

CLERK TO THE LOCAL REVIEW BODY
CLACKMANNESHIRE COUNCIL
KILINCRAIG
ALLOA FK10 IEB

17 GLASSFORD SQUARE
TILlicOUNTRY
FK13 6AU
07th MARCH 2019

Dear Sirs, under section 43A of the Town and Country Planning (Scotland) act 1997
Appeal under NOTICE OF REVIEW to REF No 18/00244/PPP

Please accept the enclosed appeal documents with regards to an appeal against the Decision made within the refusal documents ref No 18/00244/PPP.

Covering letter.

Whist the refusal makes references to various aspects of Planning guidelines what seems not to have been taken into consideration are the emotional attachments to this particular area to the applicant, his wife Rhona and family. We built our first house at 9 Glassford Square in 1981 at a time when economic issues were at their lowest point. It was difficult and financially draining. However we got through this period of time with the next challenge being a decision to move or not to move to Glasgow to secure my job position. Our 3 kids were consulted and the decision was made for me to travel in and out of Glasgow so that they could grow up in an area they loved and be educated at schools they enjoyed. 25 years of travel and living in Glassford Square for 38 years.

As we moved on the opportunity to build our second family home in the same area arose. To achieve this next step, we made the planning application that included the construction of the adopted road off the main through-fair of Glassford Square. The roads authority of the time being Central Region, controlled the dimensional requirements to achieve a successful application to build the house known as 17 Glassford Square. From ownership of the land to entry to our new home took 7 years. There is no doubt at this time constructing the new road benefitted greatly both cottages known as Westerton Cottages who, at that time had flowing past their front door's agricultural debris of sheep dip which was the main animal activity in this area. They had no pavements. The out-buildings that were demolished had already received attention of the Council as to vermin problems. The sheep dip to the rear of No 9 was eventually removed.

The economic benefit to Clackmannanshire Council on the eventual outcome of construction of the other 5 new self-built houses by others, was considerable. Where there is no consistency of design, cladding or landscaping. Yet there is a concern to our application not in keeping with Policy EA 23 which states -development proposals should contribute to the preservation or enhancement of the character and visual amenity of the area. To the rear running parallel with Plot A are rows of terraced houses. There is no consistent character of development in this area.

Further council income and the developer's contribution would be an obvious loss.

Now we are at an age where we wished to move on to a down-sized home but remain in Glassford Square. Hence this new application which to be honest with regards to the level of Planning Opposition was a bit of a shock. This is not a commercial venture but a lifestyle change.

When you consider that this area of Glassford Square is the quietest, least traffic orientated and safest area of Glassford Square we find, exaggerated, claims of potential road safety issues arising. Whereas at the south entry to Glassford Square two developments at No 6 and 6a which are presently in construction with "no objections" from the Roads Authority. They have to be seen to be believed the differences. When you consider that all of the issues of Loss of garden, poor shape of ground space, amenity losses and adverse affected neighbours are ignored within these applications. **Why are these major concerns within our application?**

The references to undefined amenity losses and site boundary concerns are also astounding when you consider that we as owners of both 17 Glassford Square and the site are the only people affected. No 17 stays in the family ownership and was to have been occupied by our daughter and 3 children after a successful build of our new home. We had considerable landscaping plans to enhance the outlook and visual amenities to which the Planning Authority expressed concerns but did not afford the applicant any opportunity to dispel their concerns prior to determination. We do not see these issues as being detrimental but a challenge to improve the surrounding amenities.

Yours Sincerely

John and Rhona Neilson

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country 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)	
Title	MR	Ref No.	N/A
Forename	JOHN	Forename	
Surname	NEILSON	Surname	
Company Name	N/A	Company Name	
Building No./Name	17	Building No./Name	
Address Line 1	GLASSFORD SQUARE	Address Line 1	
Address Line 2		Address Line 2	
Town/City	TILlicOUNTRY	Town/City	
Postcode	FK13 6AU	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	CLACKMANNANSHIRE COUNCIL		
Planning authority's application reference number	18/00244/PPP		
Site address	17 GLASSFORD SQUARE TILlicOUNTRY FK13 6AU		
Description of proposed development	CHANGE OF USE OF AGRICULTURAL LAND TO PRIVATE GARDEN GROUND, ERECTION OF DWELLING HOSE TO REAR OF 17 GLASSFORD SQUARE AND FORMATION OF CAR PARKING AND TURNING AREA AT 1 GLASSFORD SQUARE TILlicOUNTRY FK13 6AU		

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.

Plot orientation identified by the Planning Authority that turned out to be a size issue, not orientation. Precedences set on recent approved applications within Glassford Square with regards to acceptance on loss of garden space greater than 50%. Much smaller "useable space" accepted. Greater amenity losses accepted. Access not complying with Roads advice yet approved.

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:

Not applicable.

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.

The report fails to highlight that the entire proposed site (including the additional garden area purchased) is within the residential boundary of Tillicoultry and confirmed by the Planning Office in 2016 as a proposal normally supported by the Planning Offices. The reference to the loss of more than 50% (ACTUAL 51%) is of the rear garden fails to recognise that the remaining rear garden area is 272 sqm in size. It also fails to highlight the addition garden ground to the North and in the ownership of No 17 of over 533sqm. All of which more than compensates the loss of the bottom half of the rear garden. And gives fantastic opportunities to re-establish landscaping sympathetic to the Ochil Hills, enhanced contributing positively to the established character, amenity and environmental qualities of the surrounding areas.

1. Planning authority confusion on "orientation" and size of the plot. Not cleared up until a meeting with the Planning authority on 4th February 2019. Despite a number of requests to have this resolved pre-determination.
2. Planning Authority comment of not being able to fit a house on the plot relative to availability of amenities. When you consider that the proposed house size takes up less than 25% of the available plot size
3. There is no restriction within the L.D.P as to the length of a drive. It is a subjective view. As per comment by the Planning Team Leader during the Planning meeting of 4th February 2019.
4. Having addressed the Roads concerns on off street planning for visitors "there consultation letter of 27th Nov 2018 makes a very "subjective" view of :-
"Spaces of this kind are "unlikely" to be effective as visitor parking given drivers not knowing to the residents are "unlikely" to drive into and park within a private driveway. This can apply to "unknown" visitor to any house in Tillicoultry. Suitable signage at the top of the drive solves this "subjective" view.
5. Conflicting or unfair decision making with regards to similar projects approved in Glassford Square 2016/2017.

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.

After notification of the refusal my research into similar projects in Tillicoultry the applicant found 2 approved similar applications. Also found drawing error.

1. Revised application drawing having found the North ref point error that indicated the plot larger than actual.
2. 16/00146/PPP. Granted August 2016 a third house. Making it 3 houses with traffic access off a private drive approx 71m long leading onto and off the main road A908 Tillicoultry to Alloa.. With Roads concern as to main road access and egress. See attachment 9
3. 00/00291/00291/FULL. Approved 2002. With a long drive approx 73m Long leading onto and from the main A908 Tillicoultry to Alloa. See attachment 10

Reason for raising new material. Drawing error found and same or similar approvals issued in Tillicoultry
Why not raised. Were not know to the applicant pre-determination.
should be considered due to error in the drawing and precedence already established.

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

Attachment 1. Revised site plan removing any doubt of size of plot and orientation
Attachment 2. Comparative table of all house in Glassford Square re footprints v useable space.
Attachment 3. Road response to approved planning 08/00126/FULL 2008
Attachment 4. Planning approval 13/00106/FULL 2018
Attachment 5. Photographic appreciation of the poor landscaping prior to commenced improvements to amenities.
Attachment 6. Re-positioned stone dye amenity improvement that will continue down the entire length of the Northern boundary including Plot A.
Attachment 7. Approved use of a Private Driveway over 200m in length servicing 15 houses. New builds.
Attachment 8. Roads comment on approved 13/00106/2018 contrary to original comments on 08/00126/FULL 2008
Attachment 9 Approved house plot 16/00146/PPP 3 houses off a private driveway over 73m long.
Attachment 10. Approved house plot 00/00291/FULL Length of private driveway again 73m long.

11-18-13

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:

JOHN NEILSON

Date:

08-03-2019

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

Comments and appeals to the Reasons for refusal.

1. **The proposed site would detract from rather than maintain or contribute positively to the established character, amenity and environmental qualities of the site and surrounding area by reasons of: -**

- a. **Loss of 50% of the original rear garden.**

This lower part of the garden lies some 850mm below the level of the top garden and its only amenity of use is a conservatory. The conservatory will be dismantled and repositioned into a more suitable area. Hence no loss of amenity.

What the report fails to consider is that the approved extended garden to the North of No 17 Glassford adds 533 sq.m of new garden as against the loss of 282 sq.m being the original size of the bottom half of the rear garden.

The measured sizes of the original rear garden excluding the purchased strip of land in 2016 are as follows.

Original square m. was 554

% loss is 51% of the original rear garden without adding in the purchased strip of land 2016
Whilst percentages give an indication of size it does not represent the loss in a technical way. 51% of what?

The 51% loss consist of 282 Sqm which was a much narrower piece of ground only suitable for the location of a conservatory.

However, this entire references to the bottom half of the garden are redundant due to the fact that it will never return to this original shape of poor amenity but increases to the new value of 412sq.m.

The remaining 272sq.m of the original top rear garden was and still is the main garden amenity to No 17 Glassford Square. It is still a significant sized garden and is the largest rear garden in comparison to all house in Glassford Square except No 10. Added to this is the 533sq.m of the approved garden extension to the North.

The planned Landscaping of this area will greatly improve and contribute to the amenity and environmental qualities of this area. With a successful appeal the applicant would work very closely with the Planning and building warrant aspects of a FULL application.

See attachment 1.

Revised SITE PLOT A drawing. Is necessary to remove the concerns of the Planning Departments comments on "historic" drawings and issues with the orientation to the Ordnance survey mapping. This information is held by the Planning Department and has yet to be presented to the applicant despite various requests made during 2017 and 2018. But more recently a meeting at the Planning Offices on 4th Feb 2019. Where the applicant was handed a 1-200 scale of the ordnance Survey map without the "historic" information being referred to in this refusal.

As it happens a dimensional error was found. A wrong northerly reference point having been taken that had a cascading effect on the actual size of the plot. Making it larger than actual. There were no orientation issues. What was an issue was the incorrect sizing of the plot?

- b. **The creation of a site that due to its shape limits the useable space available for activities associated with use as a domestic house.**

Plot A site in total including its private driveway is 540sq.m in size.

Excluding the private driveway, the plot A area is 412sq.m. The house footprint now proposed takes up 77.88 sq.m of the site. Representing utilisation of only 19% of the useable ground for the house.

Leaving over 334 sq.m for what is termed as **“useable space available for activities associated with domestic use of the house”**.

Not ever body resides or enjoys a square or oblong shape of garden.

It would be technically correct to state that current modern-day Planning acceptance of poor but sufficient **“useable space available for activities associated with domestic use of the house”** has increased considerably within modern day developments.

Attachment 2. Comparison Table.

Comparison table of Plot A v all other house plots in Glassford Square.

Plot A has the second largest in % terms of **“useable space available for activities associated with domestic use of a house”** compared to all 16 houses in Glassford Square. Of which are 10 self-built with no issues raised at the time of applications as to road safety issues, off street parking or visitor parking.

With particular reference to decisions made within the Glassford Square regarding loss of amenities please refer to: -

Attachment 3. Planning Approval 08/00126/FULL. 2008

No 6 Glassford Square is in a conservation area. It lost 65% of the entire garden. At the time of application in 2008 there was no rear garden.

It lost its entire vista view over Upper Mill street and beyond. Lost all-natural evening light from the South. As of today, 2019 its amenity view is a 1.8m high slatted fence.

The house remaining footprint takes up 57% of the remaining plot of only 259 sq.m leaving 43% which is 111sq.m to fit in the **“useable space available for activities associated with domestic use of a house”** Take out the driveway leaves only 75 sq.m

Attachment 4. Planning approval 13/00106/FULL 2016 new build

No 6a is in a conservation area. The footprint of the entire plot of 231sq.m is 44%. Leaving 54% which is 125 sq.m for the **“useable space available for activities associated with domestic use of a house”** Take out the driveway leaves only 89 sq.m

In comparison to Plot A which is 412sq.m in size with **“useable space available for activities associated with domestic use of a house”** of 334 sq.m. Some 3 and 4 times larger than the remaining areas of both No 6 and 6a.

- c. **The amenity of 17 Glassford Square would be adversely affected by the creation of parking and turning area in close proximity.**

This is a very subjective and overstated view without really appreciating the landscaping plans that would arise from a successful appeal.

There is only one clear window looking out from the North gable end of 17 Glassford Square into this area. The comment is both subjective and overstated. It has no technical or supporting reference standing within the L.D.P. with regards to length, off street parking or parking locations for visitors.

What should be known to the Planning Department was the poor state of the extended garden area approved in 2016. The first Planning Team Leader handling this project took a number of photographs pre-landscape development of this area. From the North facing window view prior to current landscaping it was grossly overgrown with weeds, bushes and dying gorse bushes. Since landscaping of this area has commenced the "vista" improvements to both No 17,19, and beyond to Westerton Cottages has improved considerably. This type of improving landscape will include the continued re-positioning of the old stone dyke construction along the full northerly length down along Plot A. The landscaping plan as we move forward will continue with the planting of native plants to the Ochil Hills. This stone dyke previously was derelict and not visible to others due to its close proximity to No 17 Glassford Square. This is a considerable improvement to the amenity of No 17 and others.

Not an adverse effect.

Attachment 5

Photographs of hill area prior to landscaping construction. As of 1st March 2019, for the first time in over 25 years new gorse bushes have appeared. Due only to the extensive clearing of overgrown weeds, grass and nettle bushes. As seen in the photographs provided.

As intimated in the supporting documents summary to the original application this small house development is not an exercise for commercial gain but a life style change to both the applicant and his wife. We would not wish to live in an area of "amenity" any less than presently enjoyed. It will gradually improve beyond the current standards.

This surely is our lifestyle choice? And not for determination by a Planning process. None of the alterations in this area of landscaping and vastly improving vista requires Planning Approval.

Attempted Photographs of super-imposed proposed house to give an artist impression of improvements to the Plot A and views to the near neighbours who are to the rear of Jamieson Gardens looking North. 14 neighbours in this area consulted none of whom expressed concerns to any loss of view.

Attachment 6.

Re-positioned stone dyke wall that is intended to be extend down the full length of the northly boundary between Plot A and the Ochil hills animal grazing field.

What seems to have been lost in this entire process is the lifestyle changes that the applicant his wife would wish to achieve in their later years. Family support of care and not have to rely on any independent or social elderly local care systems. We have lived in and created this area over a 35 years period.

