

STIRLING COUNCIL

MINUTES of MEETING of the ENVIRONMENT COMMITTEE held in the COUNCIL CHAMBERS, VIEWFORTH, STIRLING on THURSDAY 26 AUGUST 2004 at 10.30 am.

Present:-

Councillor Gillie THOMSON (in the Chair)

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| Councillor Alasdair BEATON | Councillor Pat KELLY |
| Councillor Tony FFINCH | Councillor David LONSDALE |
| Councillor Pat GREENHILL (Substitute) | Councillor Corrie K McCHORD |
| Councillor Tom HAZEL | Councillor Charlie McKEAN |
| Councillor John HOLLIDAY | Councillor John PATERSON |

Also Present:-

Councillor Margaret Brisley
Councillor Gerard O'Brien

In Attendance:-

Mr Richard Barron, Access Officer Environment Services
Mr Donald Balsillie, Countryside Services Manager, Environment Services
Mr Andrew Cassells, Head of Environment and Waste, Environment Services
Mr Brian Devlin, Director of Regeneration Services
Mr Stewart Eastaugh, Countryside Ranger, Environment Services
Ms Fiona Fulton, Communications Officer Corporate Services
Mrs Oonagh Gil, Head of Performance and Resources, Environment and Regeneration Services
Mr Les Goodfellow, Head of Roads and Transport, Environment Services
Mr Bob Jack, Director of Corporate Services
Mr Peter Morgan, Planning & Policy Manager, Environment Services
Mr Arthur Nicholls, Director of Environment Services
Mr Brian Richardson, Finance Manager, Corporate Services
Ms Alison Scrambler, Planning Officer, Environment Services
Mr John Skinner, Development Control Manager, Environment Services
Ms Kate Smithson, Transport Planning and Bridges Manager, Environment Services
Mr Willie Watson, Head of Resource Management, Corporate Services
Miss Ann Dromgoole, Committee Officer, Corporate Services (Clerk)

Apologies:-

An apology for absence was received from Councillor Gerry Power.

EV50 WRITTEN QUESTIONS

In terms of Standing Order Number 27 the Chair advised that one Written Question had been received. The Question and Answer are appended as **Appendix 1** to this Minute.

4 to note that a report on any objections received to the Local Plan and modifications would be brought to a future meeting of the Environment Committee.

(Reference – Paragraph EV34 of 29 April 2004; Report by Director of Environment Services of 2 August 2004; Report on Reporter's Recommendations - August 2004; Stirling Council Local Plan – Alteration 1A: Stirling and Rural Villages - Post Inquiry Modifications Report - August 2004 submitted.)

EV58 SECOND ALTERATION TO THE STIRLING COUNCIL LOCAL PLAN – STIRLING'S MAJOR GROWTH

On 29 January 2004 the Committee had approved a consultative Draft Local Plan outlining proposals for 2500 houses and associated facilities as the basis for further consultation. This was the culmination of a lengthy process.

A report by the Director of Environment Services requested the Committee to reach a decision, based on the information in this report and the accompanying Background Reports entitled “Finalised Local Plan Second Alteration – Stirling Major Growth Area” and (ii) Comments And Responses Report August 2004, as to the alternative that should be progressed through the Council's Finalised Second Alteration to the Local Plan.

The report advised that since approval of the Draft Plan, Agencies, Developers and the Public had submitted comments on the Plan. A Questionnaire Survey of local residents and the Citizens Panel had also been undertaken along with Workshop Events in the communities of Bannockburn, Fallin, Cowie and Plean. A number of other strands of work had also been undertaken including an Air Quality Study, an Agency Workshop, Appraisal of Developers Transport Submissions, Assessment of site capacities and densities, further assessment of schools issues and work with the Developers on financial viability. This work was fully detailed in the accompanying Background Reports referred to above.

This information together with the January 2004 Appraisal had been used to assess the proposals against Structure Plan policy. This Assessment had indicated that the option of including smaller scale extensions to the Eastern Villages should not be pursued through this Local Plan Alteration and that both proposals i.e. Durieshill and West Sauchenford could achieve conformity with the Structure Plan. However both options had varying strengths and weaknesses.

On balance neither area was absolutely perfect but both options could fulfill the requirements of HP3 and the related Structure Plan criteria as indicated in the Summary Tables set out in the Background Report. In most instances the proposals compared quite closely. The exception to this was in relation to:-

- HP3(1) – urban sprawl/coalescence where Durieshill achieved better policy compliance;
- HP3(2) on accessibility, where West Sauchenford achieved better policy compliance;
- HP3(10) where West Sauchenford was more preferred in terms of environmental impact but less preferred in terms of protecting the setting of Stirling and its historic views.

The Committee's decision came down to the relative weight to be given to these criteria. In essence the choice lay in considering whether the issues of landscape setting and coalescence outweighed those of sustainable transport and impact on local landscape character/quality.

Implementation of the Major Growth Area would have implications for future delivery of Council Services.

The Committee noted receipt of 149 objections, plus 213 Late Objections to the proposals for the Stirling Major Growth Area. Additionally submissions had been received from Cala Homes (West) Ltd, George Wimpey plc and Ogilvie Homes Ltd, The Walker Group and Machin Associates. It was confirmed that there would be further opportunity for consultation.

In response to a question from Councillor Brisley it was confirmed that the Durieshill option did not raise the issue of coalescence and was the best option in terms of avoiding coalescence and protecting the setting of Stirling.

Councillor Gerard O'Brien commented that the residents of the Sauchenford Ward did not perceive either options as a 21st Century site for a village.

Councillor Tom Hazel reiterated his support for maintaining the envelopes around the Eastern Villages.

Decision

The Committee agreed that having due regard to all the information in the Background report, Consultation Reports and other supporting documents, to agree:-

- 1 that the Local Plan Alteration and accompanying Development Guideline should meet all of the criteria of the Structure Plan, identify the further work required and set out appropriate mitigation measures;
- 2 that the option of including smaller scale extensions to the Eastern Villages should not be pursued through this Local Plan Alteration;
- 3 to identify the option of Durieshill as the one the Council would wish to be progressed through the Finalised Local Plan Alteration;
- 4 to note that following the Decision 3 above, the Local Plan Alteration and accompanying Development Guideline be completed for the consideration at the next meeting of the Environment Committee.

(Reference – Paragraph EV15 of 29 January 2004; Report by Director of Environment Services of 11 August 2004, Stirling Council Local Plan: Alteration 2: Major Growth Area – Consultation Draft - Comments and Responses Report (August 2004); Finalised Local Plan Second Alteration – Stirling's Major Growth Area Background Report August 2004 submitted.)