1DL.**

**1.      The Proposed Development**

This application is to replace nine ground floor windows in the above flatted dwelling which is located at a prominent central location within the Alloa Glebe Conservation Area. Four on the Church Street elevation and, on the Glebe Terrace elevation three bay windows and two others. The existing windows are traditional timber sash and casement with horns and the proposed replacements are modern uPVC, tilt and turn windows with horns.

The property contains two flats with the applicant owning the ground floor flat. The flats have a double road frontage facing onto Church Street and Glebe Terrace.

**2.      Summary of Consultation Responses**

No consultations undertaken.

**3.      Neighbour Notification and Publicity**

Number of Neighbours Notified

22

Number of Objections

3

Number of Other Representations

0

**4.      Summary of Representation.**

Objections were received from

Ms Annette Webb, 11 Glebe Terrace, Alloa  
Mr Martin Crawford, 15 Glebe Terrace, Alloa  
Sally and Richard Cameron, 14 Glebe Terrace, Alloa.

The replacement windows will adversely affect the appearance and character of the building as they are constructed in uPVC and are Tilt and Turn Windows. Comment. *The proposed window frame material would be significantly different to the existing*

*windows and the design, and method of opening would be modern rather than traditional. The appearance of the ground floor would therefore change as a result of installing the replacement windows. The replacement windows would also be significantly different from the first floor windows which would mean that the symmetry between the upper and lower floor windows would be removed. This would adversely affect the visual character of a historic building at a prominent position within the Alloa Glebe Conservation Area.*

The replacement windows will adversely affect the architectural character of the area and streetscape. Comment. *Within the surrounding area, window styles are varied in terms of quality, material and method of opening. In our judgement, the materials, design and method of opening are crucial factors in determining any change in character of the building within the Conservation Area. While, within Church Street, approval has been granted to replace wooden sash and case windows with uPVC windows, in every case the replacement windows match the existing in terms of proportions, dimensions and method of opening. In these cases the replacement windows have been held to enhance the appearance of the building and preserve the character of the area.*

*In the case of Glebe Terrace there are only 2 examples of replacement windows that are not constructed in timber. These are historic examples and the rest of the street exhibits a uniformity of design and style.*

## **5. Summary of Supplementary Statements**

None

## **6. Summary of Section 75 Planning Obligations.**

None.

## **7. Site History/Background**

There are other decisions for replacement windows in Church Street and elsewhere in the Alloa Glebe Conservation Area that are relevant to the assessment of the current proposal.

10/00194/FULL – 4 Glebe Terrace – Installation of Double glazed timber windows to replace single glazed timber windows. The replacement windows replicated the style, design and method of opening of the originals.

13/00216/FULL – 49 Church Street – Installation of Replacement Windows. This application involved the replacement of PVC windows with uPVC windows in the same style.

14/00177/FULL – 18A Church Street – Installation of uPVC windows. This application involved the replacement of non-original windows with more traditional styled windows.

15/00170/FULL - 45 Church Street – Replacement of Timber framed windows with uPVC windows. This application used replacement windows that replicated the existing in terms of style, design and method of opening.

16/00107/FULL – 33 Church Street – Replacement of Timber framed windows with uPVC windows. This application used replacement windows that replicated the existing in terms of style, design and method of opening.

16/00113/FULL – 12 Church Street- Replacement of Timber Framed Windows with uPVC replacements, This application involved the refurbishment of a delict house and the replacement windows replicated the existing in terms of style, design and method of opening.

## **8. Planning Assessment**

### **(a) Local Development Plan**

#### **i. Policies**

The relevant Development Plan Policies are Policy SC8 (Domestic Developments) & EA 23 (Conservation Areas).

Clackmannanshire's Local Development Plan policy SC 8 states that the Council will normally approve alterations to houses provided that the development, by virtue of its siting, design, scale or massing does not detrimentally affect the character or appearance of the building, site or surrounding area.

Policy EA 23 states - development proposals should contribute to the preservation or enhancement of the character and visual amenity of the area.

