

ENVIRONMENTAL SERVICES

Planning Schedule

INFORMATION AND RECOMMENDATIONS

Date *11 April 2001*

Week Number 14

The **recommendations** contained in **this** weeks Planning Schedule will become formal decisions at 0900 hrs on **Thursday 19 April 2001** unless written comments are received from Councillors. The deadline for Planning & Environmental Strategy to receive written comments on **this** weeks Schedule from Councillors is therefore 1700 hrs on **Wednesday 18 April 2001**.

Planning & Environmental Strategy, Stirling Council, Viewforth, Stirling FK8 2ET, Tel: (01786) 442969

Valid Planning Applications Received

<p>S/01/00088/DET 30 March 2001 Queensland North 000257358.300 000733294.900</p>	<p>Change of use of two holiday cottages into two dwelling houses at Killin Hotel, Killin FK21 8TP for Mr A Mercer per David Graham, 5 Friar Street, Stirling PH2 0EG Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00214/DET 6 April 2001 Blanevalley 000257732.000 000679335.000</p>	<p>Erection of stable block with tackroom at Troughstone Cottage, Campsie Road, Strathblane G63 for John Allan per Robertsons, Unit 100, 355 Byres Road, Glasgow G12 8QZ Officer - Ian Dryden, Telephone: 442447</p>
<p>S/01/00224/DET 3 April 2001 Highland 000251499.000 000728810.000</p>	<p>Extension to front restaurant to form conservatory at The Old Mill Restaurant, Liangarston, Glendochart, Killin for Mr Keenan per Heritage Timbercraft Ltd, Sand Piper House, Sandpiper Close, Bamford, Rochdale, Lancs OL11 5QD Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00235/HAE 30 March 2001 Teith 000274882.000 000702085.000</p>	<p>Extension to front to enlarge living room, conversion of attic to form 2 bedrooms and a shower room, extension to front to form 2 dormer windows and to rear to form 1 dormer window. at 1 Easterton Cottage, Easterton Farm, Argaty, Doune for Mr & Mrs Kirkpatrick per Thomson Bell Blakey, 17 Cockburn Street, Falkirk FK1 1DJ Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00238/DET 6 April 2001 Kings Park And Cambusbarron 000277488.000 000693231.000</p>	<p>Alterations and new build extensions to existing agricultural steading to create six dwelling houses and associated garages at South Kersebonny Farm, Stirling for Crammond Select Homes per Ogilvie Homes Ltd, PO Box 811, Stirling FK7 OLE Officer - Lorraine Edwards, Telephone: 443143</p>
<p>S/01/00267/HAE 30 March 2001 Trossachs 000253398.000 000700377.000</p>	<p>Erection of timber double garage at Braeval Old Mill, A81, Aberfoyle for Mr & Mrs A Carter per Tom McCourt, Inverlenny Cottage, Leny Feus, Callander Officer - Dorothy Irvine, Telephone: 442473</p>
<p>S/01/00268/DET 30 March 2001 Dunblane East 000279940.000 000704240.000</p>	<p>Alteration and extension of existing outbuildings to form dwelling house at Old Glassingall, Glassingall, Dunblane FK15 0JG for Mr & Mrs S Meneer per Farquhar MacLean, Beechcroft Studio, Northlea, Doune FK16 6DH Officer - John Milne, Telephone: 442985</p>
<p>S/01/00270/DET 29 March 2001 Dunblane West 000277372.000 000701860.000</p>	<p>Application for amendment to planning permission for top floor flat incorporating part increase in wallheads on rear elevation at Land Adjacent to, Grant Drive, Dunblane for A & L King (Builders) Ltd per Harley & Murray, Unit 3, Block 1, Duckburn Estate, Dunblane FK15 0EW Officer - Jay Dawson, Telephone: 442747</p>
<p>S/01/00271/DET 27 March 2001 Town Centre 000279710.800 000693201.300</p>	<p>Change of use of shop (Class 1) to office (Class 2) at 15 Upper Craigs, Stirling FK8 2DG for Ken Smith, Craig Thomson, Campbell Kinnear per Graham & Sibbald, 22 Allan Park, Stirling Officer - Jay Dawson, Telephone: 442747</p>