- d. **The proposed site does not comply with Roads advice in terms of its design and length.**
It would be technically and historically accurate to say that this issue is overstated and generally this type of advice ignored by the Planning offices as intimated in the REPORT OF HANDLING PLANNING APPLICATION DELEGATED report (Page3 Which says "While historic examples can be found where more than two houses share an access"
The most recent approval given for the same type as that of the applicant's adding in a house plot off a private driveway of serving 2 existing houses was in 2016. Please refer to 16/00146/PPP Attachment 9. All three houses would use the private driveway for vehicular access and egress.

Attachment 7. Google earth photograph of HARBOUR VIEW Bowehouse Road. 15 HOUSES of a private factored driveway.

In a modern estate recently approved in Clackmannanshire, the norm would seem to be that houses of any number can be served by a 3m wide private factored driveway. With passing places. The most recent development currently under construction being HARBOUR VIEW in Alloa. Where all the 15 houses running parallel with Bowehouse Road and Alloa Academy has a private factored driveway facility approved of which the length is over 200m long. Despite a main road being available for direct access to each house.

The applicant's application 18/00244/PPP Private Driveway is for visitors and residents not through traffic. Unlike the approval 08/00126/FULL at 6a Glassford Square which has the major through flow of traffic for Glassford Square running both west to east and east to west. There are 9 residential house and a public house (Woolpack) off this stretch of very narrow road. Of which 3 were new builds with no Planning or Roads advice at time of applications for visitor parking, off-street parking and pedestrian pavements.

Attachment 3. Approval 08/00126/FULL.

Please refer to the Roads Departments consultation letter of 8th May 2008. Whilst they had no objection to the application of the 2008 application, they did make a considerable number of technical comments and pre-house construction conditions.

See points 1,2,3,4,5,6 and 7. Whilst all the issues raised are of recommended road conditions for improvement and safety, point 4 reads "**there should be no direct pedestrian access available from the house on to Upper Mill St as such accesses encourages undesirable on-street parking**".

The 2018 actual built Planning Approval has allowed pedestrian access from the house onto Upper Mill Street.

Attachment 8 Approved build at 6a Glassford Square 13/00106/FULL 2018 where in the Roads Consultation comments in comparison to their comments of 2008 was "**no objections**".

A considerable turn around to their concerns of 2008 on what was recognised as major road safety issues of access and egress from the proposed site and improvements to the junction of Glassford Square to Upper Mill Street.

Attachment 9. House Plot approval 16/00146/PPP, Approved 2016.

A third house location with a downward drive off the main A908 Tillicoultry to Alloa.

With a private driveway of 73m in length, 3m wide with no passing points.

Loss of rear garden of over 40%.

As intimated in the Roads consultation submission **“Although visibility at the access (and egress) is adequate, the private plot boundary of number 56 Alexandra Street could restrict the visibility to the east if the boundary were to change in the future”**. This Private driveway is the only traffic access and egress facility available to both number 56, 48 and the HOUSE Plot approved in 2017.

Attachment 10. House Plot approval 00/00291/FULL approved 2002.

Length of private drive 73m to garage front.

Roads consultation report not on file.

However, similar to 16/00146/PPP this drive both access and egresses to and from the major road A908 from Tillicoultry to Alloa. The main comparison to the applicants Plot A is the length of drive approved. Plot A Glassford Square does not have line of site “safety” issues accessing or egressing from the adopted roads going east or west or south. This area of Glassford Square has a far higher quality of amenities of street lighting, pavements and a road standard with adopted dimensions. As against the long narrow route from east to west along Glassford Square where at the corner of No 6 and 6a approvals OF both plots immediately access the road into its narrowest location outside the Public house known as the woolpack. In both cases the roads Department consultation had **“NO COMMENT”** to road safety, off street parking and visitors parking facilities being made available. Unlike Plot A Roads comments.

Attachment 11. Roads additional comments.

Having addressed the initial concerns of the Roads Department of visitor parking and off-street parking they make the comment of **“Spaces of this kind are unlikely to be effective as visitors not known to the residents are unlikely to drive into and park within in private driveway”** Again a very subjective view and an issue that is easily resolved with signage at the top of the private driveway. You could just about make this comment against any house location where an “unknow” visitor was in search of it.

Attachment 12

Approval of No 6 Glassford Square 17/00070/FULL approved 2017

There were no Roads Consultation sought. Despite the road and parking issues being the same as 16/00162/FULL.

Attachment 13

Approval of No 6a Glassford Square 16/00162/FULL approved 2016

Roads comments **“No objections”**

The applicant would request that visits are made to these recent approvals within Glassford Square observe the technical and inconsistent differences associate with the Roads Departments comments on Road Safety regarding Plot A application refusal. Both these approvals had greater challenges to road safety. **The question has to be raised as to why this application 18/00244/PPP is such a concern to road safety when every other application of Roads advice was either no objection or decided by the Planning Authority as not relevant or necessary to apply as conditions.**

2. The site boundaries and house position indicated in submitted plans do not accord with Ordnance Survey and historic records held by the Council. Therefore, the proposed plans are inaccurate and cannot be used to favourably determine the application.

This issue could have been resolved pre-determination had the Planning Office provided a copy of their concerns. Despite a number of attempts over 2 years to obtain the information to which the Planning Office refers in point 2, the applicant has yet to see the "historic records" held by the Council. For whatever reason they failed to produce this information despite being requested to do so. As recent as the meeting with the Planning Officer on 4th February 2019 the applicant was handed an Ordnance Survey scales 1-200 without the "historic records" being offered.

Why did the Planning Office withhold the "historic records" from the applicants view?

Activities leading up to where we are today. March 2019.

In Nov 2016 there was an initial approach to the Planning Department to have a meeting to discuss a pre planning application. This request was denied. However, comments were made and an application was made that culminated in an intimation of refusal in March 2017. Due to similar reasons as per the refusal letter of 21st December 2018. However, within the same time frame the comment was made that the site known as Plot A **"did represent development within the settlement boundary of Tillicoultry. While that principle would normally offer support to a proposal of this nature"**, there did appear to be a collection of circumstances, that, when considered together, outweighed any general support for the development. Having received these comments in an email dated 15th March 2017 the applicant attempted to get a meeting with the Planning Team Leader to fully understand the issues arising but in particular the boundary "historic records" issues raised and the roads departments concerns. Both of which the applicant was confident could be resolved. However, the Planning Team Leader had gone on holiday and no one would meet with the applicant or were able to explain the comments made. The applicant was informed that the Planner had gone on holiday and was not due back until the decision day of 27th March 2017. Hence the reasons why the applicant withdrew the first application. Having not been given the chance to try and resolve the issue of boundary "historic records" concerns and offer solutions to the Roads Department concerns.

To try and resolve the boundary issues the applicant sent to the Planning Officer copies of the legal title deed boundary confirmations after which the applicant did not receive any correspondence in return and assumed, wrongly, that the issue of boundaries had been resolved. What I did not know was that soon after the Planning Team Leader return from holiday he retired. Hence all communications stopped until November 2017 when a new Planning Team Leader was appointed.

See attachment 1.

The actual Plot A size and dimensions corrected after recognising the reference point error that cascaded into a larger site than actual. The site presented intimated 601sq.m where as the corrected size is 412sq.m excluding its Private Drive. With the private drive the site is 566 sq.m.

Comments on the REPORT HANDLING. For correction and accuracy purposes the following comments are made.

Page 1. Paragraph 3. Historically, a single area of ground. This description is the most relevant description as opposed to the "backland" comments of today. The applicant's application is on the same piece of ground which was a single area of ground. Just happens to be the end part. The Plot A runs parallel to Council owned land which is developable land.

Page 2 Roads and Transportation. The need for on street parking to accommodate No 17 Glassford Square visitors, historically has never been required. No 17 at present has sufficient parking for 3 residents and 2 car visitor spots. Last paragraph. No 17 does not use the narrow areas of Glassford Square nor do any other residents or visitors to No 9,9a, 11,15 and 19. All these houses have their own off-street parking some of which are greatly larger than others. In particular 9,9a and 19.

Page 3. Historic approvals for 3 houses off a Private Drive. The most recent "historic" approval being given in 2016.

Item 7. Site/history 17/OO034/PPP. Was withdrawn as detailed in the appeals documents was NOT due to the likely to be refused. It was withdrawn due to being unable to achieve a meeting with the Planning Officer prior to the determination date to discuss potential resolves to the issues of Roads Consultation and the "historic" orientation issues that had not been divulged to the applicant.

PREAPP-2017-054. Was the result of a site meeting in Nov 2017 with the Planning Officer and the new Planning Team leader. It was their advice to make such a PRAPP application despite their knowledge of the Roads Authority issues, SC7 and SC 5. The meeting was called to discuss an annex proposal but the officers encouraged me to go down the route of a potential planning application. **Why?**

Point 8 Planning Assessment. Policy SC 7. It was not known to or made known to the applicant that such as issue would be need to be covered in a PPP application.

EA4 again was not made known to the applicant that such a consideration to landscaping would form part of a PPP application.

Page 5. The combination of the limited size and triangular shape of the proposed plot would require any new house on the site to be unacceptably close to the existing at Glassford Square.

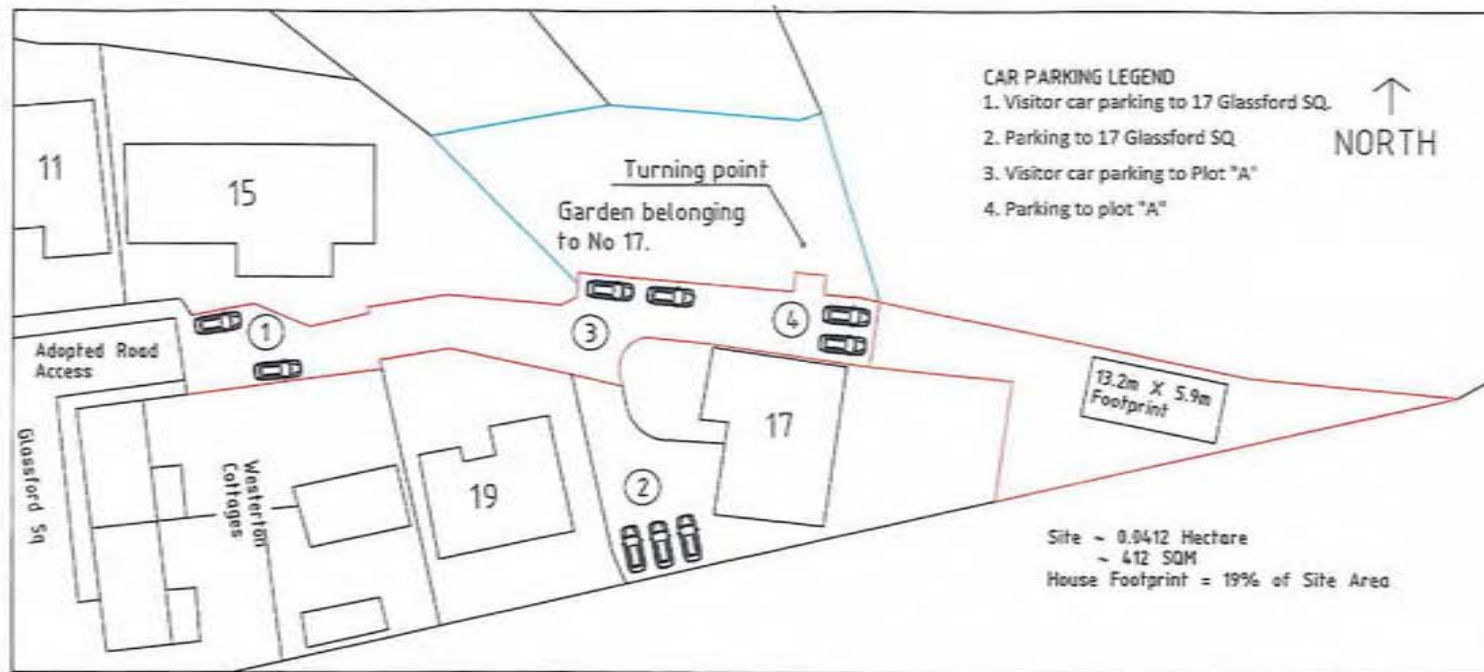
The expected distance from the gable end of the proposed house to the Eastern side of 17 Glassford Square would be in the region of 25-26m.

When you consider the current closeness of No 17 to No 19 on the South side is 16m

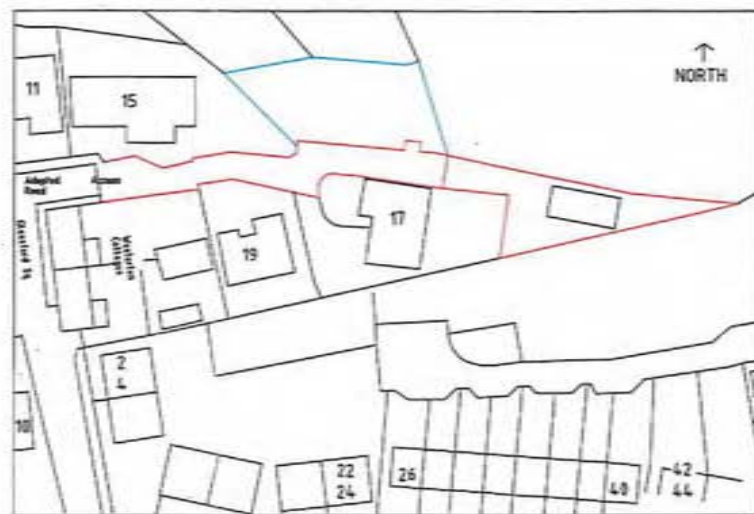
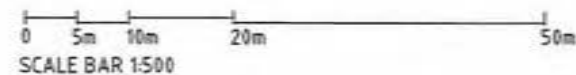
When you consider the row of houses to the rear of Jamieson Gardens running parallel to the Plot A is 24m.

Why is this an issue worth commenting on? The visual impact comment is one of those subjective views. When you consider that 15 neighbours notified of the development looking into this area made no adverse comment to "adverse visual impact"

Page 6. Proposal. The strip of land to which has been referred to as "agricultural land" was for 25 years up until purchased by the applicant had not been used for agricultural purposes. This area of ground as per the local LDP maps on boundaries is within the "residential boundary" of Tillicoultry. The fence running east to west along the full length of No 17 Glassford Square and the council owned land to the south is the boundary of Tillicoultry as advised by the Planning Department in 2016. See attachment 5 poor state of ground area.