From the information provided in the application, and comments, if any, received from third parties, we conclude that :-

- The proposed window frame material would be significantly different to the existing windows and the design, and method of opening would be modern rather than traditional. The appearance of the ground floor would therefore change as a result of installing the replacement windows. The replacement windows would also be significantly different from the first floor windows which would mean that the symmetry between the upper and lower floor windows would be removed. This would adversely affect the visual character of a historic building at a prominent position within the Alloa Glebe Conservation Area.
- The character of Church Street has been partially affected by a number of replacement windows. Some of these changes occurred before current policies were in place and the significant majority are unauthorised. These

changes need to be taken into account when making a decision on the application (see below).

- Within the surrounding area, window styles are varied in terms of quality, material and method of opening. In our judgement, the materials, design and method of opening are crucial factors in determining any change in character of the building within the Conservation Area. While, within Church Street, approval has been granted to replace wooden sash and case windows with uPVC windows, in every case the replacement windows match the existing in terms of proportions, dimensions and method of opening. In these cases the replacement windows have been held to enhance the appearance of the building and preserve the character of the area.
- In the case of Glebe Terrace there are only 2 examples of replacement windows that are not constructed in timber. These are historic examples and the rest of the street show a dominant uniformity of design and style.

Accordingly, given the weight applicable to SC 8 and EA 23 for a development of this nature, the proposals are deemed to be contrary to the Local Development Plan.

## **ii. Proposals**

The building is two storey and is divided into two flats. The existing windows are timber sash and case. The building is within the Alloa Glebe Conservation Area. It is not a listed building. The proposed replacement windows are tilt and turn uPVC units.

No survey has been submitted to allow the assessment of the condition of the windows. A detailed external examination of the existing windows did not reveal any obvious signs of rot or decay, and the windows appear to be in condition capable of effective maintenance.

The windows in the building are the same over the two floors and the building occupies a prominent position within the Conservation Area. The majority of the houses in the surrounding properties retain timber sash and case windows. Glebe Terrace is largely unaltered showing conformity of design, character and method of opening. The windows therefore make a significant contribution to the architectural and historic character of the Conservation Area.

Given that the proposed replacement windows are modern uPVC tilt and turn, of a different design and style to the existing windows, it is considered that a change to the proposed replacements is contrary to the Local Development Plan and would adversely affect the character of the building and Conservation Area.

Our assessment of this proposal takes account of the applicant's house, the position of, and alterations to, neighbouring properties, and any consequential predicted change to standards of amenity.

### iii. Supplementary Guidance

The proposal does not accord with the guidance on householder developments in Supplementary Guidance No.10 - Domestic Developments. In particular the impact of the proposal on the character and appearance of the conservation area and the non retention of the windows as original features.

#### (b) Other Material Considerations

Historic Environment Scotland's 'Managing Change in the Historic Environment – Windows'. This guidance advises that windows in buildings in conservation areas should be repaired, replacement on a like for like basis should only be considered if repair is not possible. It is only if these two options are not achievable, than a replacement in a different material should be considered. The pattern of design, the materials and details of construction, the method of opening and the finish are all confirmed to make an important contribution to the character of the window.

As the windows make an important contribution to the character of the building and conservation area, the guidance needs to be paramount when considering the proposal.

#### 9. Recommendation

Approve	<input type="checkbox"/>	Approve with Conditions (see below)	<input type="checkbox"/>
Refusal (see below)	<input checked="" type="checkbox"/>	Referral to Historic Scotland	<input type="checkbox"/>

That the application be REFUSED for the following reasons.

#### Reasons for Decision

1. Having regard to the non-traditional design, materials of construction and method of opening, the contribution that the existing windows make to the character of the building and the prominent location, the proposed development would have an adverse effect upon the character of the building and Alloa Glebe Conservation Area. Accordingly the proposal is deemed to not accord with Policy EA 23 (Conservation Areas) of the Clackmannanshire Local Development Plan, nor Historic Environment Scotland's guidance on Managing Change in the Historic Environment relating to windows.
2. The proposal does not meet the criteria of Policy SC 8 of the Clackmannanshire Local Development Plan, in that its design and use of modern materials would adversely affect the character of the building and surrounding area.