<p>S/01/00273/ADV 28 March 2001 Town Centre 000279765.000 000693129.000</p>	<p>Erection of fascia and projecting sign at 50 Upper Craigs, Stirling for Sniper & Co, 50 Upper Craigs , Stirling FK8 2DS Officer - Jay Dawson, Telephone: 442747</p>
<p>S/01/00275/DET 29 March 2001 Trossachs 000247444.000 000702026.000</p>	<p>Alterations and change of use of former coach house and stables to form new dwelling house at Tigh Na Traigh, Kinlochard, Stirling FK8 3TJ for Mr & Mrs B Naidoo per James Denholm Partnership, 11 Dunira Street, Comrie, Perthshire Officer - Dorothy Irvine, Telephone: 442473</p>
<p>S/01/00281/DET 3 April 2001 Town Centre 000279578.400 000693626.100</p>	<p>Alteration to shopfront at 29-31 Barnton Street, Stirling FK8 1HF for William Hill, 9/15 North Drive, Glasgow G1 4BL Officer: - Lorraine Edwards, Telephone: 443143</p>
<p>S/01/00282/HAE 3 April 2001 Kings Park And Cambusbarron 000279204.800 000692448.300</p>	<p>Dormer Extension to form bathroom and study at 32 Whitehill Place, Stirling FK8 2HH for W Beattie per Johnson Associates, 5 Snowdon Place, Stirling FK8 2NH Officer - Lorraine Edwards, Telephone: 443143</p>
<p>S/01/00284/HAE 3 April 2001 Bridge Of Allan 000279282.800 000697214.600</p>	<p>Extension and alteration to dwelling house including relocation of garage at 23 Westerton Drive, Bridge Of Allan FK9 4AX for Mr D Eccles per Mr G Maclellan Architect, 69 Letham Rise, Dalgety Bay, Fife KY11 9FW Officer - John Milne, Telephone: 442985</p>
<p>S/01/00287/HAE 3 April 2001 Teith 000270140.000 000700640.000</p>	<p>Erection of machinery store and creation of tennis court at Gartincaber House, Doune FK16 6AX for Mr & Mrs Reid per Lorn MacNeal Architects, 3 St Vincent Street, Edinburgh EH3 6SW Officer - Dorothy Irvine, Telephone: 442473</p>
<p>S/01/00290/DET 30 March 2001 Town Centre 000279655.000 000694075.000</p>	<p>Installation of automatic teller machine to foodstore at Tesco Retail Store, Wallace Street, Stirling for Tesco Stores Ltd per Space Planning Partnership, 21-27 Hollands Road, Haverhill, Suffolk CB9 8PU Officer - John Milne, Telephone: 442985</p>
<p>S/01/00291/DET 2 April 2001 Sauchenford 000283633.000 000689150.000</p>	<p>Partial change of use of industrial unit to form M.O.T. testing station at Unit 1-3, Main Street, Cowie, Stirling for D McCormack Parkside, Main Street, Cowie Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00292/DET 3 April 2001 Bannockburn East 000280868.900 000690359.900</p>	<p>Change of use of first floor flat to extension of Christadelphian Church facilities at 42 Main Street, Bannockburn FK7 8LY for Christadelphian Church per Jim Robb Chartered Architect, 20 Randolph Road, Stirling Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00293/ADV 3 April 2001 Bannockburn West 000280168.700 000689623.200</p>	<p>Erection of 3 internally illuminated fascia signs and 1 non-illuminated aluminium tray sign at Morrisons Garage Ltd, Glasgow Road, Whins Of Milton, Stirling FK7 8HQ for Morrisons Garage Ltd per Prentice Kennedy, 15 Melville Terrace, Stirling, FK8 2NE Officer - Iain Jeffrey, Telephone: 442987</p>
<p>S/01/00297/DET 5 April 2001</p>	<p>Internal and external alterations including formation of wheelchair lift and stair platform to residential retreat at The Scottish Churches</p>