Site Plan 1:500



Location Plan 1:1000



LEGEND
 BLUE - Ownership / Control
 RED - Proposed area of development

PROJ
 Living Space
 Mr & Mrs Neilson
 17 Glassford Square
 Tillicoultry

DESCR
 Site / Location Plan
SCALE
 1:500 / 1:1000
DATE
 Feb 2019
BY
 A.N. © A3
REF
 JRN-AN-2019-001

attachment 2. Comparison table of "useable space available for activities associated with the domestic use of the house"

SQUARE METERAGE OF ALL HOUSES PRESENTLY LOCATED IN GLASSFORD SQUARE EXCLUDING THEIR DRIVEWAYS.				
HOUSE No.	total square meterage	% house + garage footprint	% useable space	driveways
				sq.m
woolpack	n/a	n/a	n/a	
flat	n/a	n/a	n/a	
5	408	44.6	55.4	87
6	259	57	43	36
6a	231	44	54	36
7	347	38	62	140
8	581	31	69	85
8a	381	31.5	68.5	22
9	520	33.5	46.5	36
9a	746	42	58	450
9b	600	24	76	105
10	628	26.4	73.6	87
S.W.C	315	33	67	59
N.W.C	276	41	59	125
11	528	43	57	54
15	504	44.9	55.1	39
17	1205	16	84	143
17	535	35	65	135
19	439	30.5	69.5	82
plot A	412	19	81	154
	10th largest plot	2nd Smallest footprint	2nd Largest useable space	

including garden land aquired 2016. Excluding Plot A
Without Plot A and garden ground aquired 2016.

Driveways have been excluded to give a fair comparison from plot to plot regarding footprints and the remaining domestic useable space.

ATTACHMENT 2

ATTACHMENT 3

Print Version

Close Window

Print

Summary

Reference	08/00126/FULL
Application Received	Mon 28 Apr 2008
Application Validated	Mon 28 Apr 2008
Address	6 Glassford Square Tillicoultry Clackmannanshire FK13 6AU
Proposal	Erection of 1 No. House (Land to the West of)
Status	Decided
Decision	APPROVED
Decision Issued Date	Tue 17 Jun 2008
Appeal Status	Unknown
Appeal Decision	

Further Information

Application Type	Full Planning Application
Decision	APPROVED
Actual Decision Level	Delegated Decision
Expected Decision Level	
Case Officer	Grant Hunter

Community Council
Ward

Tillicoultry, Coalsnaughton, Devonside
Clackmannanshire North

District Reference

Applicant Name

Hoggunn Homes Limited

Agent Name

Machin Associates

Agent Company Name

Agent Address

30 Ludgate Alloa FK10 1DS

Agent Phone Number

01259 212962

Environmental Assessment Requested No

Contacts

There are no contacts associated with this case.

Important Dates

Application Received Date Mon 28 Apr 2008

Application Validated Date Mon 28 Apr 2008

Actual Committee Date

Latest Neighbour Consultation Date

Neighbour Consultation Expiry
Date

Decision Made Date Mon 16 Jun 2008

Decision Issued Date Tue 17 Jun 2008

Permission Expiry Date Mon 17 Jun 2013

Determination Deadline Sat 28 Jun 2008

Related Information

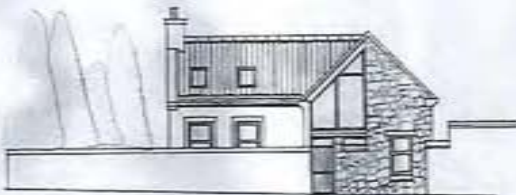
ORIGINAL PLANNING APPLICATION NO6 - NO6A GLASSFORD SQUARE

FINISHED SCHEDULE

ROOF
WALLS
WINDOWS
DOORS

Notes

1. Drawings are property of Macris Associates and should not be reproduced without written consent.
2. Do not scale from drawings.
3. All dimensions to be checked on site prior to ordering materials.
4. Drawings should be read in conjunction with all structural and services engineer drawings and specifications.



PROPOSED WEST ELEVATION
1:100



PROPOSED SOUTH ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100

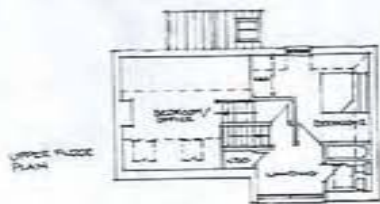


PROPOSED LOCATION PLAN
1:1250

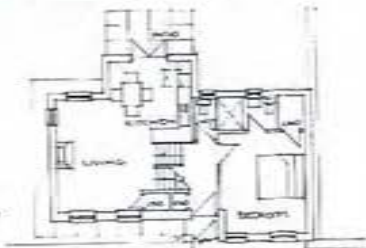
ODENOTE NEIGHBOURS NOTIFIED.

1. Owner/Occupier/Lessee Woolpack Inn, 1-3 Glassford Square, Tillicoultry, FK13 6AU.
2. Owner/Occupier 1 Cairnton Place, Tillicoultry, FK13 6AR.
3. Owner/Occupier 3 Cairnton Place, Tillicoultry, FK13 6AR.
4. Owner/Occupier 5 Cairnton Place, Tillicoultry, FK13 6AR.

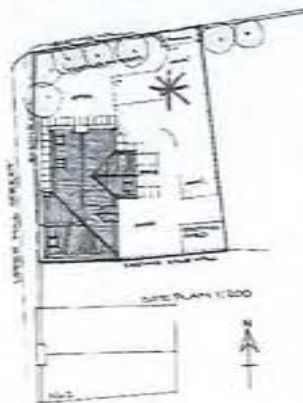
* GARDEN WAS APPROX 460 SQM.
LOSS OF GARDEN NO6.
AMENITY 70%



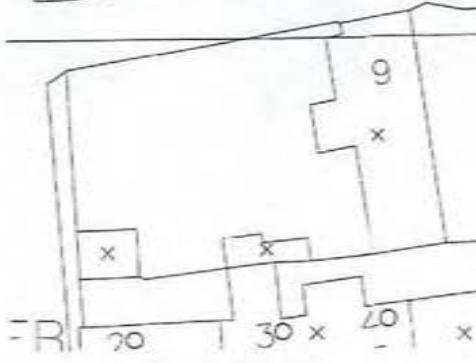
PROPOSED UPPER FLOOR PLAN
1:100



PROPOSED GND FLOOR PLAN
1:100



PROPOSED SITE PLAN
1:200



EXISTING SITE PLAN
1:200

Revisions

THIS IS THE / A TRUE COPY OF THE DRAWING REFERRED TO IN THE BUILDING WARRANT APPLICATION DATED _____
SCALE _____ IF WORK ACCORDING



MACRIS ASSOCIATES
23 Leith Road, Dalry, Glasgow G11 6LE
Tel: 01159 2 562 746 / 01159 70356
Email: info@macris-associates.co.uk

PROJECT:
Proposed Erection of Dwelling House at Land West of 5 Glassford Square, Tillicoultry.

DRAWING TITLE:
Proposed Floor Plans & Elevations

CLIENT:
Hogburn Homes Ltd

SCALE: As Notes DTD April 2008
DRAWING: 1451/7.01

Memo

Our Ref: C/08/00126/FULL

Extension No 2593

Your Ref: 08/00126/FULL

Date 03 February 2019, 8/5/2008

To: DEVELOPMENT QUALITY

From: ROADS & TRANSPORTATION

Subject: PLANNING APPLICATION NUMBER – 08/00126/FULL
APPLICANT: HOGGUNN HOMES LTD
DEVELOPMENT: ERECTION OF 1 No HOUSE (LAND TO WEST OF)
LOCATION: 6 GLASSFORD SQUARE, TILlicOUNTRY


I refer to the above mentioned planning consultation and would respond as follows.

ROADS & TRANSPORTATION

RESPONDING OFFICER: Stuart Cullen

This site has frontages to Glassford Square (GS) and Upper Mill Street (UMS). Vehicular access is proposed from GS, yet the house unit is to front UMS. GS is an unusual public road in the urban environment in that it is narrow (although it is still possible to have two private vehicles passing) and affords no footways on either side at this point. GS's junction with UMS is also very narrow, affords very tight junction radii and poor visibility due to boundary walls to the south and the building to the north. Although I have no objections in principle to the proposals at this location, I would recommend the following road conditions etc :-

1. At the junction of GS and UMS, a 3m x 60m visibility splay should be created to the south within which there should be no obstruction to visibility over 1m in height above carriageway level. The provision of this splay may affect the positioning of the intended house. Also, the provision and retention of this splay should be reflected in the subsequent title deeds.
2. The southern radius of the GS/UMS junction should be improved to provide a 3.5m kerbed radius. All works should be carried out to this Section's specification standard and under cover of a Minor Roadworks Consent as issued by this Section's Roads and Street Lighting Team.

3. The plot access on to GS should be formed a minimum of 4.5m wide in order to allow vehicle to safely enter and exit the plot on to GS. The access should take the form of a dropped kerb vehicular access constructed in accordance with to this Section's specification standard and under cover of a Minor Roadworks Consent is issued by this Section's Roads and Street Lighting Team.
-  4. There should be no direct pedestrian access available from the house on to Upper Mill Street as such accesses encourage undesirable on-street parking.
5. At the plot access there should be no obstruction to visibility over 1m in height above carriageway level within 2.5m of the carriageway edge. Indeed, ideally the plot access should be positioned centrally about the site's frontage to GS to maximise visibility at the access in both directions.
6. The driveway to the rear of the plot access should be constructed to ensure that no surface water or loose material is discharged on to the public road.
7. Any access gates should open inwards only.

PUBLIC TRANSPORT

RESPONDING OFFICER: Stuart Cullen

No objections.

I trust this information is of use to you.

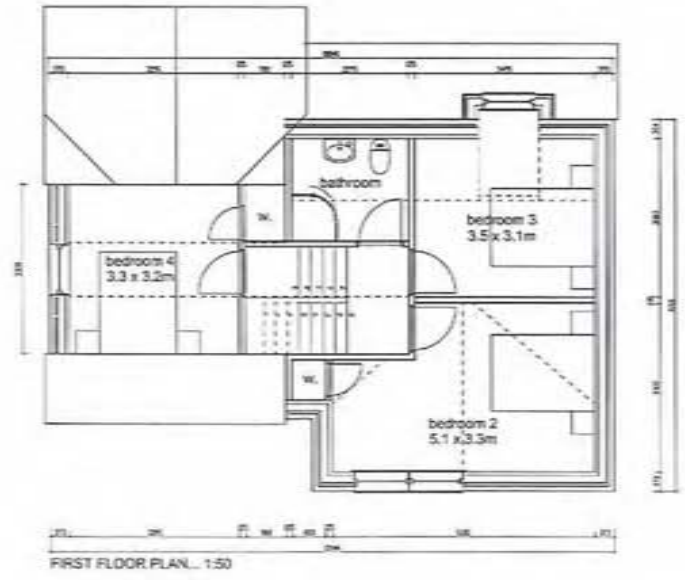
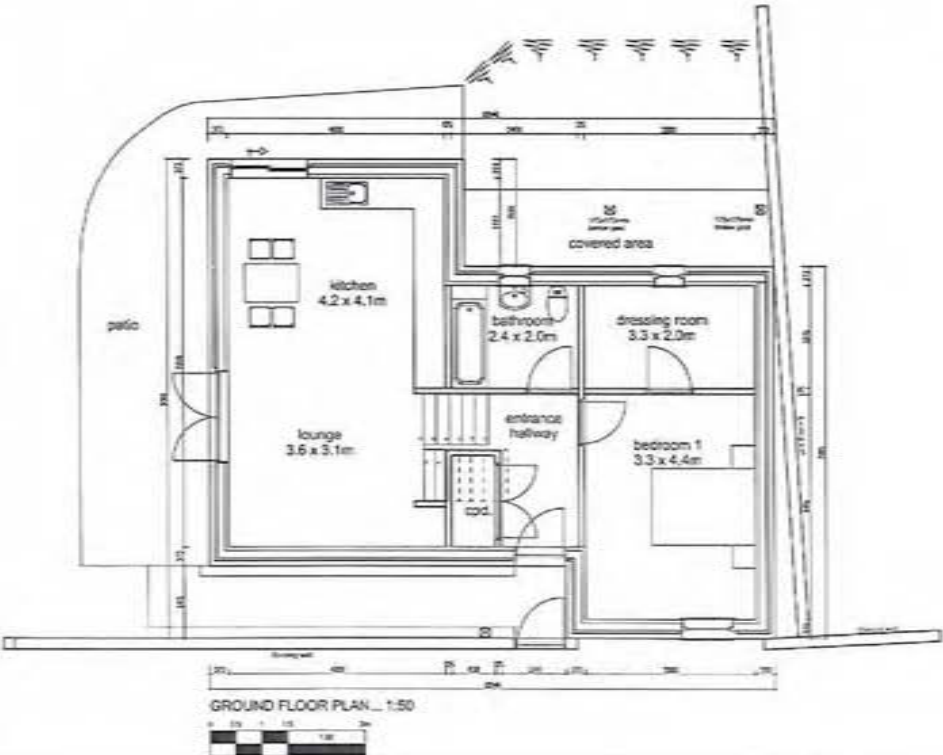
On behalf of
ROADS & TRANSPORTATION



THE CLACKMANNANSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANS REFERRED TO IN DECISION NOTICE

APPROVED

DEVELOPMENT SERVICES



Greenfields Design Ltd

1000 Greenfields Road
1000 Greenfields Road
1000 Greenfields Road

1000 Greenfields Road
1000 Greenfields Road
1000 Greenfields Road

ATTACHMENT 4

Development & Environment Services



Clackmannanshire
Council

www.clacksweb.org.uk

Memo

To: Development Quality

From: Roads and Transportation
Extension: 2593

E-Mail: roads@clacks.gov.uk

Our Ref: C/016/00162/FULL

Your Ref: 16/00162/FULL

Date: 26 July 2016

Subject: PLANNING APPLICATION NUMBER - 16/00162/FULL
APPLICANT: Mrs Tracy Lindsay
DEVELOPMENT: Erection Of 1 No. House On Land To West (Variation Of
Condition 1 Of Planning Permission 13/00106/FULL To Extend The Period For
Commencement of Development)
LOCATION: 6 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION

Responding Officer: Stuart Cullen

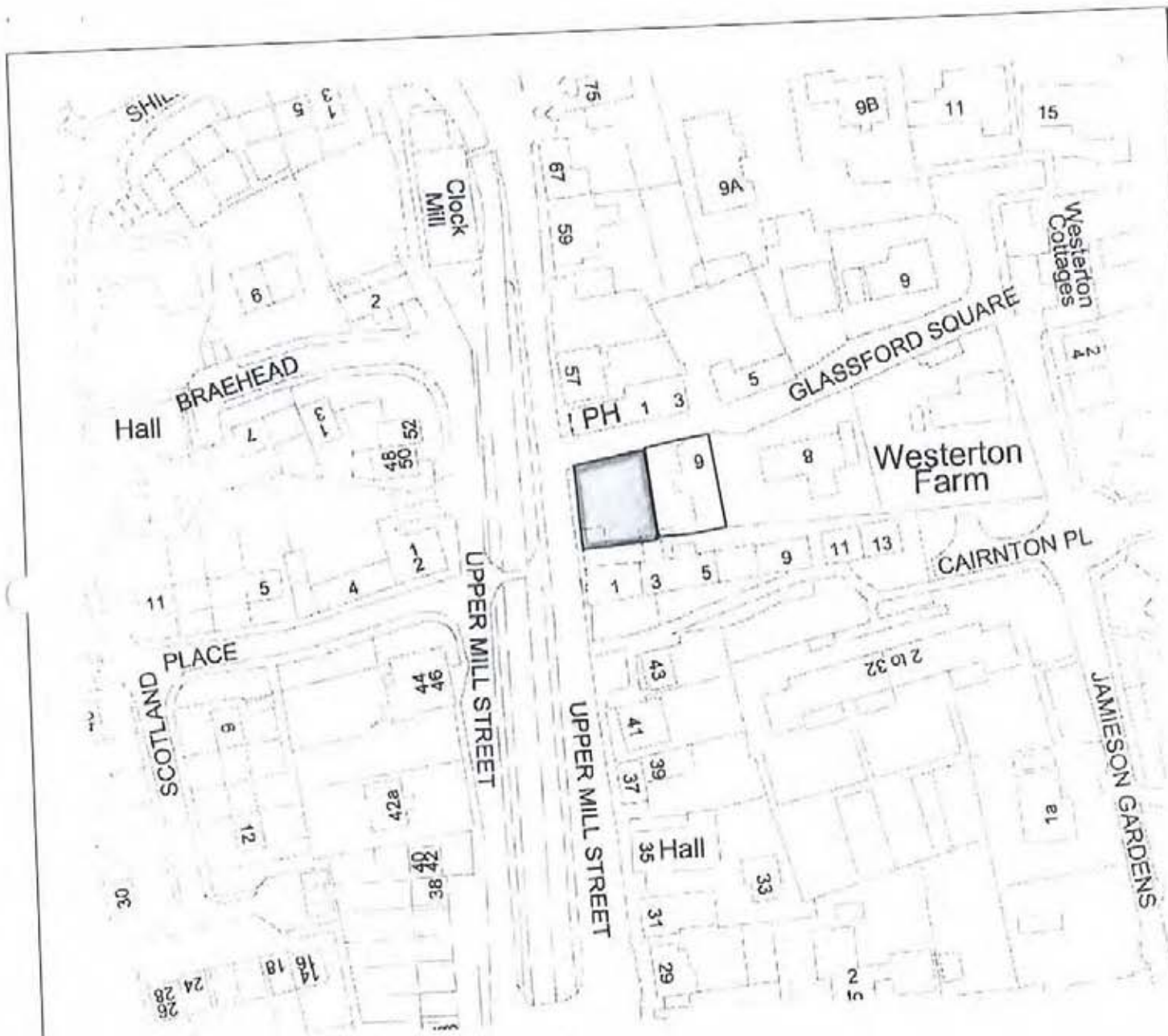
No objections.

I trust this information is of use to you.

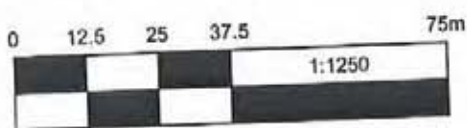
On behalf of

ROADS & TRANSPORTATION






PROPOSED LOCATION PLAN
1:1250



THE CLACKMANNANSHIRE COUNCIL
LOCAL AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANS REFERRED TO IN THIS DOCUMENT
APPROVED
DEVELOPMENT SERVICES

REVISION

INT DATE



Greenfields Design Ltd.
architectural and timberframe design consultants

28 Bank Street, Alloa, Clackmannanshire FK10 1HP
tel. 01259 216500 fax. 0870 1231571
email. gfd@greenfieldsdesign.co.uk

Title - Location Plan
Project - Hoggun Homes Ltd.
Proposed House at Land West of
6 Glassford Square, Tillicoultry

SCALE	1:1250	DRAWN BY	JB
DATE	20/04/2016	DRAWING NO	11455-12
SHEET	A4	PROJECT NAME	Hogg1

19

CLACKMANNANSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

DECISION NOTICE ON APPLICATION FOR PLANNING PERMISSION

Applicant

Mrs Tracy Lindsay
38 Auld Kirk Road
Tullibody
United Kingdom
FK10 2TG

Agent

John Blair
Greenfields Design Ltd
2B Bank Street
Alloa
United Kingdom
FK10 1HP

The Council, in exercise of its powers under the above Acts, hereby **GRANT PLANNING PERMISSION** for the:-

Erection Of 1 No. House On Land To West (Variation Of Condition 1 Of Planning Permission 13/00106/FULL To Extend The Period For Commencement of Development)

6 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU,

in accordance with your application Ref. No:- 16/00162/FULL dated 25th July 2016

Subject to the following conditions:

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

- a. Stone skews to the north, south and west gables of the house.
- b. A single or two additional window openings at ground floor level on the west facing elevation.
- c. North/South and East/West Site Sections and Layout Plan showing ground, finished floor and roof ridge levels in relation to adjacent buildings.

Once approved, the house shall be constructed in accordance with such approved plans.

2. Before any works commence on site, samples of external finishing material shall be submitted for the written approval of the Council. Sample details shall include the following:

- a. All external wall finishes of natural sandstone or wet dash render.
- b. Roof finishes of natural slate/clay pantiles.
- c. Stone skews and chimney stack.
- d. Natural clay chimney pot.
- e. Cast iron or aluminium (not uPVC) rainwater goods.
- f. Timber sliding sash and case windows painted white or another solid colour, not wood stained.
- g. Conservation style rooflight details.

Once approved, the house shall be constructed in accordance with approved finishing materials.

3. Before any works commence on site, details of all proposed forms of boundary enclosure, including retained walls, new boundary of the subdivided house plot, and hard surfacing shall be

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clackswcb.org.uk/eplanning/

submitted for the written approval of the Council and thereafter boundary enclosures and surfaces shall be formed in accordance with such approved details prior to first occupation of the proposed house.

4. Prior to occupation of the proposed house, all access, driveways and parking shall have been completed to the satisfaction of the Council.

5. Before any works commence on site, a detailed landscaping plan shall be submitted to the Council, including details of plant species, size, planting distance, means of protection and arrangements for the successful establishment. All planting approved in the submitted landscaping plan shall be carried out within the first planting season following occupation of the proposed house.

6. Before any works commence on site a construction management plan shall be submitted for the written approval of the Council. The plan shall include details of:

- a. Vehicle access and parking arrangements.
- b. Proposed hours of construction.

Thereafter construction shall be carried out in accordance with the approved plan, unless otherwise agreed in writing by the Council.

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

- a) £7,000 to the Council towards secondary education provision.
- b) £250 towards public art provision.

Such arrangements shall include timing of the payment. The contributions shall be made in accordance with such approved arrangements, unless otherwise approved in writing by the Council.

For the following reasons:

1. In order to preserve and enhance the character of the conservation area.
2. In order to preserve and enhance the character of the conservation area.
3. In order to preserve and enhance the character of the conservation area.
4. In order to ensure the provision of adequate access and parking arrangements.
5. In the interests of visual amenity and environmental quality.
6. In the interests of road safety and residential amenity.

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

7. In order to ensure provision of appropriate infrastructure to support the proposed development.

Dated:

[REDACTED]

DEVELOPMENT SERVICES

Submit a Planning Application online at www.eplanning.scotland.gov.uk
View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

ATTACHMENT 5.

GARDEN
NORTH HILLSIDE ^ PARTIAL CLEARED..



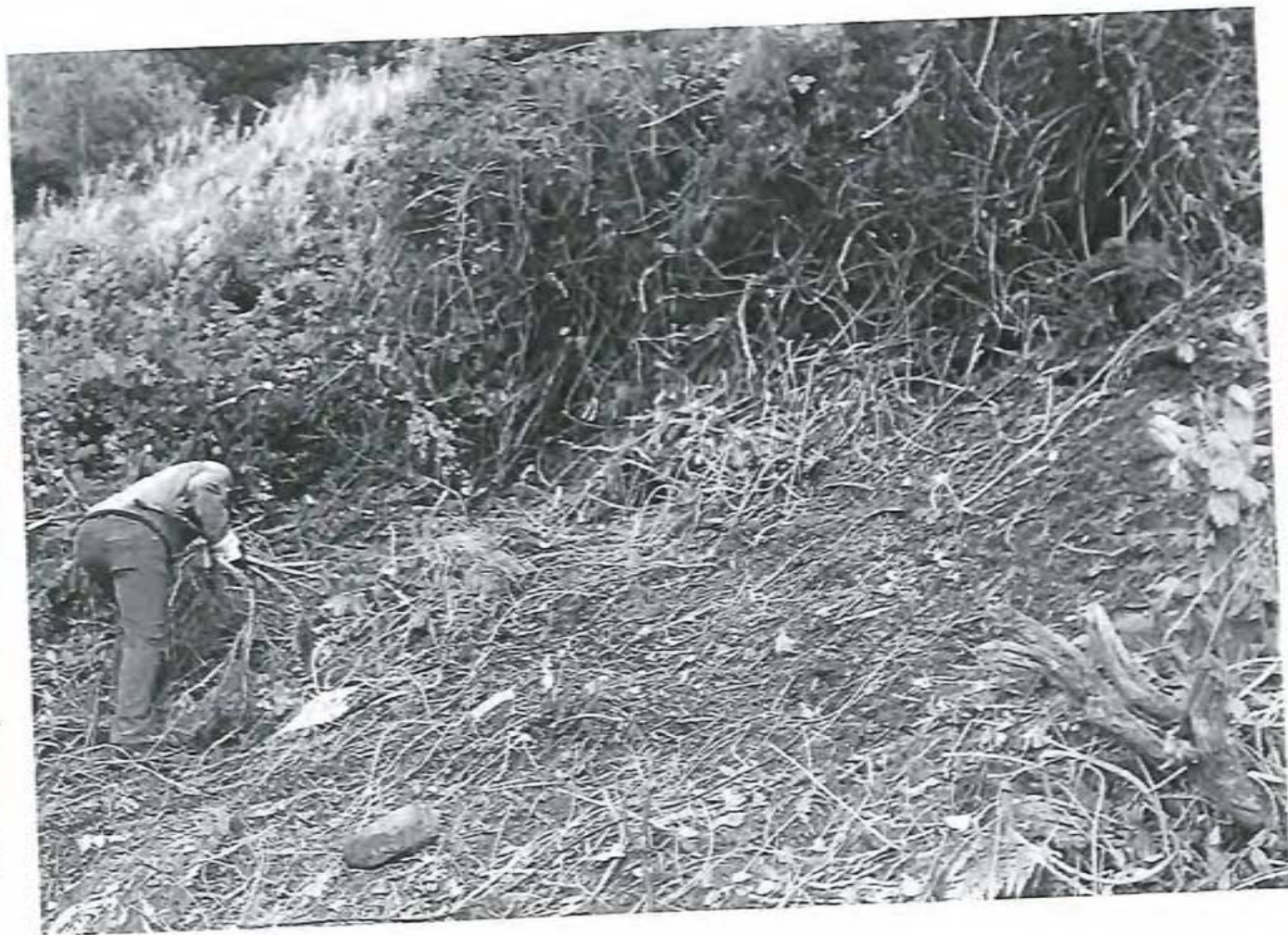
NORTH HILLSIDE STONE DYKE WALL TO BE
REINSTATED.



NORTH HILLSIDE GARDEN OVERGROWN
WITH WEEDS, NETTLES AND DEAD GORSE.



NORTH HILLSIDE GARDEN BEING
MANUALLY CLEARED.



45

PURCHASED STRIP OF "AGRICULTURAL" GROUND.



4
PURCHASED STRIP OF "AGRICULTURAL" GROUND
BEING MANUALLY CLEARED



PURCHASED STRIP OF AGRICULTURAL¹ GROUND
PART CLEARED



View looking - LOOKING NORTH FROM REAR OF JAMIESON GARDENS
WHERE NO NEIGHBOURS OBJECT TO LOSS OF AMENITY.
AS IS!



PROPOSED





WF
YO
CC

PROPOSED HOUSE IN A
RURAL SETTING.

OUR



(<https://www.hebrideanhomes.com/homes/airigh>)
(<https://www.hebrideanhomes.com/homes/airigh>)

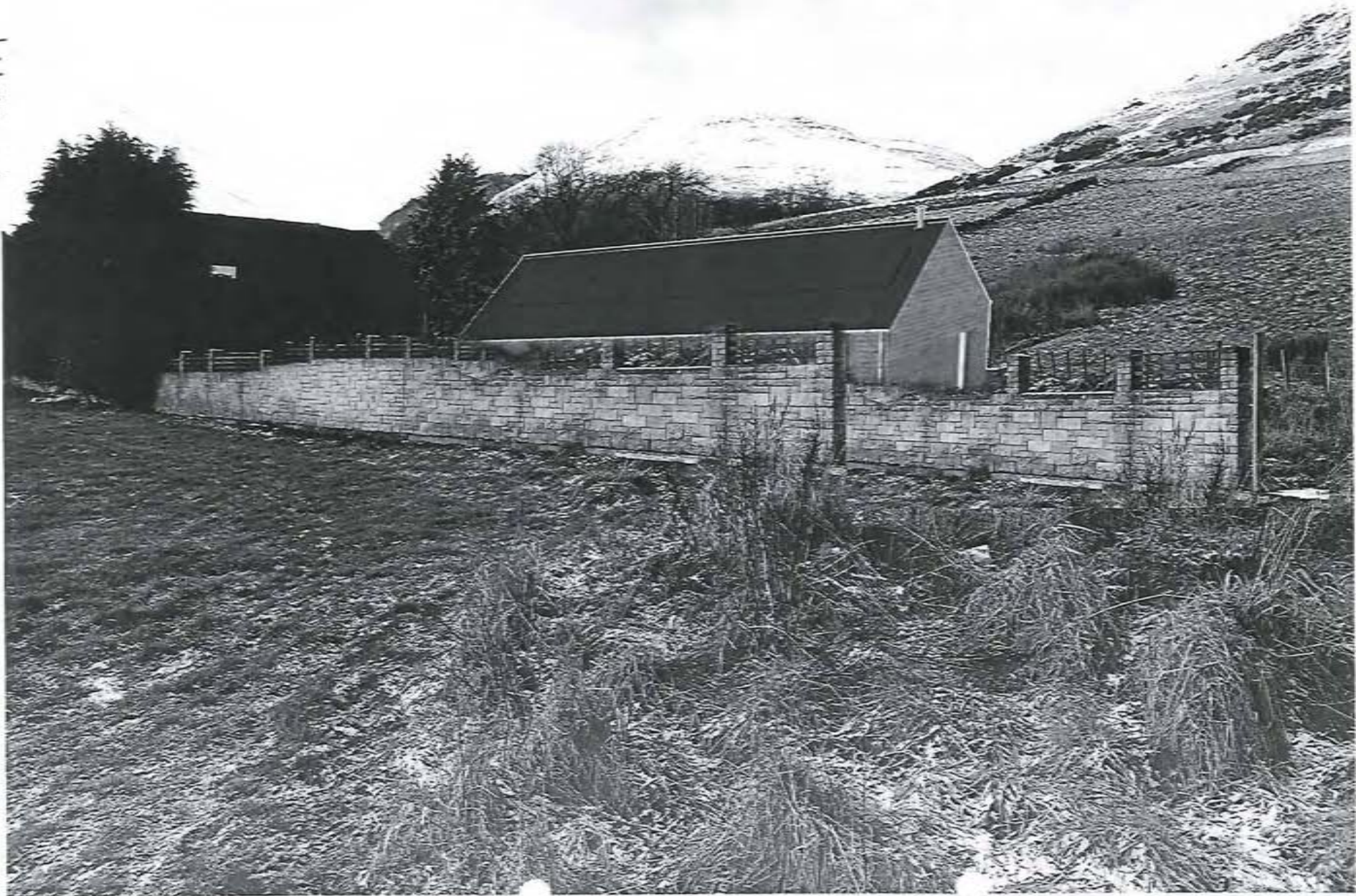
(<https://www.hebrideanhomes.com/our-homes/whitehouse>)