## Plan Numbers Relating to the Decision

Plan 1 Location Plan. Photograph 1 & 2 Windows to be replaced, Photograph 3 & 4 Proposed Replaced Windows, Specification of Replacement Windows.

### 10. Checklist

The application does involve development of land in which the Council has an interest	<input type="checkbox"/>
The list of owners/occupiers of neighbouring land has been verified during the site visit and appears to be correct	<input checked="" type="checkbox"/>
The charge for advertising this application has been paid or is not required	<input checked="" type="checkbox"/>
Any publicity period has expired	<input checked="" type="checkbox"/>
The recommendation requires authorisation by the following Appointed Officers:	
Development Quality Team Leader	<input checked="" type="checkbox"/>
Development Services Manager	<input type="checkbox"/>
The recommendation/decision has secured added value which is recorded in Uniform	<input type="checkbox"/>
Two complete sets of plans to be approved are attached, or identified from the electronic file	<input type="checkbox"/>
The electronic file requires annotated plans which are attached	<input type="checkbox"/>
There are instructions to Business Support attached to this report/file	<input type="checkbox"/>
Site Notice & Note to Applicant required for National, Major or Bad Neighbour development	<input type="checkbox"/>
Coal Authority Householder Referral Area Note to go with Decision	<input type="checkbox"/>
Coal Authority Standing Advice Note to go out with Decision	<input checked="" type="checkbox"/>
Signed _____ (Case Officer)	Date <u>30/08/18</u>
Signed _____ (Team Leader)	Date <u>30/08/18</u>



**Objection to replacement windows 18 Glebe Terrace**  
Sally to: LRB@clacks.gov.uk

02/11/2018 20:33

Dear Lee,

I am responding to the letter that has been sent out to us regarding Mr Scott Walkers application for replacement windows in his house in the conservation area of Glebe Terrace, Alloa.

I would like to say that our Objection from 7/8/18 Reference 18/00163/FULL, still stands. My husband and I are extremely disappointed that it has had to come to this.

A few additional points that I would like to mention are as follows;

1. Mr Walker was well aware that he was moving into a conservation area.
2. Mr Walker was also informed that he might possibly not get planning permission for replacement windows, but went ahead and bought these so called sash and case windows, so all he is trying to do is save face and money.
3. Mr Walker, did not ask permission to take photographs of neighbours properties.
4. The properties in Glebe Terrace of which there are three, that have double glazed windows were done at least 25/30 years ago.
5. By applying for these so called sash and case windows, he is actually making a mockery of the conservation areas in Scotland.
6. The Planning (Listed buildings and conservation areas Scotland) Act 1997 states that conservation areas are areas of special architecture or historic interest, the character or appearance of which it is desirable to preserve or enhance, local authorities have a statutory duty to identify and designate such areas, and that is why Glebe Terrace is under that Act.
7. Mr Walkers UPVC windows should be the exact measurements of his original 100 year wooden sash and case, which they are not. As far as I am also aware they are not sash and case UPVC, they are slide and tilt which is totally against Article 4.

Can I ask have you been down to have a look at the building where Mr Walker lives, when coming down Church Street to Glebe Terrace, it is the first Property you see entering Glebe Terrace, it is a beautiful building with all the original features on the outside, by allowing Mr Walker permission to replace his environmentally friendly 100 year old Sash and Case with plastic/chemically made windows it will completely ruin the characteristics and appearance of the building. The council has a duty to carefully manage change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

In Mr Walkers notes, he says that he is trying reduce his carbon footprint by installing these windows, these windows are not environmentally friendly. We are all being encouraged to reduce, recycle and reuse, he should be encouraged to renovate his windows as some of us have done in Glebe Terrace. He doesn't realise the potential damage he could be doing to his property, if he is given permission for these UPVC windows. The original windows have been made of clean wood and glass and once rebuilt are good for another 200 years. Old house windows were built of high grade wood than what is available today and were designed to be endlessly rebuilt which UPVC windows are not, and will potentially end up in landfill. UPVC could also add to damp problems and harm the fabric of the old building, far better using natural materials. The symmetry of the building will be completely compromised by giving Mr Walker permission to install these UPVC windows. Am also disappointed that only three responses to this case, as most of the neighbours think that it is a done deal with the council.