- Dunblane East
000278249.900
000701382.300
- Council, Kirk Street, Dunblane FK15 0AJ** for Scottish Churches House per McEachern MacDuff, 13 Allan Park, Stirling FK8 2QG
Officer - John Milne, Telephone: 442985
- S/01/00299/HAE
5 April 2001
Strathendrick
000247683.900
000688645.300
- Single storey extensions to side/rear of dwelling house to form sitting room toilet and utility room at 17 Ardmore Gardens, Drymen G63 0BD** for Mr A L Gray 17 Ardmore Gardens , Drymen G63 0BD
Officer - Ian Dryden, Telephone: 442447
- S/01/00300/HAE
5 April 2001
Bannockburn East
000280926.200
000690157.500
- Extension to dwelling house to form bedroom and utility room at 14 West Murrayfield, Bannockburn FK7 8NF** for Mr & Mrs Mark Doherty, 14 West Murrayfield, Bannockburn FK7 8NF
Officer - Iain Jeffrey, Telephone: 442987
- S/01/00301/REM
30 March 2001
Highland
000259457.000
000723886.000
- Erection of dwelling house with integral garage at 33 Vorlich Road, Lochearnhead** for Mr & Mrs A Hockley per Stewart Fowler, 53 Wardlaw Street, Coalsnaughton, Clackmannanshire
Officer - Iain Jeffrey, Telephone: 442987
- S/01/00302/ADV
4 April 2001
Town Centre
000279592.600
000693606.300
- Erection of fascia sign and projecting internally illuminated sign (retrospective) at 11 Barnton Street, Stirling FK8 1HF** for First Happy Ltd per James Adams, Chartered Surveyor, 37 Southesk Avenue, Bishopbriggs, Glasgow G64 3AP`
Officer - Tim Saunders, Telephone: 443407
- S/01/00304/DET
6 April 2001
Teith
000266835.000
000699996.000
- Change of use of public house to hotel at first floor level, retaining existing public house elements at ground floor level at Lion and Unicorn Hotel, Main Street, Thornhill FK8** for Mr S F Stevenson per Farquhar MacLean, Beechcroft Studio, Northlea , Doune FK16 6DH
Officer - Dorothy Irvine, Telephone: 442473
- S/01/00305/HAE
6 April 2001
Strathendrick
000247563.600
000688471.800
- Porch extension to front of existing dwelling house at Gartness Court, 5 Gartness Court, Drymen G63 0AX** for Mr & Mrs C Porterfield per Farquhar MacLean, Beechcroft Studio, Northlea , Doune FK16 6DH
Officer - Ian Dryden, Telephone: 442447
- S/01/00306/HAE
6 April 2001
Strathendrick
000246272.500
000688745.500
- Extension to existing dwelling house incorporating increase in roof height and dormers at Tusculum, Buchanan Castle Estate, Drymen G63 0HX** for Dr A & Mrs Watson per Elmview Construction Ltd, 75 Ballie Drive, Bearsden G61 3HU
Officer - Ian Dryden, Telephone: 442447
- S/01/00310/HAE
6 April 2001
Trossachs
000259678.500
000697929.300
- Erection of conservatory to front of existing dwelling house at Dykehead Schoolhouse, Port Of Menteith, Stirling FK8 3JY** for Eric Dykes, Dykehead Schoolhouse , Port Of Menteith, Stirling FK8 3JY
Officer - Dorothy Irvine, Telephone: 442473

Applications to be advertised in Local Press

- S/01/00262/OUT
28 March 2001
Campsies
000270530.000
000694420.000
**Development in
Conservation Area**
- Erection of detached dwelling house at Burnbank Cottage, Main Street, Gargunnoch FK8 3BW** for Mr J R Fitton, 34 Hayford Mills, Cambusbarron, Stirling FK7 9PN
Officer - Lorraine Edwards, Telephone: 443143
- S/01/00269/LBC
30 March 2001
Dunblane East
000279940.000
000704240.000
**Listed Building
Consent**
- Alterations and extensions to form dwelling house at Old Glassingall, Glassingall, Dunblane FK15 0JG** for Mr & Mrs S Menneer per Farquhar MacLean, Beechcroft Studio, Northlea, Doune FK16 6DH
Officer: - John Milne, Telephone: 442985
- S/01/00272/OUT
28 March 2001
Kings Park And
Cambusbarron
000277789.000
000692415.000
**Development in
Conservation Area**
- Erection of new dwelling house at West Of Old School House, St Ninians Road, Cambusbarron** for Mr & Mrs Fernandes pr Sandy Smith, Greenloaning Cottage, Braco FK15 0LY
Officer: - Iain Jeffrey, Telephone: 442987
- S/01/00274/DET
30 March 2001
Argyll
000281294.000
000693119.000
**Departure
Public Interest**
- Extension to existing store comprising 3124 square metres gross (Sales area increased by 2323 square metres) and increase in car parking by 79 spaces. at Unit 17 Safeway, Springkerse Retail Park, Stirling** for Safeway Stores Plc per Montagu Evans, 37 Melville Street, Edinburgh
Officer: - Jay Dawson, Telephone: 442747
- S/01/00279/DET
30 March 2001
Strathendrick
000248427.000
000688354.000
Public Interest
- Erection of 3 Holiday Lodges at North West Of Gateside House, Drymen** for Alreoch Family Trust per James Bowman, Gateside House, Drymen G63 0DN
Officer: - Ian Dryden, Telephone: 442447
- S/01/00295/LBC
29 March 2001
Highland
000257345.000
000733239.000
**Listed Building in
Conservation Area**
- Demolition of existing vestry and meeting room and extension to form new vestry and multipurpose room with ancillary accommodation at Killin And Ardeonaig Parish Church, Killin** for Killin & Ardeonaig Parish Church per Harley & Murray, Unit 3, Block 1, Duckburn Estate, Dunblane FK15 0EW
Officer - Iain Jeffrey, Telephone: 442987
- S/01/00296/LBC
5 April 2001
Dunblane East
000278249.900
000701382.300
**Listed Building in
Conservation Area**
- Internal and external alterations including formation of wheelchair lift and stair platform to residential retreat at The Scottish Churches Council, Kirk Street, Dunblane FK15 0AJ** for The Scottish Churches House per McEachern MacDuff, 13 Allan Park, Stirling FK8 2QG
Officer: - John Milne, Telephone: 442985

Planning Application Recommendations

All of the applications in this Schedule have been considered against the Development Plan and unless otherwise stated accord with the provisions of the Development Plan, in terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997.

