



Kilncraigs Greenside Street Alloa FK10 1EB Tel: 01259 450 000 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 100141448-001

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)

Outline Planning Permission to erect a house to the east of 17 Glassford Square. Also to create the access road to plot A and improve the private access road to both 17 and 19 Glassford Square. A change of use of part garden of 17 Glassford Square to extend the private road and change of use of a strip of previously agricultural land to create A pathway to Plot A. All as identified on the enclosed outline drawing.

Is this a temporary permission? \*

Yes  No

If a change of use is to be included in the proposal has it already taken place?

Yes  No

(Answer 'No' if there is no change of use.) \*

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:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	JOHN	Building Number:	17
Last Name: *	NEILSON	Address 1 (Street): *	GLASSFORD SQUARE
Company/Organisation:		Address 2:	
Telephone Number: *		Town/City: *	TILlicOUNTRY
Extension Number:		Country: *	SCOTLAND
Mobile Number:		Postcode: *	FK13 6AU
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:	Clackmannanshire Council
Full postal address of the site (including postcode where available):	
Address 1:	17 GLASSFORD SQUARE
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	TILlicOUNTRY
Post Code:	FK13 6AU

Please identify/describe the location of the site or sites

--

Northing

697444

Easting

291611

## 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)

Site Meeting 6th November 2017 with both Mr. Stoddard Planner and Mr. Finlayson Planning Manager. Culminating in emails of 6th and 28th June wherein confirmation was given that the authority had reached the point where a detailed assessment of my proposal could be made.

Title:

Other title:

First Name:

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

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:

609.00

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)

Rear garden with a Conservatory.

## 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.

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

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.

## 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

## Certificate Required

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

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Mr JOHN NEILSON

On behalf of:

Date: 25/10/2018

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. \*

Yes  N/A

A Design Statement or Design and Access Statement. \*

Yes  N/A

A Flood Risk Assessment. \*

Yes  N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

Yes  N/A

Drainage/SUDS layout. \*

Yes  N/A

A Transport Assessment or Travel Plan

Yes  N/A

Contaminated Land Assessment. \*

Yes  N/A

Habitat Survey. \*

Yes  N/A

A Processing Agreement. \*

Yes  N/A

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

Whilst comment was made as n/a to all of the "documents if applicable" perhaps due to the lack of understanding. Should the authority identify any of them are necessary at this outline stage please notify the applicant. For example, a SUDS survey would be carried out at a later date after the determination of this outline application.

## 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 JOHN NEILSON

Declaration Date: 26/10/2018

## Payment Details

Online payment: 6-17-4669729

Payment date: 26/10/2018 09:43:00

Created: 26/10/2018 09:43

**Application for outline planning permission in principle for a single dwelling house. Additional information and clarification to support the PPP application submitted by Mr. John Neilson of 17 Glassford Square Tillicoultry fk13 6au**

**Month of issue October 2018.**

## **1.0 Background Information.**

- 1.1 The proposed site is located at the rear of 17 Glassford Square and is currently used to house a Conservatory of a footprint sized at 32 square metres.**
- 1.2 The site is made up of part original garden and additional ground purchased by the applicant in 2016.**
- 1.3 The additional ground as identified on the planning Application location Plan and categorised as a change of use was formally purchased in July 2016.**
- 1.4 The site application in size is 609 square metres. With a proposed house having a foot print of 95 square metres being 16% of the proposed Plot A area.**
- 1.5 The entire site including the change of use part has been formally recognised and accepted by the Clackmannanshire Planning Authority as being within the residential boundary of Tillicoultry. In addition, comment was made that this type and location of development would normally be supported by the Planning Authority due to its location within the residential boundary of Tillicoultry.**
- 1.6 The south and east boundary of the proposed site comprises of an open space of grass land some 25m in width and 155m in length owned by Clackmannanshire District Council and has the potential to be developable council owned land, as intimated by Land Services in 2011, when an enquiry to purchase part of this area by the applicant was made but refused due to its capability to be developed. The applicant was also informed that should this area of developable land ever be available for sale as a whole the applicant would be officially notified.**
- 1.7 On average the row of private and council rented houses to the South are some 32m to 100m in distance from the proposed site. To the east the nearest house is some 110m in distance from the proposed site.**
- 1.8 The site to the North is bounded by agricultural grazing land.**
- 1.9 The site to the west is bounded by the house of 17 Glassford Square some 27m in distance from the gable end of the proposed house build location and the rear gable end of 17 Glassford Square.**
- 1.10 A PPP application to obtain permission was previously made but withdrawn in 2017.**
- 1.11 The application was withdrawn by the applicant due to a number of issues raised that put in doubt the ownership, size, length, location and**