As you can see, we feel very strongly about it.

Yours Faithfully

Sally Cameron





**Fwd: Confirmed Date for Site Visit and Hearing Session for Local Review  
Body - 18 Glebe Terrace , Alloa**  
**Scott Walker** to: LRB@clacks.gov.uk

03/12/2018 22:45

History:

This message has been forwarded.

Dear Gillian

Thank you for your letter. Here is the details required for points made in page 2 of the letter received.

List of document or part documents.

1:Clackmannshire Save Energy Save Money Booklet, Carbon Footprint/ Treading Lightly Booklet, Scottish Government Reduce Carbon footprint.

2:List of People Attending

Scott Walker

Jim Callaghan

Sarah Philips

Statement.

3: My position hasn't change which is stated in my notice of review but I would like to add the following. I would like to point of the Clacksmannshire Save Energy Save Money Booklet about making your home efficient on Page 11 which states Double Glazing can cut heat loss by half.

Carbon Footprint/Treading Lightly booklet has a forward which states also that the council are committed to reducing greenhouse gases. Page 3 states that 27 % come from our CO2 which double glazing would reduce. Also another mention that DG reduces heat loss by 50% and can save £100 per year and 570kg in CO2.

I have clearly enhanced the historic/architectural look of the building and the street since I moved in on March 2018 and many residents have actually commented on this so the argument about making the property worse i feel is not valid. Some of the properties in my opinion make the streets look worse as they are not maintained to the standards to keep the right appearance.

Can i ask the council if planning submission was given to all homes fitted with either PVC,Brown PVC or Aluminum or have some residents simply fitted them with permission?? There are also windows that tilt when some of the ones already fitted tilt too. Why was this allowed? These will be mentioned on the Review Notice.

Conservation Areas are areas of architectural interest so I would like to point out the various designs/colors,opening systems and sizes already installed and permitted in Glebe Terrace, Church Street but also in the whole conservation area which is marked clearly on map 5327 PDF on the council website.

I look forward to meeting you on the dated mentioned.

Regards

Scott Walker





2nd Edition 2009

energy advice book 3

# *Save Energy*

# *Save Money*



CLACKMANNANSHIRE  
COUNCIL

## About This Booklet

Making your home energy efficient can help you save energy and cut your fuel bills, saving you money as well.

Homes that are energy inefficient:

- ▲ Waste energy
- ▲ Lose heat
- ▲ Can be cold and damp
- ▲ Are hard to heat to a comfortable temperature
- ▲ Cost more to run

This booklet has advice on how to make your home energy efficient. It looks at reducing unnecessary energy use and using energy more economically.

Each section has information on how to make your home more energy efficient, tips on saving energy and contact details for where you can get more help and advice.

## Contents

### Heating Your Home

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<i>Oil Fired Central Heating</i> .. . . . .	4
<i>Electric Heating Systems</i> .. . . . .	5
<i>Renewable Energy Heating Systems</i> . . . . .	6
<i>Energy Saving Tips</i> . . . . .	8

### Insulating Your Home

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<i>Loft Insulation</i> .. . . . .	10
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<i>Useful Contacts</i> .. . . . .	19

Both tank and pipe insulation keep your water hotter for longer by reducing the amount of heat that escapes.

A new, 80mm thick hot water cylinder jacket will save you £35 per year. The jackets themselves cost about half that, meaning that you'll reclaim your initial cost in around 6 months. Insulation for hot water pipes if they are easy to get at, can save you around £10 a year, about the amount that it would cost to do, which means you could potentially recover the cost of fitting within a year.