PROPOSAL: **Erection of two storey building comprising a 4 bay garage/covered parking (ground floor) and office and living accommodation (first floor) at Dippin Lodge Buchlyvie FK8 3NR**

Ward: **Campsies**
 Reference: **S/99/00381/HAE**
 Type: Household Alteration/Extension
 Date Valid: 13 May 1999
 Officer: David Harrison, Telephone: 442473

Applicant/Agent: A Cumming per Roderick MacLean, 2 Tanarside, Glen Tanar, Aboyne Aberdeenshire AB34 5ET

Recommendation: **Refuse**

For the following reasons:

- 1 The proposed development is contrary to the approved Central 2000 Structure Plan (Pol ENP02) and the Finalised Draft Stirling District Local Plan (Pol.E8 and subsequent modifications) in that it is not essential to the proper functioning of a primary rural activity or land use and does not have an overriding need for a countryside location: in this context the scale and nature of the proposed building is such that is capable of being used independently due to a combination of the following.
 - a) The building would provide two storeys of accommodation extending to some 140m² square floor space, which is equivalent to a small house.
 - b) The building would be an independent structure, with separate access to the upper level and provided with water, drainage and power services.
 - c) The existing house, which includes a substantial extension incorporating garaging accommodation, is of such a scale that there is in the Council's opinion, no overriding need for the proposed development which comprises space for up to four cars on the ground floor and 70m² of living accommodation at first floor level.

The proposal is also contrary to the spirit and intention of the Finalised Stirling District Local Plan (Pol.11 and subsequent Modifications) regarding the limitation of the enlargement of floor space of houses in the countryside to 50% - this enlargement having been taken up in the process of converting and extending the original farm building in the formation of a dwelling house. The proposal is also considered to be tantamount to the erection of a dwelling house due to its size and independence and therefore contrary to the Finalised Draft Stirling District Local Plan (Pol H5 and subsequent Modifications).

- 2 The proposed external design of the building, which introduces a third walling material (timber) within this plot, is not considered to be appropriate to the stone and slate tradition of buildings in this locality and would, in the Council's opinion, appear incongruous in the context of existing surrounding buildings.

Supplementary Information:

This application was presented on the Planning Schedule on 13 October 1999 with a recommendation for refusal. At the request of the applicant, a decision was deferred to allow revised plans to be submitted. However, this application was not pursued and a new application was subsequently submitted (Ref S/00/00310/HAE). It is recommended that the original recommendation for refusal stands.

Community Council:

Buchlyvie Community Council were consulted on 20 May 1999 no response has been received to date.

PROPOSAL: Erection of 1 no. house at Croftamie Farm, Croftamie G63 0EP

Ward: **Strathendrick**
 Reference: **S/99/00707/OUT**
 Type: Outline Application
 Date Valid: 9 September 1999
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Donald Watson, 31 Ardmore Gardens, Drymen G63 0BD

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 **Occupancy Control:** The occupancy of each dwelling permitted shall be restricted to a household containing an adult person who:
 - a) has been resident in the Loch Lomond subject plan area, for at least 3 years; or
 - b) has been employed in or running a business in the Loch Lomond subject plan area for at least 3 years; or
 - c) has a one generation family connection with a person who has been resident in the Loch Lomond subject plan area for at least 3 years.
- 3 C010 - Reserved Matters
- 4 C011 - Reserved Matters
- 5 C012 - Reserved Matters
- 6 C170 - Traditional Properties
- 7 C180 - Materials in Character
- 8 **Single Storey Only:** This permission shall relate to the erection of one dwelling of single storey only.
- 9 **Restrict Over-Development:** The development granted consent shall not occupy more than 20 per cent of the total site.
- 10 **No Obstruction to Visibility:** Within visibility splays of 4.5m x 60m there shall be no obstruction to visibility over one metre in height above the adjacent carriageway level.
- 11 C190 - Details of Materials
- 12 C299 - Landscape - Reserved Matters

Reasons:

- 2 R100
- 3 R010
- 4 R010
- 5 R010
- 6 R170
- 7 R180
- 8 R210
- 9 R060
- 10 R520
- 11 R190
- 12 R299

Supplementary Information:

Confirmation has been received that the Section 75 Agreement to control residential occupancy has now been completed. The conditions attached outline the issues which will be the subject of consideration as part of the subsequent Reserved Matters application.

Community Council:

Croftamie Community Council were consulted on 20 September 1999 and neither support nor oppose the application.

