

## **STIRLING COUNCIL**

**MINUTES of MEETING of the PLANNING & REGULATION PANEL held by Virtual Meeting on MICROSOFT TEAMS, ON TUESDAY 23 JUNE 2020 at 10.00am**

### **Present**

Councillor Alasdair MACPHERSON (in the Chair)

Councillor Maureen BENNISON  
Councillor Neil BENNY  
Councillor Alistair BERRILL  
Councillor Douglas DODDS

Councillor Danny GIBSON  
Councillor Graham HOUSTON  
Councillor Graham LAMBIE  
Councillor Jeremy McDONALD

### **In Attendance**

Kevin Argue, Transport Development Team Leader (Environment & Place)  
Jane Brooks-Burnett, Senior Planning Officer (Infrastructure)  
Lesleyann Burns, Support Officer (Governance)  
Christina Cox, Service Manager, Planning & Buildings Standards (Infrastructure)  
David Hardie, Infrastructure Analyst (Communities & Performance)  
Mark Henderson, Senior Media Officer (Communities & Performance)  
Drew Leslie, Senior Manager – Infrastructure  
David Love, Planning Team Leader – Development Management (Infrastructure)  
Peter McKechnie, Planning Officer (Infrastructure)  
Neil Pirie, Senior Development Control Officer (Environment & Place)  
Carla Roth, Acting Lead Solicitor – Litigation (Governance)  
Karen Swan, Committee Officer (Governance)  
David McDougall, Governance Officer (Governance) (Clerk)

Prior to the start of the meeting, Councillor MacPherson as Chair of the Planning & Regulation Panel welcomed and thanked everyone for attending the meeting via MS Teams. He updated the meeting on the procedures related to MS Teams and the protocols that both Members and Officers should adhere to throughout the meeting.

The Chair asked the Clerk to carry out a roll call of all Members and Officers participating in the meeting.

### **PL297 APOLOGIES AND SUBSTITUTIONS**

There was no apologies and substitutions.

## **PL298 DECLARATIONS OF INTEREST**

Councillor MacPherson declared a non-financial interest in PL301 (Tulloch Homes Ltd & Persimmon Homes (East Scotland) Ltd - 18/00850/PPP) as a notified neighbour. He confirmed he would vacate the Chair of Planning & Regulation Panel and leave the virtual meeting.

## **PL299 URGENT BUSINESS BROUGHT FORWARD BY THE CHAIR**

There were no items of urgent business brought forward.

## **PL300 NEW OFFICE DEVELOPMENT (USE CLASS 4) WITH ASSOCIATED LANDSCAPING, PARKING AND SITE INFRASTRUCTURE AT LAND 320M NORTH WEST OF THE HIGHLAND GATE, DRIP ROAD, RAPLOCH, STIRLING - STIRLING DEVELOPMENT AGENCY - 20/00291/FUL**

The Senior Manager – Infrastructure submitted a report that sought full planning permission for the erection of an office development (Use Class 4) with associated landscaping, parking and site infrastructure on land 320 metres North West Of The Highland Gate, Drip Road, Raploch. This new office development would support Stirling's strategic policies for office provision and included a new pedestrian and cycle route.

The application had been referred to the Planning & Regulation Panel by the Council's Planning and Building Standards Manager in accordance with the Council's scheme of delegation procedures since the application proposed a 'Major' development as defined in The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The report formed the Report of Handling for the planning application in compliance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The Planning Officer updated Members with the presentation of the site and various elevations for information.

Following discussion and in response to Members concerns, in particular the visual impact of the building, the Planning Officer confirmed that the applicant had taken the visual perspective into consideration, noting that there would be planting around the site to blend in with the landscape.

The Panel was also advised that cycle lanes would be segregated from the road to ensure safety, noting the building and surrounding area had been designed to achieve high quality design and landscaping.

### **Decision**

The Planning & Regulation Panel agreed to approve the application subject to:

1. the conditions in Appendix 1 of the submitted report; and
2. the satisfactory conclusion of an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, or an alternative legal agreement(s) designed to secure from the applicant financial contributions to The City Area Transport Plan within the Council's Local Transport Strategy as noted within

the submitted report. Also to secure the delivery of the pedestrian/cycle paths that were to be formed along the southern and western site boundaries.

(Reference: Report by Senior Manager – Infrastructure, dated 11 June 2020, submitted).

The Chair of the Planning & Regulation Panel, Councillor MacPherson, left the MS Teams meeting at 11am due to Declaration of Interest in the following item.

Due to Declaration of Interest, Councillor Gibson, the Vice Chair of Planning & Regulation Panel took the Chair for the remainder of the meeting.

**PL301 MIXED USE DEVELOPMENT COMPRISING CIRCA 800 NEW HOMES (PRIVATE AND 25% AFFORDABLE), PROVISION FOR LOCAL RETAIL/COMMERCIAL USES COMPRISING OF CLASSES 1, 2, 3, 4 AND SUI GENERIS (HOT FOOD TAKEAWAY), A PRIMARY SCHOOL, A PARK AND RIDE FACILITY AND A GOLF FACILITY WITH ASSOCIATED INFRASTRUCTURE, EARTHWORKS, LANDSCAPING, PLAY AREAS AND PUBLIC OPEN SPACE AT LAND NORTH EAST OF PIRNHALL AND SOUTH WEST OF BANNOCKBURN, BANNOCKBURN - TULLOCH HOMES LTD & PERSIMMON HOMES (EAST SCOTLAND) LTD - 18/00850/PPP**

The Senior Manager – Infrastructure submitted a report that detailed the Planning Permission in Principle that was sought by Tulloch Homes Ltd & Persimmon Homes (East Scotland) Ltd to develop land on the eastern edge of Stirling for a mixed use development comprising a number of uses including up to 800 housing units and a primary school.

The application had been referred to the Planning & Regulation Panel by the Council's Planning and Building Standards Manager in accordance with the Council's scheme of delegation procedures since the application proposed a 'Major' development as defined in The Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009.

The report formed the Report of Handling for the planning application in compliance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

The Planning Officer updated Members with the presentation of the site and various elevations for information.

Following Members concerns at the lack of NHS FV response to the application, the Planning Officer confirmed that NHS FV was engaging with the Council although not to individual applications. NHS FV had been heavily involved with the establishment of the Policy process that Planning use to determine applications.

Other concerns raised by Members were addressed by Planning and confirmed that money assigned for a Health Centre in this application would not be used elsewhere within Stirling Council; exact details and location of the Park and Ride facility would be submitted to a future Planning & Regulation Panel for approval; Cycle paths and link ability between other major developments would be reviewed and charging points for

electric vehicles would be determined within future planning applications for this site, noting that this report was a planning in principle.

In response to a Members question, the Senior Development Control Officer advised that he would confirm the number of cars that could be on the Pirnhall Roundabout without a signalling Model and advise the Members of the Planning & Regulation Panel accordingly.

### **Decision**

The Planning & Regulation Panel agreed to approve the application subject to:

1. the conditions in Appendix 1 to the submitted report; and
2. a Section 75 Legal Agreement.

(Reference: Report by Senior Manager – Infrastructure, dated 11 June 2020, submitted).

The Chair declared the Meeting closed at 11.55am.