(prices) (prices)

(bespoke-design) (bespoke-design)

(gallery) (gallery)

ARTIST IMPRESSION - KODJANG, NORTH





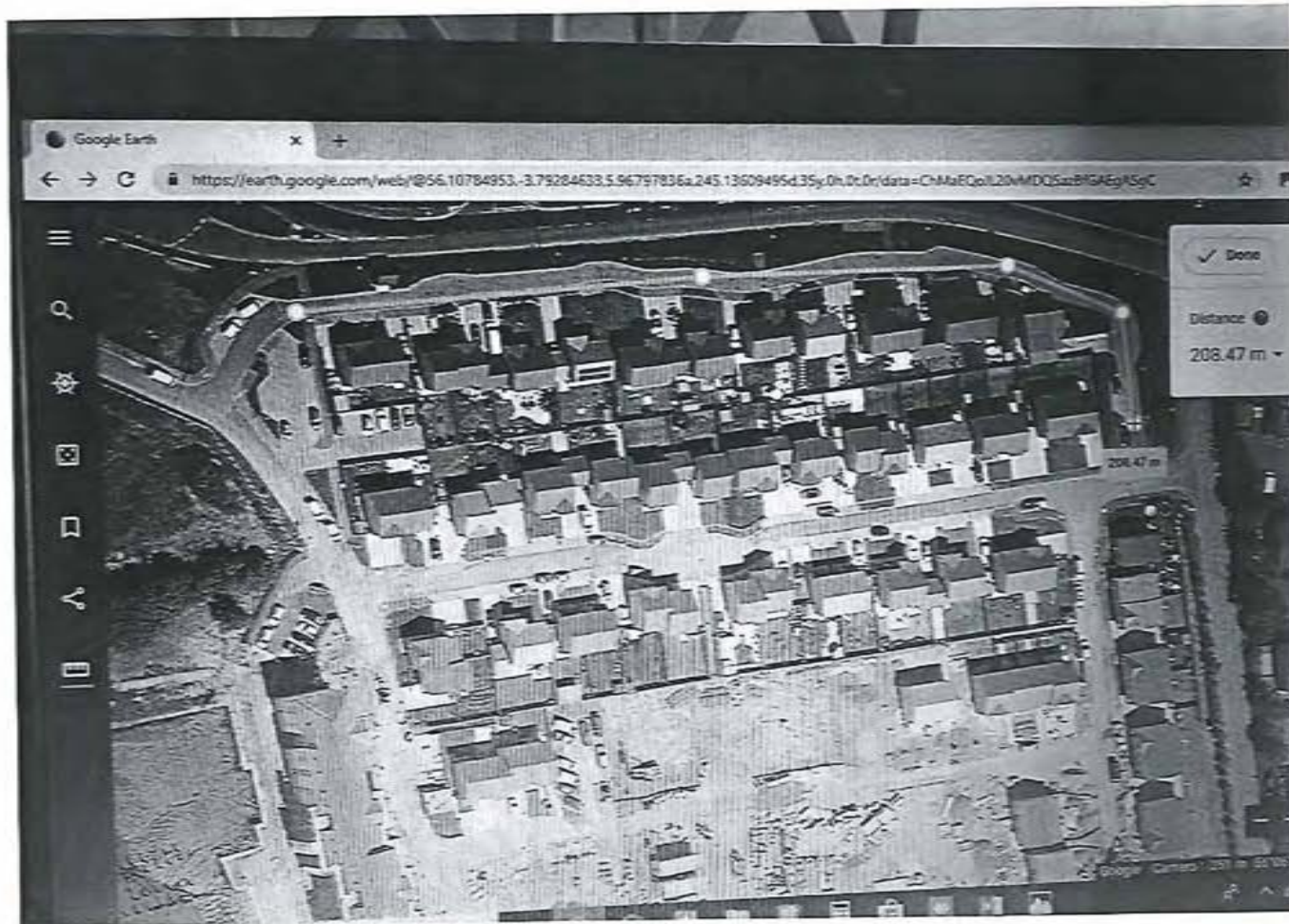


ATTACHMENT 6

RE-POSITIONED STONE DYKE
PREVIOUSLY DERELICTED AND TOO CLOSE TO N°17



HARBOUR VIEW DEVELOPMENT
SHOWING 17 HOUSES SERVED BY A 309M
LONG PRIVATE FACTORED DRIVEWAY.



ATTACHMENT 7

TO BE COMPARED WITH
ATTACHMENT 3 ROADS ORIGINAL
ADVICE ON THIS NEW BUILD PLOT.

ATTACHMENT 8

Development & Environment Services



Clackmannanshire
Council

www.clacksweb.org.uk

Memo

To: Development Quality

From: Roads and Transportation
Extension: 2593

E-Mail: roads@clacks.gov.uk

Our Ref: C/016/00162/FULL

Your Ref: 16/00162/FULL

Date: 26 July 2016

Subject: PLANNING APPLICATION NUMBER - 16/00162/FULL
APPLICANT: Mrs Tracy Lindsay
DEVELOPMENT: Erection Of 1 No. House On Land To West (Variation Of
Condition 1 Of Planning Permission 13/00106/FULL To Extend The Period For
Commencement of Development)
LOCATION: 6 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION

Responding Officer: Stuart Cullen

No objections.

I trust this information is of use to you.

On behalf of

ROADS & TRANSPORTATION



ATTACHMENT 9

Print Version

Close Window

Print

Summary

Reference	16/00146/PPP
Application Received	Wed 06 Jul 2016
Application Validated	Thu 14 Jul 2016
Address	48 Alexandra Street Devonside Tillicoultry Clackmannanshire FK13 6HW
Proposal	Erection Of 1 No. House
Status	Decided
Decision	APPROVED
Decision Issued Date	Wed 31 Aug 2016
Appeal Status	Unknown
Appeal Decision	

Further Information

Application Type	Planning Permission in Principle
Decision	APPROVED
Actual Decision Level	Delegated Decision
Expected Decision Level	
Case Officer	Grant Baxter
Community Council	Tillicoultry, Coalsnaughton, Devonside
Ward	Clackmannanshire North
District Reference	
Applicant Name	Mrs Kathryn Welch
Applicant Address	Devonpark Cottage 48 Alexandra Street Devonside Tillicoultry Scotland FK13 6HW
Environmental Assessment Requested	No

Contacts

There are no contacts associated with this case.

Important Dates

Application Received Date	Wed 06 Jul 2016
Application Validated Date	Thu 14 Jul 2016
Actual Committee Date	
Latest Neighbour Consultation Date	Thu 14 Jul 2016
Neighbour Consultation Expiry Date	Thu 04 Aug 2016
Decision Made Date	Wed 31 Aug 2016
Decision Issued Date	Wed 31 Aug 2016
Permission Expiry Date	Tue 31 Aug 2021
Determination Deadline	Wed 14 Sep 2016

Related Information

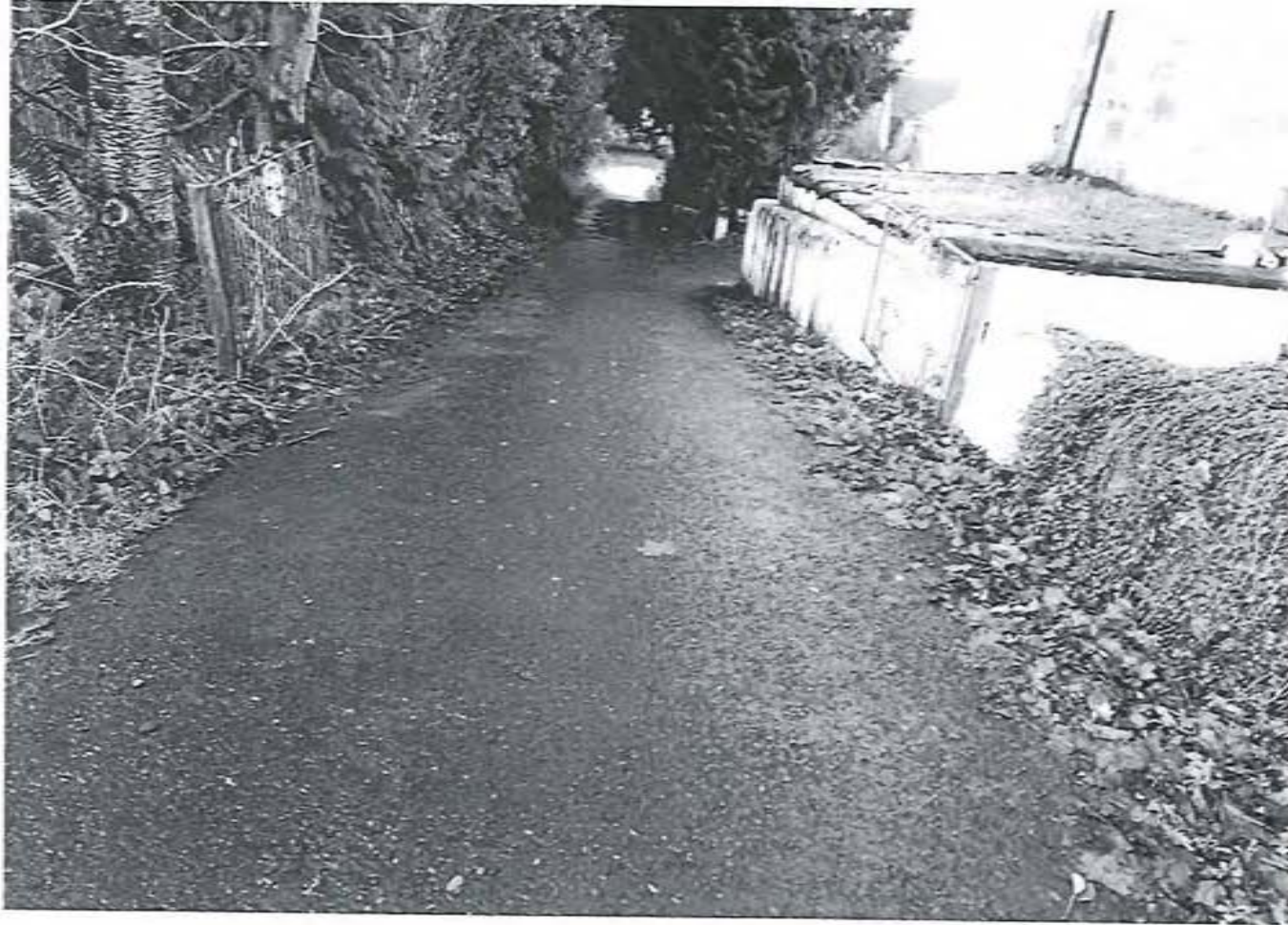
There are 10 documents associated with this application.



There are 0 cases associated with this application.

There is 1 property associated with this application.

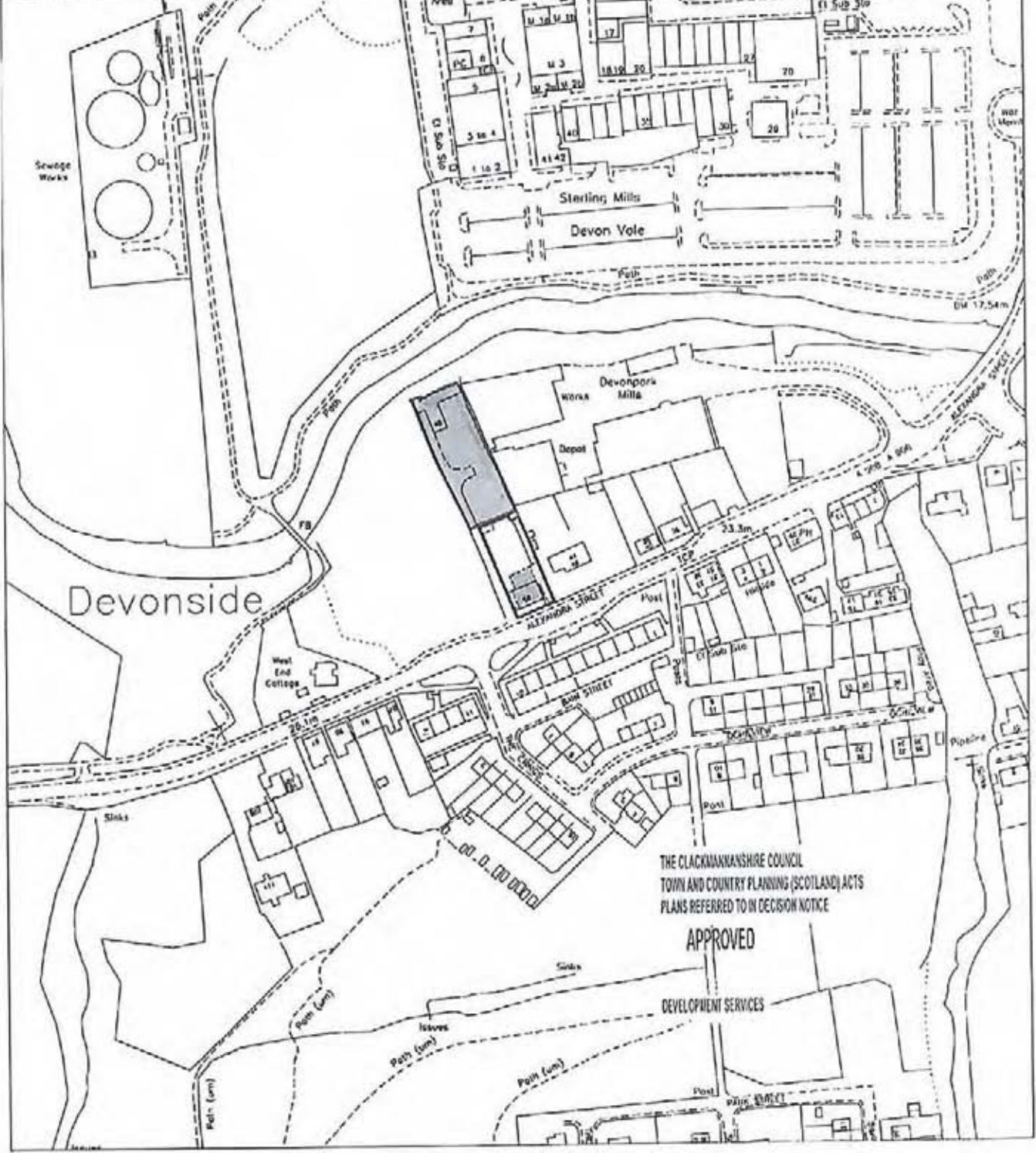
16/00146/PPP.