**PROPOSAL: Proposed erection of garage at Dippin Lodge, Buchlyvie
FK8 3NR**

Ward: **Campsies**
 Reference: **S/00/00310/HAE**
 Type: Household Alteration/Extension
 Date Valid: 6 April 2000
 Officer: Lorraine Edwards, Telephone: 443143

Applicant/Agent: Alasdair Cumming per Roderick Maclean, Ardencaple, Burnett Park, Banchory AB31 4AE

Recommendation: Refuse

For the following reasons:

- 1 Due to its large scale and massing, the proposed structure cannot be considered as an ancillary building to the existing dwelling house and, bearing in mind that the existing dwelling house already has an integral garage, the applicant has not provided sufficient justification for the erection of an additional detached structure incorporating a ground floor garage and workshop and first floor study, store and attic.
- 2 Notwithstanding a choice of traditional materials, the proposed development is of a design which would be detrimental to the essential architectural character of the surrounding area, mainly due to the overly complex roof and building form which lacks the simplicity and co-ordinated design associated with a more traditional building form

- 3 The proposed development, if granted planning permission, may be cited as a precedent for other developments which are contrary to the above policies and detrimental to the essential architectural character of the area.

Supplementary Information:

A previous application for a similar but larger scale structure was presented on the Planning Schedule on 13 October 1999 with a recommendation for refusal (ref: S/99/00381/HAE). At the request of the applicant, a decision was deferred to allow revised plans to be submitted. That application was not pursued and this current application was subsequently submitted.

If the applicant chose to construct a single storey (less than 4 metres high) garage in the same location as the proposed structure, it would be classed as Permitted Development.

Community Council:

Buchlyvie Community Council was consulted on 11 April 2000. In its response, it neither supported nor opposed the proposal.

PROPOSAL: Erection of one new house at St Ninians Crossing, Millhall Road, Millhall, Stirling

Ward: **Argyll**
 Reference: **S/00/00966/OUT**
 Type: Outline Application
 Date Valid: 15 November 2000
 Officer: Dorothy Irvine, Telephone: 442473

Applicant/Agent: Michael JA Kelso, Pelstream House, Millhall Road, Stirling FK7 7LD

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C011 - Reserved Matters
- 3 C180 - Materials in Character
- 4 C220 - Location of Ridgeline
- 5 C299 - Landscape - Reserved Matters
- 6 C660 - Drainage (Outline)

Reasons:

- 2 R010
- 3 R180
- 4 R220
- 5 R299
- 6 R660

Supplementary Information:

The application for 2 houses first appeared on the Planning Schedule Week 7 with a recommendation to refuse as in the Planning Authority's opinion it represented an over-development of the land. However the applicant has since submitted revised proposals which reduces the number of houses from 2 to one, which is considered acceptable.

Community Council:

No consultation sent or requested.

PROPOSAL: Erection of detached triple garage and new boundary walls at 17 Park Place, Stirling FK7 9JR

Ward: **Kings Park And Cambusbarron**
 Reference: **S/00/00978/HAE**
 Type: Household Alteration/Extension
 Date Valid: 7 November 2000
 Officer: Dorothy Irvine, Telephone: 442473

Applicant/Agent: Ogilvie Securities Ltd, PO Box 7, Stirling FK7 8EZ

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C190 - Details of Materials
- 4 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority -
 - Materials - stone type detailing, including dimensions, profiles, tooling and coursing of boundary walls and gate piers;
 - Proposed details including detailed design and finishes for railings and new gates;
 - Protection measures for the existing western boundary wall during the demolition of existing garage and construction of new garage.

Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development and completed prior to the development being brought in to use (or other phasing agreed in writing with the Planning Authority) and thereafter retained, maintained, or reinstated, to the satisfaction of the Planning Authority.
- 5 **Garage Details:** The timber doors and windows of the garage hereby granted consent shall have a painted finish detail of which shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site.
- 6 C571 - Details of Access
- 7 C574 - Details of Access
- 8 **Access Details:** Any access gates along the site frontage shall open inwards only.
- 9 **Window Details:** For the avoidance of doubt, consent has not been granted for the replacement of any windows within the existing listed building except for the unsuitable casement windows on the rear elevation. These should be replaced with traditional timber, sliding sash and case windows painted white, details of which should be submitted to and approved in writing by the Planning Authority prior to work commencing on site.

Reasons:

- 2 R260
- 3 R190
- 4 R020

- 5 In order to ensure that the development, when completed, is of the highest quality.
- 6 R570
- 7 R570
- 8 R570
- 9 In order to protect the architectural integrity of existing listed building.

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Change of use to form vehicle storage building at Millhall Store, Millhall, Stirling FK7 7LT

Ward: **Polmaise**
 Reference: **S/00/01041/DET**
 Type: Detailed Consent
 Date Valid: 20 November 2000
 Officer: Tim Saunders, Telephone: 443407

Applicant/Agent: Plank Transport per Ochil Building Consultants, 25 Dunmar Crescent, Alloa FK10 2EJ

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 The vehicular traffic to the site; to which this consent relates shall only take place between the hours of 8.00am - 6.00pm;
- 3 C260 - Compliance with Details
- 4 **Vehicle Parking/Storage:** Prior to the commencement of use of the site, details shall be submitted to and approved in writing by the Planning Authority, of all vehicle parking and material storage areas.
- 5 C640 - Septic Tank Drainage
- 6 C470 - Potable Water Supply
- 7 **Lighting:** All lighting within the site shall be shielded to avoid glare/distraction to the adjacent railway.
- 8 **Fencing:** Prior to the commencement of operations, the boundary with railway land shall be protected with a 1.8m high weldmesh fence.

