
PLANNING & REGULATION PANEL

**LOCALITIES &
INFRASTRUCTURE**

5 DECEMBER 2017

NOT EXEMPT

**RESIDENTIAL DEVELOPMENT OF UP TO 500 UNITS, ERECTION OF PRIMARY SCHOOL,
FORMATION OF ACCESS, LANDSCAPING, OPEN SPACE, SUDS AND ASSOCIATED
INFRASTRUCTURE AT LAND AT CUSHENQUARTER FARM, PLEAN - PERSIMMON
HOMES EAST SCOTLAND/STORY HOMES SCOTLAND LTD - 17/00440/PPP**

1 SUMMARY

- 1.1 Councillor Alasdair MacPherson requested that this application is determined at the Planning and Regulation Panel by means of a Hearing since he had concerns about the impact of the proposed development on the local roads network and the adequacy of the local health centre to accommodate the residents from this development. The purpose of the report is to ascertain whether Members of the Panel are agreeable to consideration of a Hearing.

2 OFFICER RECOMMENDATION(S)

The Panel agrees:

- 2.1 to consider whether this application be the subject of a Hearing which would take place at a future meeting of the Panel.

3 CONSIDERATIONS

The Site

- 3.1 The site is approximately 29 hectares of undulating farmland to the south east of Plean. The western boundary of the site abuts a playing field and the A9 (Main Street). The site wraps around, but excludes, William Simpson's Home so that the southern boundary extends towards farmland. The eastern boundary runs along the alignment of the M9 motorway and the northern boundary extends to the Waste Water Treatment Plant and the track leading off Bruce Street, which serves the Plant. The site wraps around Cushenquarter Farm, which is excluded from the application.

The Proposal

- 3.2 The proposal seeks Planning Permission in Principle for up to 500 residential units and a primary school with associated access, landscaping, open space and infrastructure.

Previous History

- 3.3 There are no previous applications of direct relevance to this proposal.

4 POLICY/RESOURCE IMPLICATIONS AND CONSULTATIONS

Policy Implications	
Equality Impact Assessment	No
Strategic Environmental Assessment	No
Serving Stirling	No
Single Outcome Agreement	No
Diversity (age, disability, gender, race, religion, sexual orientation)	No
Sustainability (community, economic, environmental)	No
Effect on Council's green house gas emissions	No Effect
Strategic/Service Plan	No
Existing Policy or Strategy	No
Risk	No
Resource Implications	
Financial	No
People	No
Land and Property or IT Systems	No
Consultations	
Internal or External Consultations	Yes

Equality Impact Assessment

- 4.1 This application was assessed in terms of equality and human rights. Any impact has been identified in the Considerations/Assessment section of this report.

Strategic Environmental Assessment

- 4.2 Not required.

Serving Stirling

- 4.3 Not required.

Single Outcome Agreement

- 4.4 Not required.

Other Policy Implications

4.5 None.

Risk

4.6 None.

Resource Implications

4.7 None.

Consultations

4.8 To follow.

5 BACKGROUND PAPERS

5.1 Planning Application file 17/00440/PPP. File can be viewed online at:

<https://pabs.stirling.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQTOF1PIKN300>

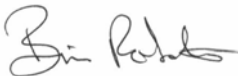
6 APPENDICES

6.1 None.

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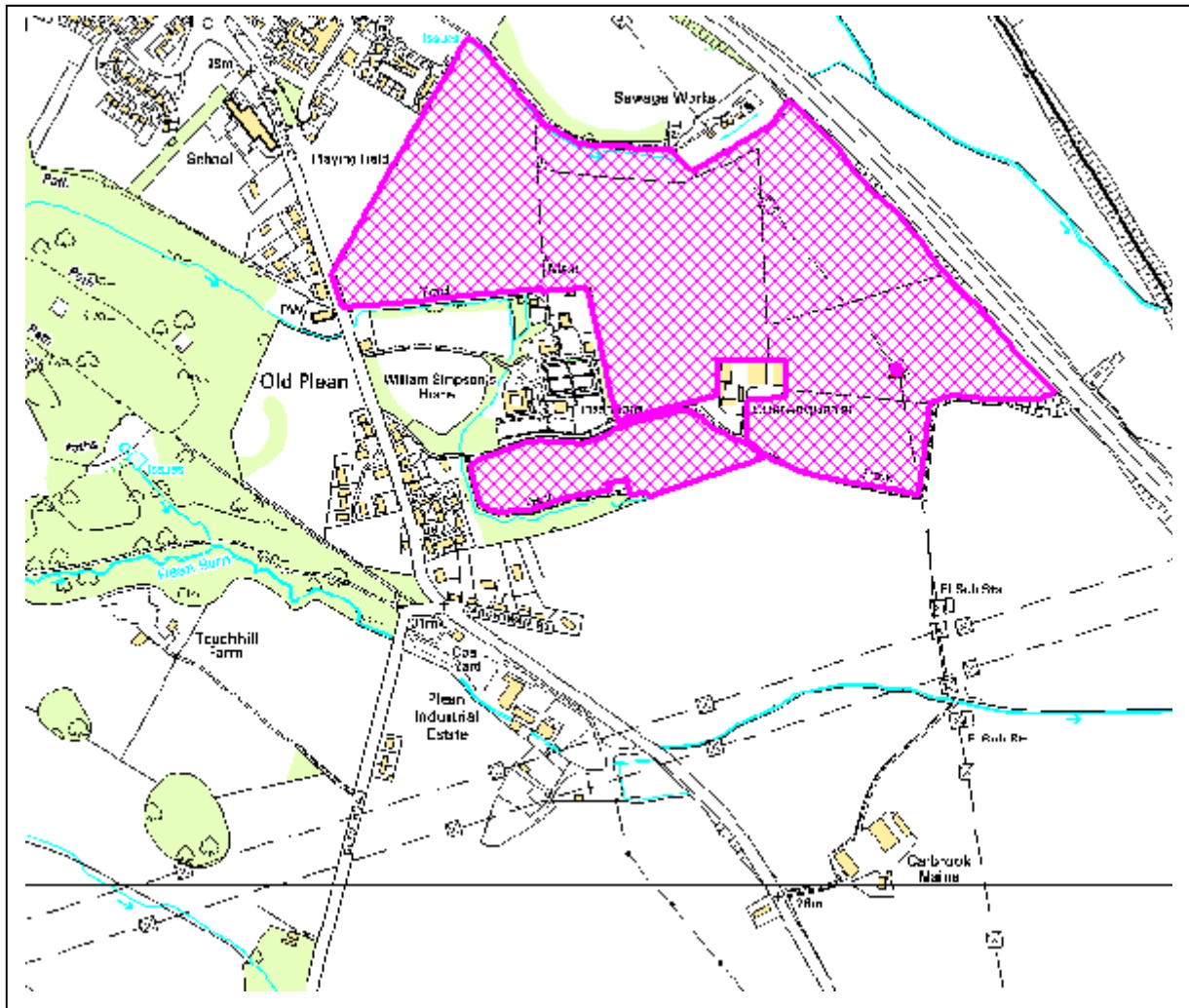
Approved by

Name	Designation	Signature
Brian Roberts	Senior Manager - Infrastructure	

Date 29 November, 2017

Service Reference 17/00440/PPP

Location of Development



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