ATTACHMENT 9 9 8



 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	2847 13/3/2008	CLK1970
 ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m	
	Survey Scale 1/2500	
NS9196 NS9296 NS99NW		

CROWN COPYRIGHT © - Produced from REGISTERS DIRECT on 26/02/2015 at 08:58 with the authority of Ordnance Survey pursuant to section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, this copy must not be copied without the prior permission of the copyright owner. This copy has no evidential status. OS Licence No. 100041187



THE CLACKMANNANSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANS REFERRED TO IN DECISION NOTICE

APPROVED

DEVELOPMENT SERVICES

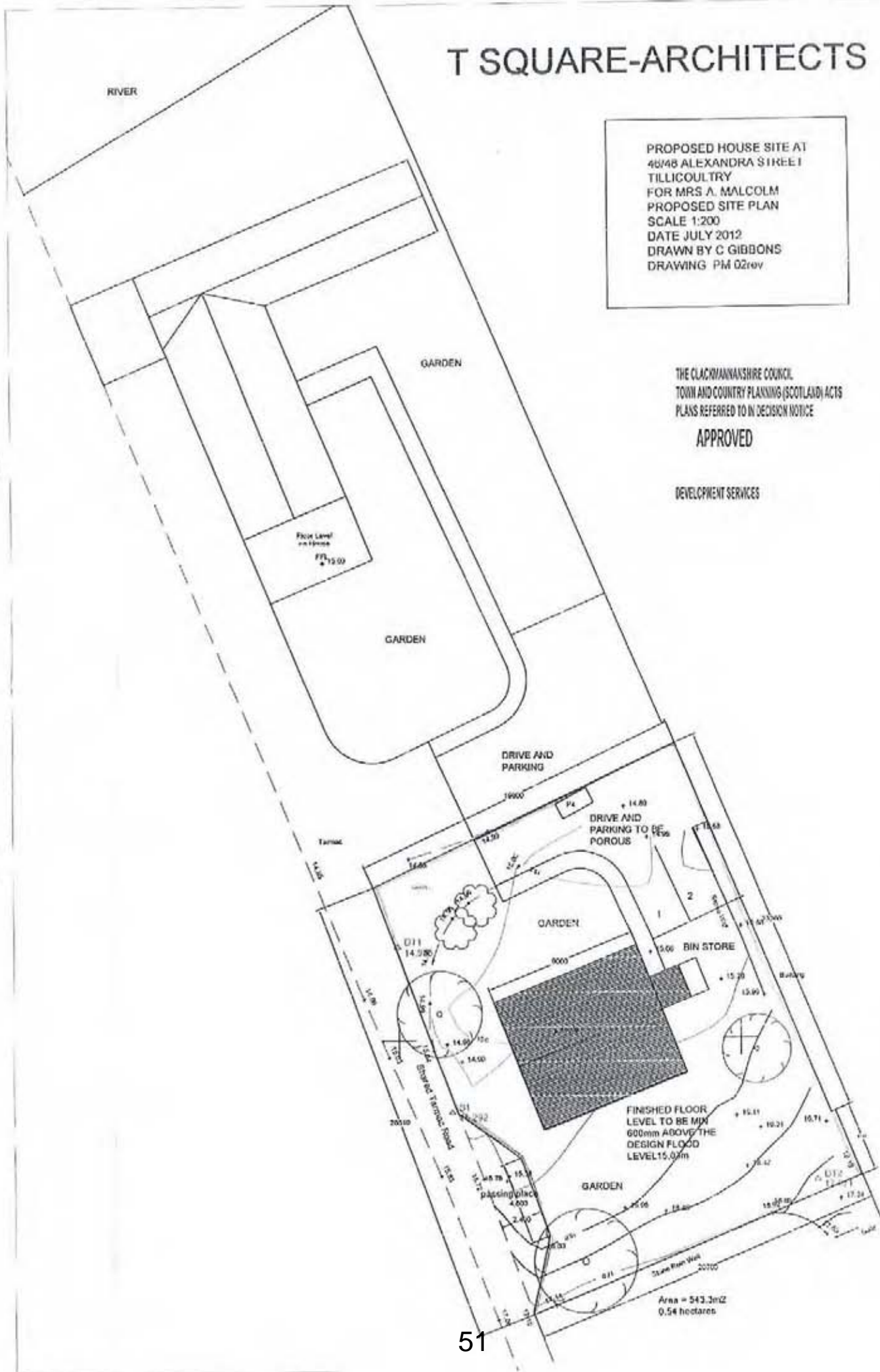
T SQUARE-ARCHITECTS

PROPOSED HOUSE SITE AT
46/48 ALEXANDRA STREET
TILlicOLTRY
FOR MRS A. MALCOLM
PROPOSED SITE PLAN
SCALE 1:200
DATE JULY 2012
DRAWN BY C GIBBONS
DRAWING PM 02rev

THE CLACKMANNANSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
PLANS REFERRED TO IN DECISION NOTICE

APPROVED

DEVELOPMENT SERVICES



Development & Environment Services

Memo

Our Ref: C/016/00146/PPP

Extension No 2593

Your Ref: 16/00146/PPP

Date 19 July 2016

To: DEVELOPMENT QUALITY

From: ROADS & TRANSPORTATION

Subject: PLANNING APPLICATION NUMBER – 16/00146/PPP

APPLICANT: Mrs Kathryn Welch

DEVELOPMENT: Erection Of 1 No. House

LOCATION: 48 Alexandra Street, Devonside, Tillicoultry, Clackmannanshire, FK13 6HW

I refer to the above mentioned planning consultation and would respond as follows.

ROADS & TRANSPORTATION

RESPONDING OFFICER: Stuart Cullen

In this instance I would refer to my Section's previous consultation response dated 30 July 2012, reference number C/012/00155/PPP, and would reiterate the comments contained therein.

I trust this information is of use to you.

On behalf of
ROADS & TRANSPORTATION



Services to Communities

Memo

Our Ref: C/012/00155/PPP

Extension No 2593

Your Ref: 12/00155/PPP

Date: 30th July 2012

To: DEVELOPMENT QUALITY

From: ROADS & TRANSPORTATION

Subject: PLANNING APPLICATION NUMBER – 12/00155/PPP
APPLICANT: MS ANNE MALCOLM
DEVELOPMENT: ERECTION OF 1 NO HOUSE
LOCATION: 48 ALEXANDRA STREET, DEVONSIDE

I refer to the above mentioned planning consultation and would respond as follows.

ROADS & TRANSPORTATION

RESPONDING OFFICER: Stuart Cullen

Roads Comments

I note the site for development can be accessed from a private driveway which links to the A908 Alexandra Street, within the urban envelope of Devonside. This private driveway currently serves number 48 Alexandra Street. The access on to the public road consists of a simple single width footway crossing. Although visibility at the access is adequate, the private plot boundary of number 56 Alexandra Street could restrict the visibility to the east if this boundary were to change in the future.

As a single house currently takes access via this private driveway and the proposed house would constitute a second such house accessed via the driveway, I have no objections to the proposals in principle. However, given my Section's practice is to contend against more than two houses accessed via private driveways, I would not wish to see further similar development accessed via this driveway.

Flood Risk

You will see from the Flood Risk Assessment submission that the applicant's agent has been in contact with this Section to retrieve information held on flood risk at this general location. I can confirm that the river modelling information from the Council used to arrive at the report's conclusions and recommendations was accurate at the time of its production in

2010. I would suggest that the views of SEPA should be sought on the submitted FRA contents.

PUBLIC TRANSPORT

RESPONDING OFFICER: Stuart Cullen

No objections.

I trust this information is of use to you.

On behalf of
ROADS & TRANSPORTATION



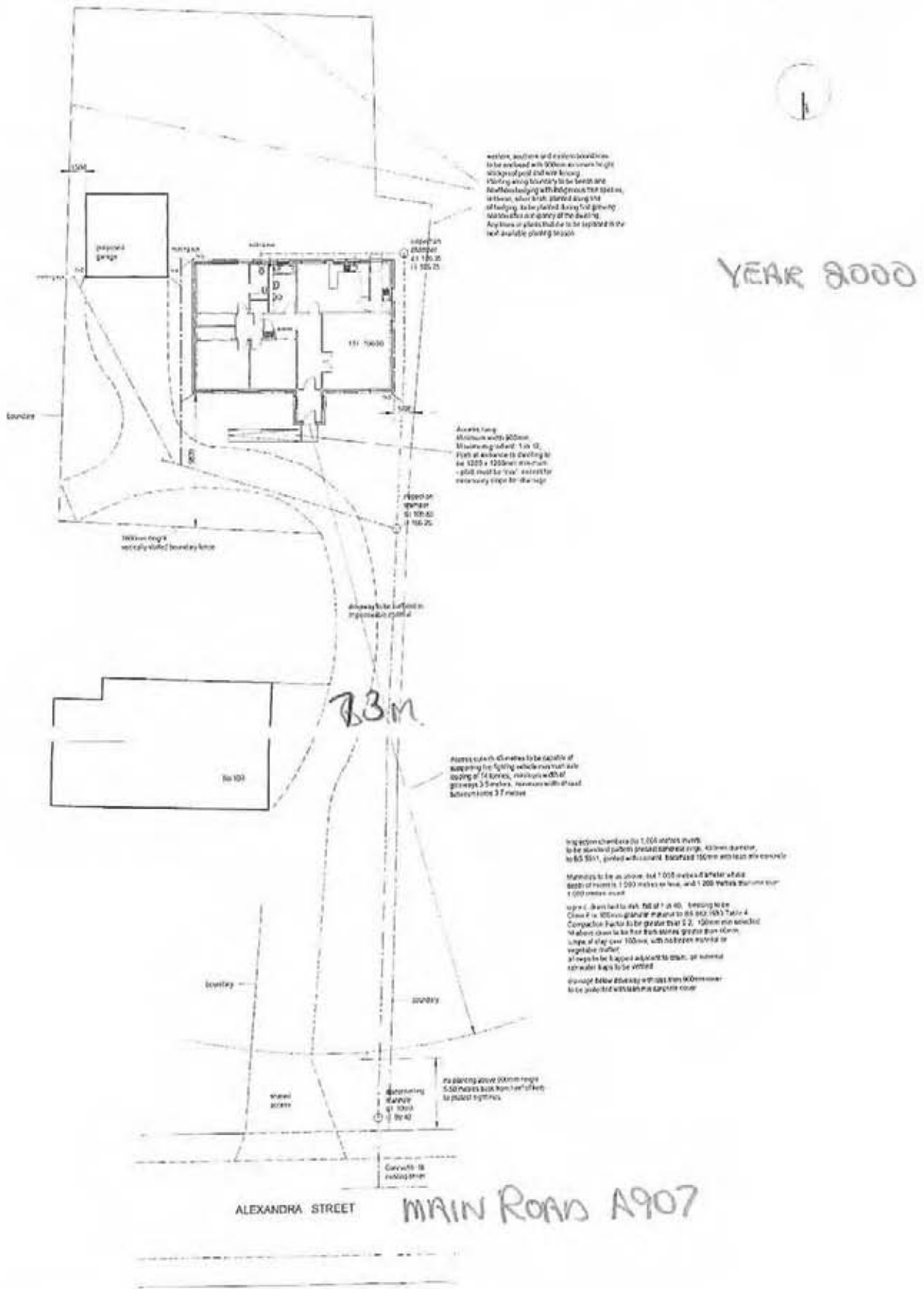
00/00891/FULC

ATTACHMENT 10



00/00291/FULL

1

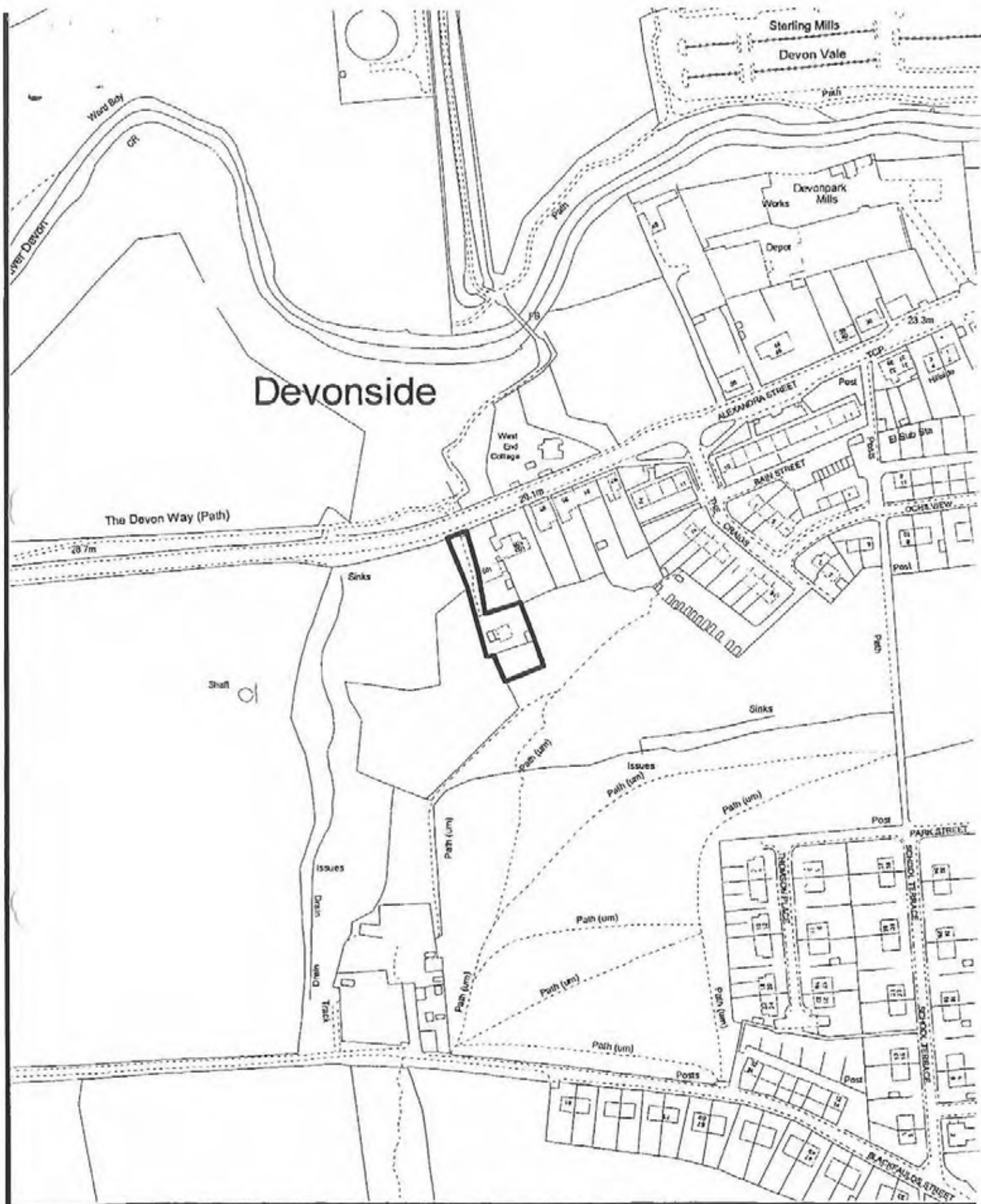


00/00291/FULL
25 NOV 2002
L...