Reasons:

- 2 R050
- 3 R260
- 4 R410

- 5 R640
- 6 R470
- 7 In the interest of railway safety.
- 8 In the interest of railway safety.

Supplementary Information:

None

Community Council:

Polmaise Community Council were consulted on 24 November 2000 but to date no reply has been received.

PROPOSAL: Installation of replacement window unit at 18A Park Terrace, Stirling FK8 2JT

Ward: **Kings Park And Cambusbarron**
 Reference: **S/00/01123/HAE**
 Type: Household Alteration/Extension
 Date Valid: 14 December 2000
 Officer: Tim Saunders, Telephone: 443407

Applicant/Agent: Mr McEwan per CR Smith Glaziers Ltd, PO Box 27, Gardeners Street, Dunfermline KY12 0RN

Recommendation: Refuse

For the following reasons:

- 1 The proposal is contrary to policy E43 of the Stirling Council Local Plan Adopted December 1999, as the use of UPVC material would erode the character of a Category 'B' Listed Building.
- 2 The proposal is contrary to policy E44 of the Stirling Council Local Plan Adopted December 1999, in that no evidence has been produced to indicate that the original window is beyond repair.

Supplementary Information:

The applicant was asked to reconsider the proposal but no reply has been received.

Community Council:

No consultation sent or requested.

PROPOSAL: Conversion of farm steading to form 2 no. dwelling houses at Arngibbon House, Arnprior

Ward: **Campsies**
 Reference: **S/01/00011/DET**
 Type: Detailed Consent
 Date Valid: 3 January 2001
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: S R Wilkie per Scott White Building Design, 49 Primrose Street, Alloa FK10 1JJ

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 1 **Timescales:** Notwithstanding the terms of Sections 58 and 59 of the Town and Country Planning (Scotland) Act 1997, the development shall commence within 1 year of the date of this consent, and shall be completed within 3 years of the date of this consent.
- 2 C177 - Rural Building Protection
- 3 C051 - Restriction on Construction Hours
- 4 **Construction Delivery Detail:** The delivery of all materials related to the construction of the development hereby approved shall be in strict accordance with the applicant's methodology letter dated 4 April 2001 to the satisfaction of the Planning Authority.
- 5 **Structural Survey Detail:** This consent refers to the conversion of the existing farm steading as indicated on the approved site layout plan and the Structural Engineers Report dated 9 January 2001.
- 6 C190 - Details of Materials
- 7 C470 - Potable Water Supply
- 8 C640 - Septic Tank Drainage
- 9 **Landscape Detail:** No works shall commence on site until a detailed landscape plan for the site showing new planting proposals, hard and boundary treatment is submitted to and approved in writing by the Planning Authority.
- 10 **Access Detail:** No works shall commence on site until details showing the following have been submitted to and approved in writing by the Planning Authority:-
 - a) Forward visibility splays of 4.5m x 215m in both directions at the junction of the site access with the A811 where there shall be no obstruction to visibility over 1m in height above the adjacent carriageway level;
 - b) At least 2 passing places formed on either side of the existing track, a minimum distance of 70m from the A811 in the north and the Arngibbon complex in the south;

Following the approval of the above, the related works shall be completed to the satisfaction of the Planning Authority prior to the occupation of the dwellings hereby permitted.
- 11 **Access Detail:** Prior to the occupation of the dwellings hereby approved the existing access road shall be increased in width 5.5m over its initial 10m length from the junction with the A811 to the satisfaction of the Planning Authority.

Reasons:

- 1 R177
- 2 R177
- 3 R051
- 4 R051
- 5 As the proposed development is located in the open countryside where new residential development is not generally permitted.
- 6 R190
- 7 R470
- 8 R640

- 9 R290B
10 R500
11 R500

Supplementary Information:

Two individual letters of objection have been received in connection with the planning application; the issues/concerns raised include:

1. The suitability of the width of the access road for construction traffic, and additional vehicles using the access road as a result of the development;
2. The suitability of the culverted bridge for construction traffic;
3. Septic tank - ownership of ground;
4. The proposal is contrary to the Local Plan;
5. Inadequate water supply.