Fitting a jacket to a hot water cylinder is a straightforward DIY job. Fitting insulation to pipes is easy if the pipes are accessible. Professional help may be required to fit insulation to harder to reach pipe work.



## Double Glazing and Secondary Glazing

Installing double-glazing can cut heat loss through windows by half. If you can't afford to replace all the windows, why not choose the rooms that cost you the most to heat?

Double-glazing works by trapping air between two panes of glass creating an insulating barrier that reduces heat loss, noise and condensation.

Fitting double-glazing is a professional job. Always look for the Energy Saving Recommended logo when choosing your windows, that way you can be sure they are the most energy efficient as the whole window (frame and glass) is assessed on a A-G rating. (with A being the most efficient and G the least)

For extra energy efficiency, low emissivity glass, or Low-E as it is often called, is used. A microscopically thin-coating on one surface of high quality glass makes this possible. The glass forms the inner pane of a double glazing unit. Its coating faces the cavity. The coating reflects heat from radiators and room surfaces back into the building, and allows in warmth from the sun. Energy saving is further improved if an inert gas such as argon fills the units instead of air.

This means you can sit closer to the windows and feel less cold because double-glazing with Low-E has a higher internal surface temperature than conventional double or single glazing. Also, the reduction in condensation means frames and surrounding surfaces will need less maintenance. Low-E looks identical to ordinary clear glass.

The coating is almost invisible, except in rare instances where strong oblique lighting may cause it to resemble a transparent film for a short time. Its effect on light transmission and reflection is barely perceptible.

If you're on a budget, fitting secondary glazing could be the answer. It's less expensive than replacement double-glazing and will still save money by cutting heat loss and draughts.

This can be an additional window fitted on the inside of the existing frame, or a magnetic or adhesive pane to fit to the frame, or even just some clear plastic film stuck to the interior frame.

*There are also many types of more specialist films available. Some of these improve the performance of the window by reducing the heat lost and allowing solar gain, so improving the insulating properties of the glass.*

Clear plastic film (polythene) should be available from DIY stores. You can attach it round the edge with double-sided sticky tape and then heat it to make it first stretch and then contract back as it cools - to clear the wrinkles. It won't last a huge length of time, about one winter, but is very cheap.

Rigid (or slightly flexible) plastic sheets are also usually available from DIY outlets. These will also be stuck on or held in place magnetically to enable easier cleaning.

More advanced options could be a single pane in an aluminium frame, and attached on hinges or sliding runners, or perhaps an old and suitably-sized window cleaned up and fitted to the inside frame.

The most advanced type of secondary glazing is to fit a second window inside the existing one. This will often be a better and cheaper option than replacing the windows altogether. You could hire a local joiner to make them, or there are certain proprietary systems available from DIY stores.



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energy advice book 2

# *Carbon Footprint*

## *Treading Lightly*



## Foreword

Clackmannanshire Council is committed to reducing the emission of greenhouse gases that contribute to climate change through a range of initiatives such as improved energy efficiency, the development of a green travel plan and reduction of waste and increased recycling.

In January 2007, the Council signed Scotland's Climate Change Declaration. The Declaration has been signed by all of Scotland's local authorities and Scottish Ministers and acknowledges that:

- ▲ Climate change is occurring and human activities are having a significant negative and possibly dangerous influence
- ▲ Climate change will have far reaching effects on Scotland's people and places, impacting on our economy, society and environment
- ▲ There are significant social, economic and environmental benefits in taking action to combat and prepare for climate change
- ▲ We all in Scotland have duties and responsibilities to take action to both mitigate and adapt to climate change, and to promote the sustainable development and well being of our local communities.

To meet the targets of Scotland's Climate Change Declaration and the Council's own sustainability aspirations, Clackmannanshire Council is implementing a Carbon Management Programme which aims to reduce CO<sub>2</sub> emissions by 15% from the baseline figure of 52,753 tonnes in 2007.