67974 107 317 Angus Macle. 01274 152272

Drawing title and scale		Spec
drawn	M Bennett	
project	Proposed new garage and driveway at 111 Alexandra Street, Glenview	
drawing	Site Plan	
scale	1:200	date March 2002
		drawn B/0302/002A

David Foster Design (Incorporated) Pty Ltd (Estate) RBA PRAS FRS4
 Chartered Architect and Planning Consultant
 53 Wandlar Street, Crowsnest,
 Tisbury, Clackmannanshire FK13 6LE
 Tel: 0125 751584 Fax: 0125 752272
 Mobile 07974 105015



CLACKMANNANSHIRE COUNCIL
 Development Services
 Greenfield
 Tullibody Road
 Alloa, FK10 2AD

Tel - 01259 450000
 Fax - 01259 452200

**01/00041/FULL - Rear of 109 Alexandra Street,
 Devonside, Tillicoultry.**

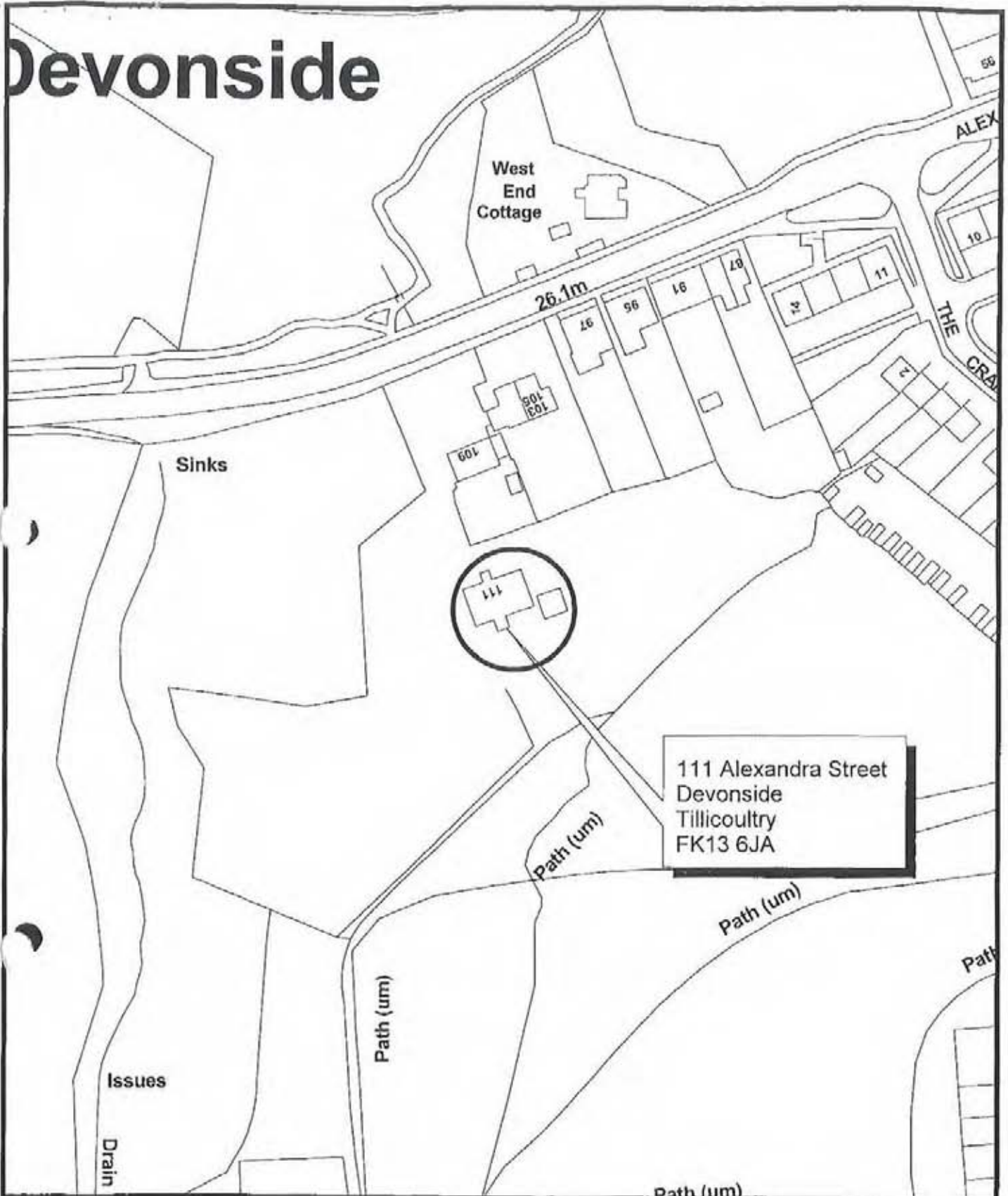
Scale: 1:2500

0 20 40 60 80 100 Metres



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Clackmannanshire Council LA090504

Devonside



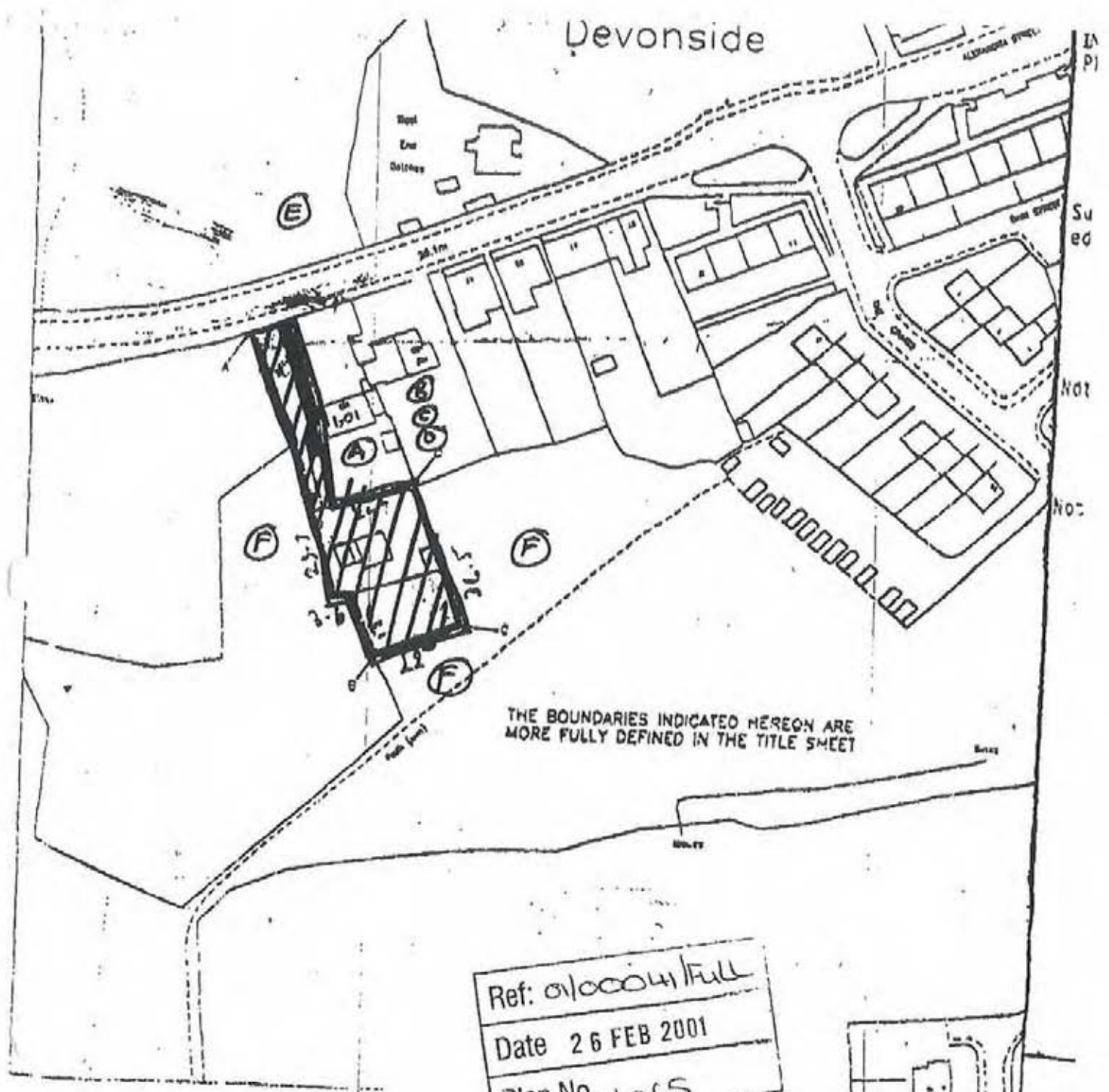
**111 Alexandra Street
Devonside
Tillicoultry**




**CLACKMANNANSHIRE
COUNCIL**

Environmental & Contract Services
Lime Tree House,
Castle Street, Alloa, FK10 1EX
Tel - 01259 452602
Fax - 01259 452535

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. LA09950L

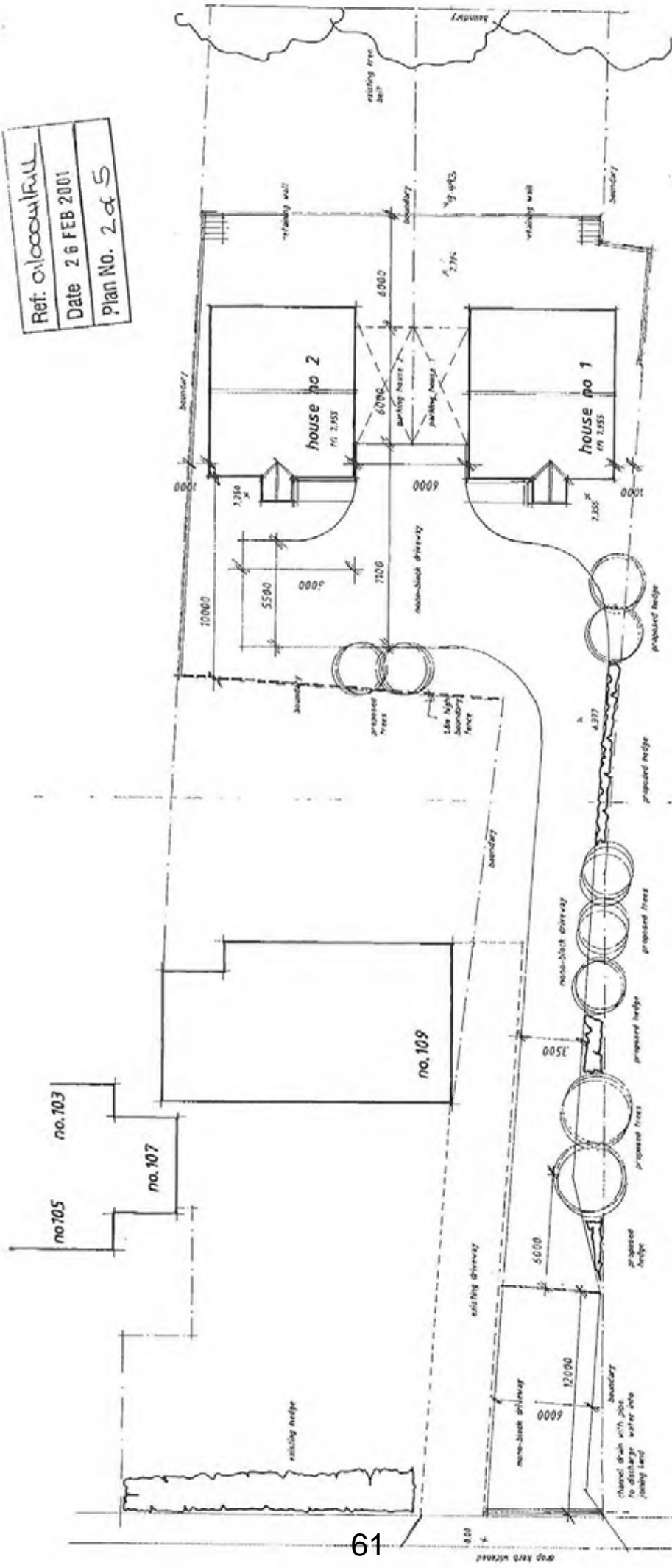


Ref: 01/0004/Full
 Date 26 FEB 2001
 Plan No. 1 of 5

NEIGHBOURS NOTIFIED

- A - OWNER/OCCUPIER/LESSEE - 109 ALEXANDER STREET - DEVONSIDES.
- B - " " " - 103 " " " - " "
- C - " " " - 105 " " " - " "
- D - " " " - 107 " " " - " "
- E - ROBERT MARSHALL - GLENFOOT FARM - TILLCOUNTRY
- F - D SCORBIE & SONS - DEVON KNOWES FARM - CORCUNVAUGHTON.

Ref: o1000w1full
 Date 26 FEB 2001
 Plan No. 2 of 5



existing post and wire boundary fence to be retained unless otherwise stated.