In response to the above points, the following comments are offered:

1. Conditions have been attached to the recommendation which control the hours of construction. Furthermore, the applicant's methodology statement confirms that articulated vehicles and wide load vehicles will not be permitted. All loads will be restricted to 6 wheeled vehicles. Reference to the applicant's methodology statement is referred to in the conditions;
2. It should also be noted that the issue of damage to the road and neighbouring property is a civil matter;
3. The septic tank requires to be constructed to the satisfaction of the Scottish Environmental Protection Agency. The issue of accessibility for emptying is relevant and a condition to this effect is included as part of the recommendation. The issue of land ownership in respect of the positioning of the septic tank and its discharge is a civil matter;
4. The proposal comprising the conversion of redundant rural buildings is not contrary to policy. Environment Policy E2 as contained in the adopted Stirling Council Local Plan supports such a scheme;
5. A condition requiring the provision of a potable water supply is enclosed and the provision of this is a civil matter.

Community Council:

Arnprior Community Council were consulted on this planning application on 9 January 2001. No comments have been received.

PROPOSAL: Replacement of window at 18A Park Terrace, Stirling FK8 2JT

Ward: **Kings Park And Cambusbarron**
Reference: **S/01/00012/LBC**
Type: Listed Building Consent
Date Valid: 4 January 2001
Officer: Tim Saunders, Telephone: 443407

Applicant/Agent: Mr McEwan per CR Smith Glaziers Ltd, Po Box 27, Gardeners Street, Dunfermline, Fife KY12 0RN

Recommendation: Refuse

For the following reasons:

- 1 The proposal is contrary to policy E43 of the adopted Stirling Council Local Plan December 1999, as the use of UPVC material would erode the character of a Category 'B' Listed Building.

- 2 The proposal is contrary to policy E44 of the Stirling Council Local Plan December 1999, in that no evidence has been produced to indicate that the original window is beyond repair.

Supplementary Information:

The applicant was asked to reconsider the proposal but no reply has been received.

Community Council:

No consultation sent or requested.

PROPOSAL: Demolition of store and erection of detached building comprising of garage, store and garden store at Laburnum Villa ,Craignavie Road, Killin

Ward: **Highland**
Reference: **S/01/00086/HAE**
Type: Household Alteration/Extension
Date Valid: 23 February 2001
Officer: Iain Jeffrey, Telephone: 442987

Applicant/Agent: Mr And Mrs McRobbie per Henry W Paterson, 48/4 Coltbridge Avenue, Edinburgh EH12 6AH

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C190 - Details of Materials
- 3 C317 - No Topping, Lopping or Felling
- 4 C070 - No Trade Garages
- 5 **Roof Finish:** The roof of the approved garage shall be finished in a natural slate or a small flat grey slate sized tile.

Reasons:

- 2 R190
- 3 R317
- 4 R070
- 5 In order to preserve the character of the surrounding Conservation Area.

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Erection of 1½ storey dwelling house at Rear of 20 Main Street, Thornhill FK8 3PN

Ward: **Trossachs**
 Reference: **S/01/00133/OUT**
 Type: Outline Application
 Date Valid: 27 February 2001
 Officer: Iain Jeffrey, Telephone: 442987

Applicant/Agent: Charles G MacLaren, 20 Main Street, Thornhill FK8 3PN

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C010 - Reserved Matters
- 3 C011 - Reserved Matters
- 4 **Drainage:** The dwelling shall not be occupied until works for the satisfactory disposal of sewage have been provided on the site to serve the development granted consent in accordance with details to be submitted to and approved in writing by the Planning Authority.
- 5 **Design:** Notwithstanding, the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 no window openings shall be permitted on the east or west elevations of the dwelling house.
- 6 **Access:** The public road shall be widened to 5.5 metres along the sites frontage with a 2 metre wide footway provided along its north side.
- 7 **Access:** Access to the dwelling and access to the rear of number 20 Main Street shall be provided via standard footway crossing, 3 metres in width, at right angles to the public road.
- 8 **Access:** The dwelling shall be positioned to allow the formation of a driveway/hardstanding, a minimum of 5.5 metres back from the rear of the new footway which is to be provided to the satisfaction of the Planning Authority in consultation with the Roads Authority.
- 9 **Access:** The driveway shall be constructed with a gradient not exceeding 1 in 10 and be suitably drained/surfaced to ensure no surface water or loose material from them is discharged onto the Public Road.
- 10 **One and a Half Storey Only:** This permission shall relate to the erection of one dwelling of one and a half storeys only.
- 11 C170 - Traditional Properties
- 12 C171 - Traditional Properties
- 13 **Traditional Properties:** The size, massing, height, style and design of the building(s) granted consent shall be of a traditional nature matching any indigenous design elements of the surrounding properties; in particular the following shall be incorporated in the design -

 the use of natural slate or a reconstituted slate the details of which shall be submitted to the Planning Authority and approved in writing prior to work commencing on site.
- 14 C173 - Traditional Properties
- 15 C174 - Traditional Properties

Reasons:

- 2 R010
- 3 R010
- 4 R640
- 5 In order to prevent any direct overlooking of adjoining properties.
- 6 R500
- 7 R500
- 8 R500
- 9 R500
- 10 In order that the development is compatible with the scale of buildings on the Main Street to which it relates architecturally.
- 11 R170
- 12 R170
- 13 R170
- 14 R170
- 15 R170

Supplementary Information:

Outline planning consent for a single house at the above site was previously granted in 1995 and 1998. The site has a direct road frontage onto Back Loan and complies with Policy H7 of the Stirling Council Local Plan concerning the development of a new house within the curtilage of an existing house.