To do this the Council will focus on six areas:

- ▲ Council Buildings
- ▲ Transport Activities
- ▲ Street Lighting
- ▲ Waste
- ▲ Council Housing
- ▲ Staff Commuting Habits

This is a challenge that will develop a 'whole council' approach, where everybody living and working within Clackmannanshire area can participate in and continue to experience the benefits of a more sustainable society.





In Clackmannanshire we are likely to see changes to growing seasons for crops, changes in our plant and animal species and more frequent and more severe storms. We are already seeing an increase in the number and severity of flood events in Clackmannanshire, and there is also likely to be more damage to buildings due to high winds. There has been an increase in the occurrence of non-native invasive plant species, which can affect both our biodiversity and the stability of our riverbanks. There is also the possibility of heatwaves and droughts, which can lead to water shortages as well as the risk of health problems.

As you can see, the effects of carbon dioxide emissions could be extremely far reaching and cause major problems. Due to our past emissions of greenhouse gases, we are already “locked in” to a certain amount of climate change, which we will all need to adapt to. However, there is the potential for even worse impacts across the world, and for us to reach a tipping point after which global warming runs out of control as carbon that has been stored in the ecosystem is released into the atmosphere.

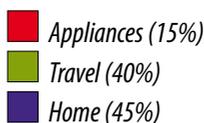
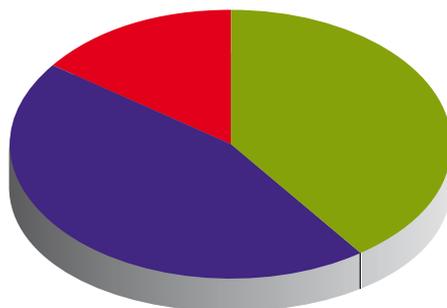
Scientists and world leaders are agreed that in order to avoid this dangerous climate change, we must limit global warming to 2°C above pre-industrial levels. Global average temperatures are currently 0.7°C above pre-industrial levels: in order to keep below 2°C we need to reduce global greenhouse gas emissions to 50% below 1990 levels by 2050,

which means that richer countries, including Scotland, will need to reduce their emissions by 80%. This is a big challenge, and one which will need everyone to play their part.

Modern lifestyles tend to be energy-intensive: according to the Energy Saving Trust, 27% of carbon dioxide emissions entering the atmosphere come from the energy we use in our homes, with a further 25% coming from domestic transport. We can reduce our contribution to climate change by adopting habits that require less electricity and less fuel consumption. Even a small reduction in household emissions could help to alleviate the problems future generations are likely to face.

### *The Average Carbon Footprint*

The average carbon footprint for an individual in the UK is 4.48 tonnes of carbon dioxide per year. This is made up of 2 tonnes from the home (heating, lighting and hot water), 0.68 tonnes from appliances and 1.80 tonnes from travel.



## Control your heating

Check your central heating timer setting, and make sure that your home is only being heated when it needs to be, there is no point heating the house after you have left for work. Time it to switch off half an hour before you leave home.

If you have a boiler over 15 years old, it's almost certainly inefficient and is costing you money, as conventional boilers can be only 60% efficient and waste up to 40% of their heat.



All new boilers have to be energy-efficient condensing ones, which retain heat from the gases usually expelled down the flue. Have one of these fitted by a Gas Safe-registered installer and you could cut your heating bills by around a third and emit one tonne less of CO<sub>2</sub> a year.

*Turning down your thermostat by one degree can save 240kg over the year - the equivalent of the CO<sub>2</sub> that would be absorbed by eight trees and cut your fuel bills by up to 10%.*

Combine this with upgraded heating controls and the reduction may be as much as 40%. Thermostatic radiator valves, for example, allow you to precisely control the output of each radiator in your home, so you need never have a radiator turned up too high.

## Draughtproofing & double glazing

Single-glazed windows and poorly insulated frames can result in a fifth of all heat loss. Double glazing can reduce this loss by 50% and save you around £80-£100 and 570kg of CO<sub>2</sub> a year. If you can't afford double glazing (or secondary double glazing), invest in draught excluders for your windows and doors (both internal and external) instead. Draught proofing your doors and windows will save you around £20 and 140kg of CO<sub>2</sub> a year.