OWNER	Mr Wootan per NGP Associates	DATE	Feb 2001
DESIGNER TITLE	Site Layout for the erection of two houses at 111 Alexandria Street Devonshire	SCALE	1 : 50
DESIGNER	NGP Associates Ltd 65 Cleuch Drive Alysa FK12 5NY 01259 760782	DRAWING NO	001
DATE	Feb 2001	SCALE	1 : 50

78.99m



Development & Environment Services



Memo

To: Development Quality

From: Roads and Transportation

Extension 2593

E-Mail: roads@clacks.gov.uk

Our Ref:

Your Ref: 18/00244/PPP

Date: 27 November 2018

Subject: PLANNING APPLICATION NUMBER - 18/00244/PPP

APPLICANT: Mr John Neilson

DEVELOPMENT: Change Of Use of Agricultural Land to Private Garden Ground, Erection of Dwelling House to Rear of 17 Glassford Square and Formation of Car Parking and Turning Areas

LOCATION: 17 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION
Responding Officer: Stuart Cullen

You will be aware of my Section's previous consultation response (reference number 17/00034/PPP, dated 22 February 2017) and will note the recommendation against the granting of consent. In terms of the current application I would reiterate this recommendation.



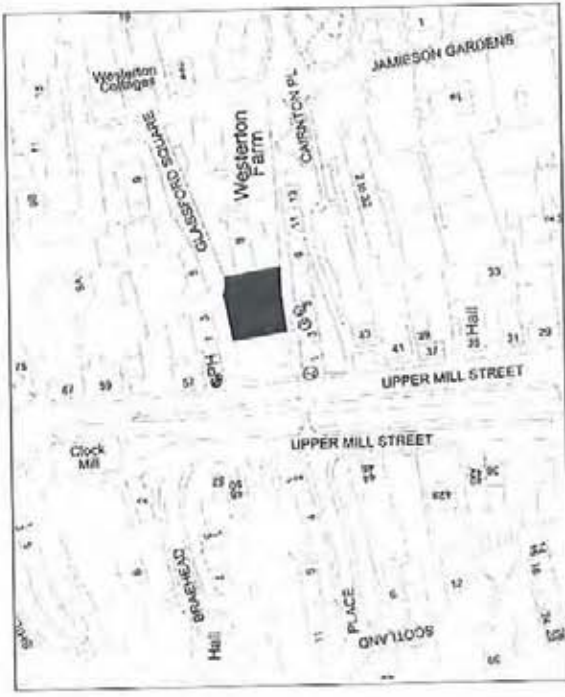
On the comments made in the current submissions regarding provision of additional visitors parking in connection with the proposed house I note additional spaces are indicated to be accessed from within the existing private driveway. Spaces of this kind are unlikely to be effective as visitors parking given drivers not known to the residents are unlikely to drive into and park within a private driveway.

I trust this information is of use to you.

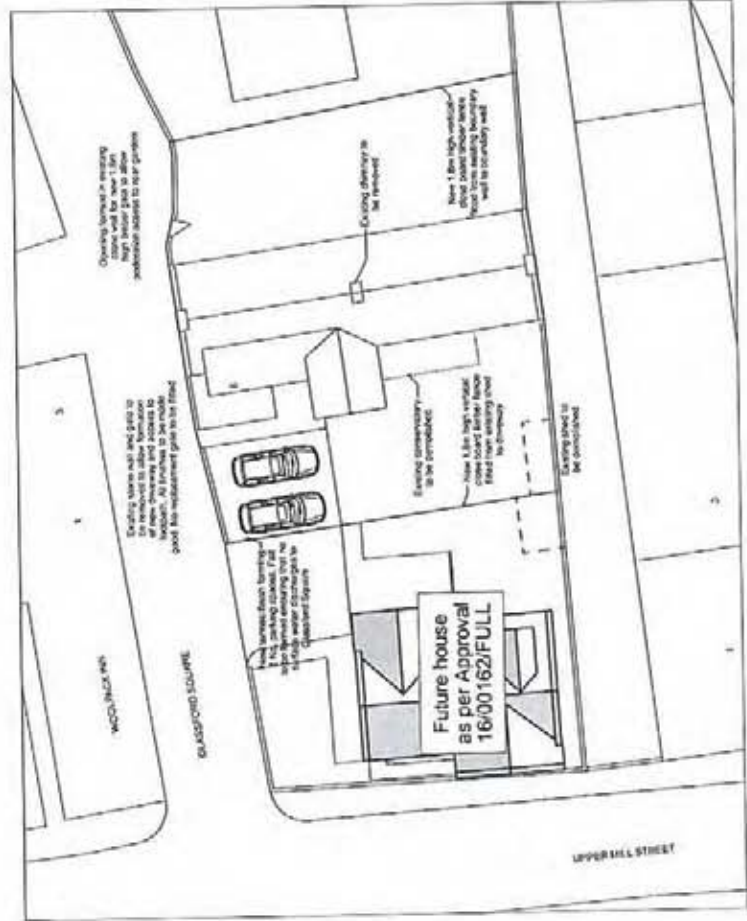
On behalf of

ROADS & TRANSPORTATION





LOCATION PLAN ... 1:1250



SITE PLAN ... 1:200

THE LOCAL AUTHORITY HAS REVIEWED THIS APPLICATION AND IS GRANTING APPROVAL SUBJECT TO THE CONDITIONS SET OUT IN THE APPROVED PLANS.

C. Details of site
 D. 16/00162/FULL
 A. Boundary conditions
 REVISED
 DATE: 16/03/16

Greenfields Design Ltd.
 ARCHITECTS AND INTERIORS DESIGNERS
 22 Bank Street, Alton, Cheshire, WA14 1NR
 Tel: 01256 292000 Fax: 01256 221221
 Email: info@greenfieldsdesign.co.uk

Site: Site and Location Plan
 Plans: Proposals for:
 1. Ground Floor
 2. First Floor
 3. Elevation

Scale	1:200	Sheet No.	11.3.16.1 - 221
Date	16/03/16	Project No.	16/00162/FULL
Author	AJ	Client	Prop

DO NOT SCALE THE DRAWING - IF NECESSARY USE THE DIMENSIONS SHOWN ON THE DRAWING

COMMUNITY & REGULATORY SERVICES
CLACKMANNANSHIRE COUNCIL

REPORT OF HANDLING
PLANNING APPLICATION DELEGATED REPORT

Application Ref. No. 17/00070/FULL Date of Site Visit: 28/03/2017

Description of Proposal **Replacement Windows to Front and Rear, Removal of Chimney and Creation of Vehicular Access to Front and Pedestrian Access to Rear of House.**

Location: **8 Glassford Square, Tillicoultry, FK13 6AU.**

1. The Proposed Development

This application is to replace the windows and doors to the front of the house, and replace the three windows to the rear of the house with four windows and French doors. All windows and doors will be constructed in timber. The chimney in the middle of the roof will be removed. The conservatory to the front of the house will be removed. The roof will be re-slatted. The two outbuildings to the front of the house will be removed. To the front of the house, a new vehicle opening will be formed in the boundary wall, and a parking area formed. To the rear of the house, a new pedestrian opening will be created and a gate installed. 1.8 m high, timber boundary fences will be erected to the front and rear of the house.

The house is detached and is within the Tillicoultry Conservation Area. To the front of the house, approval has been granted (application Reference No.16/00162/FULL) to create a new house plot and erect a one and a half storey house. There are high boundary walls along the Upper Mill Street frontage and to the rear of the house. To the front of the house, along the Glassford Square frontage, there is a lower boundary wall.

2. Summary of Consultation Responses

No consultations undertaken.

3. Neighbour Notification and Publicity

Number of Neighbours Notified

14

Number of Objections

0

Number of Other Representations

0

1170

CLACKMANNANSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DECISION NOTICE ON APPLICATION FOR PLANNING PERMISSION

Applicant

Mr Bruce Gunn
 87 Montgomery Crescent
 Dunblane
 United Kingdom
 FK15 9FB

Agent

John Blair
 2b
 Bank Street
 Alloa
 United Kingdom
 FK10 1HP

The Council, in exercise of its powers under the above Acts, hereby **GRANT PLANNING PERMISSION** for the:-

Replacement Windows to Front and Rear, Removal of Chimney And Creation of Vehicular Access to Front and Pedestrian Access to Rear of House

6 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU,

in accordance with your application Ref. No:- 17/00070/FULL dated 13th March 2017

There are no conditions attached to this consent.

Dated: 8 May 2017



.....
 DEVELOPMENT SERVICES

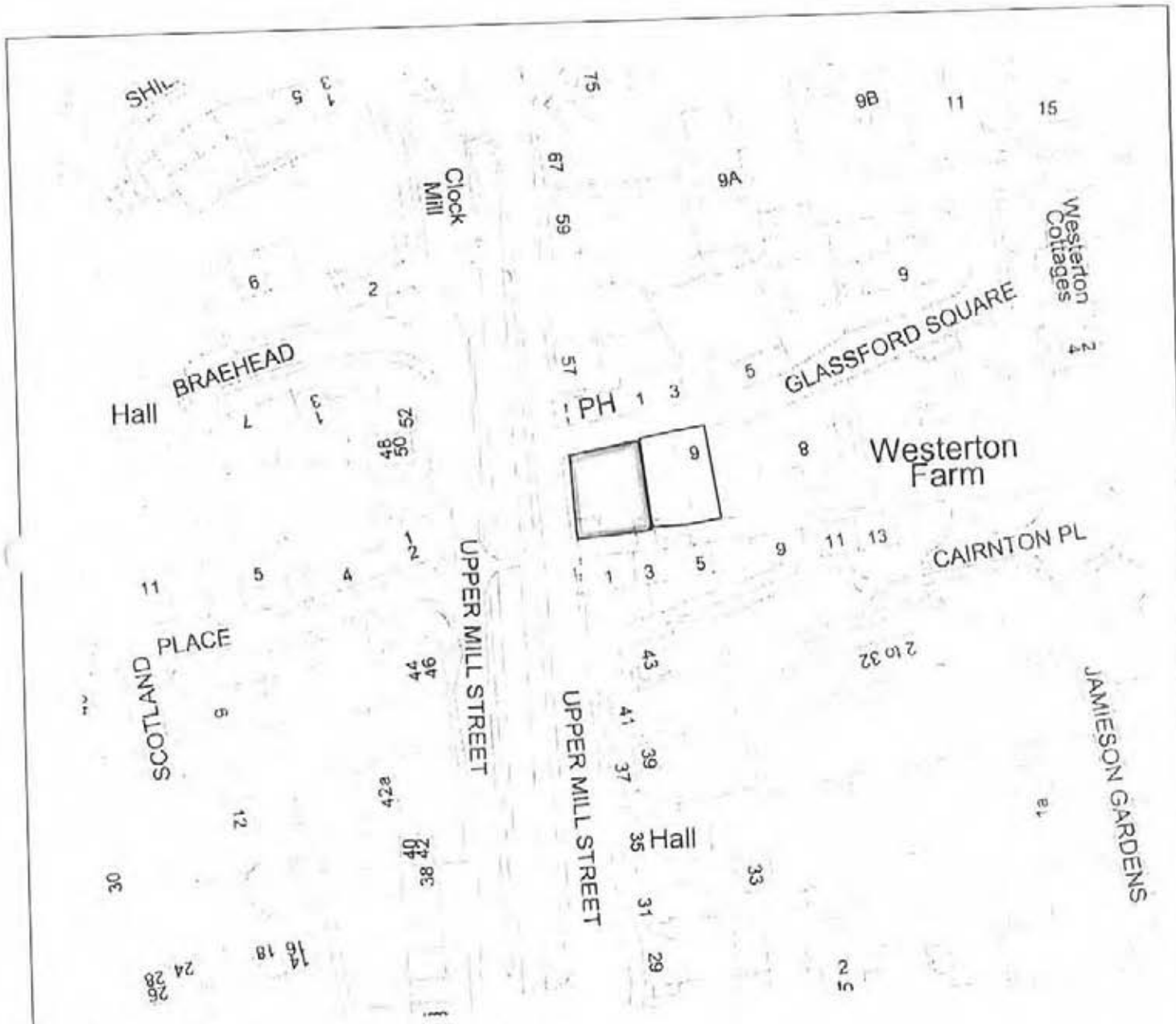
The reasons for the decision are:-

1. The proposal meets the criteria of Policy SC 8 & EA 23 of the Clackmannanshire Local Development Plan.
2. The proposal complies with guidance contained in Supplementary Guidance No.10 - Domestic Developments.
3. There are no other material considerations that outweigh the Development plan position

Plan Numbers Relating to the Decision

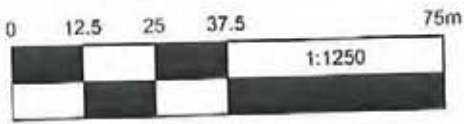
Plans 113434-01 H, 113434-02, 113434-03 C.

Submit a Planning Application online at www.eplanning.scotland.gov.uk
 View forms, drawings and comments at www.clacksweb.org.uk/eplanning/



PROPOSED LOCATION PLAN

1:1250



THE CLACKMANNANSHIRE COUNCIL
 PLANNING AND COUNTY PLANNING (SCOTLAND) ACTS
 PLANS REFERRED TO IN THIS DOCUMENT
APPROVED
 DEVELOPMENT SERVICES

REVISION INT DATE

	Greenfields Design Ltd.
	architectural and timberframe design consultants

2B Bank Street, Alloa, Clackmannanshire FK10 1HP
 tel. 01259 216500 fax. 0870 1231571
 email. gfd@greenfieldsdesign.co.uk

Title - Location Plan
 Project - Hoggun Homes Ltd.
 Proposed House at Land West of
 6 Glassford Square, Tillicoultry

SCALE	1:1250	DRAWN BY	JB
DATE	20/04/2016	DRAWN NO.	11455-12
SHEET	A4	PROJECT NAME	Hogg1

Development & Environment Services



Clackmannanshire Council

www.clacksweb.org.uk

Memo

To: Development Quality

From: Roads and Transportation
Extension: 2593

E-Mail: roads@clacks.gov.uk

Our Ref: C/016/00162/FULL

Your Ref: 16/00162/FULL

Date: 26 July 2016

Subject: PLANNING APPLICATION NUMBER - 16/00162/FULL
APPLICANT: Mrs Tracy Lindsay
DEVELOPMENT: Erection Of 1 No. House On Land To West (Variation Of
Condition 1 Of Planning Permission 13/00106/FULL To Extend The Period For
Commencement of Development)
LOCATION: 6 Glassford Square, Tillicoultry, Clackmannanshire, FK13 6AU

I refer to the above mentioned planning consultation and would respond as follows:

ROADS AND TRANSPORTATION

Responding Officer: Stuart Cullen

No objections.

I trust this information is of use to you.

On behalf of

ROADS & TRANSPORTATION



The Customer's Best Friend