control of the strip of land previously agricultural land. Which was later clarified as dimensionally and legally correct in all aspects of concern.

- 1.12 In addition, there were confusing descriptions of this land whereby the Roads Authority made comment to an infill site and the Planning Authority description was back land.
- 1.13 Infill being land within the Residential boundary.
- 1.14 The “back land” description was also additionally confusing when the proposed site sits alongside developable land belonging to Clackmannanshire District Council. As per point 1.6 above.
- 1.15 The houses number 17 and 19 were identified by the Planning Authority as back land. This was in 1992. Both houses were built on garden land previously part of North Westerton Cottage.
- 1.16 The roads authority also made comment with regards to the lack of visitor parking in this area. Which has been addressed in this PPP application. The access road width has been increased by over 20% and visitor parking facility for 5 cars created.
- 1.17 The Planning Authority gave comment of concern as to the distance from the adopted road to the previous PPP site drawing, which has been addressed in this PPP application by increasing the size of the plot and vehicular travel reduced by over 50%.
- 1.18 Vehicular travel in comparison with the existing property 17 Glassford Square from the adopted road edge to car parking shows Plot A is only 7m longer in distance.
- 1.19 On the issue of “fairness “The applicant made representation to the Planning Authority approval and roads comments with regards to a successful application reference No 16/000162/full where in the road’s authority supported the application with technical advice but with no reference to visitor parking or off-road parking for same. Why such diverse comments against both applications?
- 1.20 Scottish Water has confirmed sufficient capacity for both Water and Wastewater in the Turret Water Treatment Works and also the local network to service the demands of this house build application.
- 1.21 SP Energy Networks has confirmed that mains electrical supply is readily available to supply this house build application.
- 1.22 Scottish Gas has confirmed that supply is readily available to supply this house build application.
- 1.23 SUDS Geo Smart report will be put in process after the determination of this house build application.
- 1.24 ALL houses off the hammer head adopted road of Glassford Square are self-built developments.

## **2.0 Clackmannanshire LDP and the Scottish Planning Policy 2014**

**2.1. Whilst during the consultation period with the Planning Officers over 2018 at no time did the authority identify specific areas of the LDP to which this application had to specifically address.**

**the above background history points 1 to 24 attempts to summaries the issues of concern raised.**

**2.2. The Scottish Planning Policy 2014 and its terms within would intimate a support of a sustainable development and a positive use of previously developed land. Its contribution to the local economy and the needs of individuals with respect to how they live their lives. The delivery of new housing in order to support the needs of individuals is a key part of the Scottish Planning Policy 2014. It clearly encourages the various Planning Authorities to make provision for a wide choice of homes to meet a full range of needs. This includes the provision of house plots for self builds. It also encourages flexibility. The policy also refers to land which has been previously developed and land within the settlement boundary. Against which this proposed site meets all aspects.**

**2.3. With regards to the Scottish Planning Policy reference to “life Style” this particular application is a life style change to accommodate an appropriate type of house build that will meet the future demands of our life style anticipated needs and care in the near future. The applicant and his spouse are rapidly approaching their 70, s and wish to make provision for good care supported by their immediate family. Part of which our oldest daughter and 3 children will take over the residency of the main house at 17 Glassford Square.**

**2.3. The applicant and spouse wish to be proactive to unavoidable future care requirements without the need of local authority or private provision of care.**