*There are lots of inexpensive draught-excluding measures you can do yourself, including weather stripping, draught-excluder brushes, long, lined curtains (though don't cover warm radiators with them) and fabric 'sausages' for the bottom of doors.*



POLICY

# Climate change

From: [Cabinet Secretary for Environment, Climate Change and Land Reform](#)

Directorate: [Energy and Climate Change Directorate](#)

Part of: [Energy, Environment and climate change](#)

## Overview

We are transitioning to a low carbon Scotland for the benefit of our environment, our people, and our prosperity.

## Latest

Our [Climate Change Plan](#) sets out how we will move towards a low carbon economy that will help to deliver sustainable economic growth and create a greener, fairer and healthier Scotland by 2032.

## Policy actions

### [Adaptation to climate change](#)

### [Reducing greenhouse gas emissions](#)

### [Climate Change Bill](#)

### [Decarbonisation in the public sector](#)

## [Engagement with business and industry on decarbonisation](#)

## [Low carbon living](#)

## [International action on climate change](#)

## [Climate Challenge Fund](#)

## Actions

We are:

- driving [Scotland's adaptation to climate change](#)
- [reducing greenhouse gas emissions](#) across Scotland to achieve a more prosperous, low carbon economy
- introducing a [Climate Change Bill](#) which makes Scotland's existing climate change legislation even tougher
- supporting [decarbonisation in the public sector](#)
- [engaging with business and industry on decarbonisation](#)
- encouraging individuals to move towards [low carbon living](#)
- leading [international action on climate change](#)
- supporting communities to tackle climate change through the [Climate Challenge Fund](#)
- supporting developing countries to tackle climate change through the [Climate Justice Fund](#)

## Background

Our environment and economy are intrinsically linked, and Scotland's transition to a more prosperous, low carbon economy is already well underway.

We have created jobs and backed innovative new industries while winning international respect for our ambition and leadership on climate change.

The [Paris Agreement](#) will support a worldwide market for low carbon goods and services, as other countries have committed to reducing their carbon footprint. It will also enhance the long term international competitiveness of low carbon business in Scotland by ensuring that more eco-friendly business practices are adopted elsewhere.

Most of the low carbon economic activity in Scotland so far has been associated with the provision of renewables and low carbon electricity, but there is significant economic turnover for some other sectors, including provision of energy efficiency products and low carbon services.

Low carbon investments may provide an opportunity for more balanced regional development within Scotland. Beyond the opportunities presented by renewable technology, smaller businesses across Scotland will also benefit from engaging in climate change mitigation through energy efficiency and low carbon heat and by promoting sustainable practices.

By increasing our long-term targets to reduce greenhouse gas emissions by at least 90% by 2050, the new Climate Change Bill will continue to provide the necessary certainty and impetus to markets, businesses and industries to shift towards low-carbon technologies and practices.

#### **Climate Change Plan**

We published our [Climate Change Plan: third report on proposals and policies 2018 to 2032 \(RPP3\)](#), in February 2018. The Plan provides the framework for Scotland's transition to a low-carbon economy and sits alongside our [Energy Strategy](#).

The first [annual report](#) monitoring progress towards the Plan was published in October 2018. [Historic information about the Plan's development is available in our archive](#).

#### **Committee on Climate Change**

Independent statutory body the [Committee on Climate Change](#) was established under the [Climate Change Act 2008](#) to advise the UK Government and devolved administrations on setting and meeting carbon emissions targets and preparing for climate change. It also monitors and reports on the progress made to Parliament.

#### **Bills and legislation**

The [Climate Change \(Scotland\) Act 2009](#) creates the statutory framework for greenhouse gas emissions reductions in Scotland by setting an interim 42 per cent reduction target for 2020.

We have created a [climate change legislation factsheet](#) that provides more detailed information on the Act and the secondary legislation arising from it.

#### **Contact**

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