



GARGUNNOCK COMMUNITY COUNCIL

Minutes of Extraordinary Meeting 23.06.26



Date: Tuesday 23 June 2026
Time: 7.00pm
Location: Gargunnock Community Centre

GCC: Mike Buckley (MB), Christine Phillips (CP), Martin Harrick (MH), Tom McEwan (TM), Associate Maitland Clark (MC)

Stirling Council: Sharon Marklow, Service Manager – Planning and Building Standards, Stirling Council (SM)

Minute Taker: Tom McEwan

1. APOLOGIES (MB): Tom Jamieson(TJ), Julie Cole (JC)

2. DECLARATIONS OF INTEREST (MB): *None*

3. REVIEW of LDP3 (MB)

The purpose of the meeting was to look at the the Stirling Local Development Plan, LDP3, gather the views of residents and stakeholders, and begin to prepare GCC's response. It was noted that there was a very good turnout for the meeting.

Sharon Marklow, of Stirling Council (SC) was introduced and invited to provide a presentation of the LDP3 process and to take questions afterwards.

(A) Presentation by Stirling Council Planning (SM)

A presentation on the Stirling Local Development Plan, LDP3, was delivered by **SM**.

The current LDP3 is the successor to the previous plan, LDP2, that was issued in 2018. The LDP3 is a legal document that will provide a guide to the future use of land. It will last for 10 years and act as the 'bible' for future development, to ensure it is planned and delivered in the long term public interest.

Updated versions of the LDP3 will be delivered every August, as planning decisions are made and executed.

There are three steps to the development process:

1. Evidence Gathering
2. Proposed Plan production
3. Delivery of adopted LDP.

The new 10 year lifespan of the plan is to give time for delivery. The supporting evidence report for this LDP was adopted by SC in March 2025, and by Scottish Ministers in June 2025.



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A 'call for sites' was issued last year, between August and October, inviting owners, developers and other interested parties to submit potential sites for inclusion in the LDP3 process. 170 sites have been offered up, mostly housing, with very few industrial or renewable offered.

Current work is focussed on Spatial Options and Site Options consultations, which will run until 23rd July 2026.

There will be further rounds of consultation in 2026/27, with the overall plan expected to be adopted and published in 2028. SM's team are hearing from residents across the council area and will log and consider points brought up.

The Spatial Strategy is very important, with two new tiers introduced for this LDP, making a total of seven.

It is proposed to move Gargunnock from the existing tier 5 position (Rural Settlements), into the new tier 5 (Rural Villages), alongside villages such as Kippen, Doune and Thornhill.

In the 'call for sites' process, only one site GAR-01 on Manse Brae was proposed, with the potential for 75 houses. Developers have to provide only minimal information, so SC is seeking feedback and local knowledge. Assuming it is approved and progresses, it is unlikely that anything would be built until 2031. SC has received site options totalling 7,000 units. The LDP3 plan is anticipated to need 1,000 units, so many sites will not proceed beyond this initial stage. In reality, SC will plan for around 2,000 units to allow for developments that do not proceed, despite being agreed.

If SC do not provide the required quota of units, the Scottish Government will intervene and make decisions to ensure the numbers are met.

(B) Discussion and Questions

SM opened the floor to questions.

Q: *What are the advantages of Gargunnock moving Tiers?*

A: The change in tier will support the ambitions of the LPP, allow SC to approach match-funders (for infrastructure and other developments), and generally reflect LPP needs.

Q: *SC has been open and transparent; the landowner less so. Local landowners were invited to contribute to the LPP, but declined to engage. As a result, the community had no sight of the GAR-01 proposal before it was published. Why?*

A: The nature of the LDP process means that at this stage consultation is only with developers and owners, until the sites have passed the next triage session, avoiding unnecessary arguments about sites that are not really viable. SC will take all feedback



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and views into account in their assessment of the site options – hence the importance of individual and collective feedback.

Q: *Is the window for offering up sites closed?*

A: Yes. It cannot be opened again, otherwise there will be a continual stream of sites being offered and withdrawn. MB noted that GCC did not put forward sites in the LPP due to the non-engagement of landowners.

Q: *There are many infrastructure issues with any significant development, not limited to an already insufficient water supply (requiring bowzers of water delivered to the village), frequent power outages, a limitation on the current wastewater plant and roads that are essentially single track. Will these factors be taken into account in any assessment?*

A: Yes. SC will take these issues into account and consult with the relevant service providers. Stirling Council funding is already stretched financially, so any improvements will likely come from existing utility investment plans and/or match funding.

Q: *Will the 75 houses be developed under Agricultural development rules – such as requiring agricultural ties, and conform to the village vernacular?*

A: No. If GAR-01 is allocated as housing land it will be subject to normal development requirements, and within a framework agreement put in place for the site.

Q: *At what point can the village influence what types of houses can be built?*

A: SC has a housing needs model that sets out the number and type of houses required. At a local level this will take into account the needs of the LPP. The developer needs to comply with the planning framework.

Q: *Of the 1,000 units required, what target will be small houses (as described in the LPP)?*

A: Target is mainly 2/3 bedroom homes after disabled and affordable allocations met. There will be some 1 bedroom homes.

Q: *The site has hedgerows along its boundary and within the field itself. Manse Brae is also home to Pine Martens and Red Squirrels – we all have them in our gardens on a regular basis – how will they be protected?*

A: Existing bio-diversity will need to be retained. We currently have bio-diversity, climate and housing emergencies. These will be taken into account and balanced, to protect all assets and keep the essence of the village intact.

Q: *How robust are your plans? In Dunblane the school roll was badly wrong due to flawed expectations*



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A: SC experts are all involved and will contribute to the LDP, but we cannot predict behaviours. In most cases we will adopt a worst-case scenario.

Q: This is the first time we in the village have seen the site. When will Nature Scotland see it?

A: SC will give them all sites across the council area – which can overwhelm them. So we will go back time and again to them to look at sites that make the cut. Some sites will drop out, and we will remove others during the process.

Q: When will we find out about whether GAR-01 is going forward?

A: It will be next year and not cast in stone. There will be further consultation, and we will look carefully at any ‘material considerations’ that might rule it out or curtail it. All options will be considered: rejection, curtailed or full. The shortest timeframe for any actual building to start would be 3 years, assuming all permits are in place.

Q: Should we all respond to the current consultation?

A: Yes! We need individual local responses to understand your support or concerns. GCC is the statutory body and holds the responsibility for representing the community at a macro level. Please do respond to both consultations before 23rd July.

(C) Next Steps

MB noted we had heard a range of views, with people noting some valid and understandable concerns. Contributors were still keen to see appropriate development in the village that aligned with the principles of the agreed LPP, being sustainable and appropriate development. All agreed that it would be helpful to share points raised in the meeting, and thought it would be a good idea to have a short, sharp survey that would allow GCC to collate views of villagers and fairly represent them to SC.

MB once again encouraged all to consider adding their weight to the Community Council (there are currently three open positions), and to certainly complete both the Spatial Strategy survey and the Site Options survey on the Stirling Council website.

There being no further business, the meeting was called to a close.



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Stirling Local Development plan

June 2026

Planning & Building Standards, Stirling Council.



[Click for the presentation \(PDF\)](#)