Community Council:

Thornhill Community Council were consulted on 2 March 2000 and as yet a reply has not been received.

PROPOSAL: Erection of conservatory to rear of semi detached dwelling house at 4 Barn Road, Stirling

Ward: **Town Centre**
 Reference: **S/01/00135/HAE**
 Type: Household Alteration/Extension
 Date Valid: 22 February 2001
 Officer: John Milne, Telephone: 442985

Applicant/Agent: Mr & Mrs Imrie per David M Jarvie, 27 Aytoun Road, Glasgow G41 5HW

Recommendation: Refuse

For the following reason:

- 1 In the opinion of the Planning Authority, the proposal is contrary to Stirling Councils Development Advice Note on Sunlight, Daylight and Privacy in that, if approved, the proposal would have significant impact on daylight entering a neighbouring proprietors living room and, as such, is considered contrary to policy H10 in the Stirling Council Local Plan in that the development would have an adverse affect on residential amenity.

Supplementary Information:

This application is for the erection of a single storey conservatory to the rear of an existing semi-detached dwelling house. The applicant has already constructed a dividing wall between the properties - without the benefit of planning consent.

The proposal is in contradiction to Stirling Councils Development Advice Note on Sunlight, Daylight and privacy and, while no objection from the neighbouring proprietor has been received, the applicant is unable to overcome concerns regarding loss of daylight to the neighbours ground floor living room.

Supplementary to the recommendation to refuse, authorisation is sought that formal Enforcement Action may be initiated to remove or amend the unauthorised boundary wall.

Community Council:

No consultation sent or requested.

PROPOSAL: **Erection of two internally illuminated fascia signs, three non illuminated, pole mounted forecourt signs and one non illuminated, rotating forecourt sign at Arnold Clark, Kerse Road, Stirling FK7 7RY**

Ward: **Argyll**
Reference: **S/01/00140/ADV**
Type: Advertisement
Date Valid: 20 February 2001
Officer: Dorothy Irvine, Telephone: 442473

Applicant/Agent: Toyota (GB) Ltd per Collins Signs Ltd, Peter Road, Lancing Business Park, Lancing BN15 8TH

Recommendation: **Approve with Conditions**

Subject to the following conditions, preceded by Standard Conditions '1-4':

- 5 C260 - Compliance with Details
- 6 **Illumination (Signs E and I):** Signs E and I in the approved plans shall not be illuminated as a strength of more than 800 candela per square metre.
- 7 C710 - Remove Existing Advertisements

Reasons:

- 5 R260
- 6 R720
- 7 R710

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: **Proposed siting of free standing illuminated pylon sign at**

Arnold Clark, Kerse Road, Stirling FK7 7RY

Ward: **Argyll**
 Reference: **S/01/00146/ADV**
 Type: Advertisement
 Date Valid: 21 February 2001
 Officer: Dorothy Irvine, Telephone: 442473

Applicant/Agent: Arnold Clark per Merson Signs Limited, 31 Fairfield Place, College Milton, East Kilbride G74 5LP

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Conditions '1-4':

- 5 C260 - Compliance with Details
- 6 **Restrict Illumination Strength:** The advertisement to which this consent relates shall not be illuminated at a strength of more than 600 candela per square metre to the satisfaction of the Planning Authority.
- 7 **Pylon Sign Location:** Prior to any work commencing on site a scaled block plan, which indicates exact dimensions of proposed sign in location shall be submitted to and approved in writing by the Planning Authority this plan shall show the location of the sign to the rear of a 4.5 x 90 m visibility splay from the vehicular entrance to the site.
- 8 **Existing Signage:** The existing free standing advertisement shall be removed prior to the display of the sign granted consent.

Reasons:

- 5 R260
- 6 R720
- 7 In the interests of highway safety.
- 8 R710

Supplementary Information:

No consultation sent or requested.

Community Council:

None

PROPOSAL: Removal of existing fascia and projecting sign and erection of 4 signs comprising of a fascia sign with trough style upright, 2 internally illuminated projecting signs and graphic menu board with downlight illumination at Co op Shop, Main Street, Aberfoyle FK8 3UG

Ward: **Trossachs**
 Reference: **S/01/00155/ADV**
 Type: Advertisement
 Date Valid: 21 February 2001
 Officer: Iain Jeffrey, Telephone: 442987

Applicant/Agent: CWS Retail Financial Services per Futurama Ltd, Island Farm House,

Island Farm Road, West Molesey, Surrey KT8 2TR

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Conditions '1-4':

- 5 **Restrict Number of Signs:** Advertisement Consent is hereby granted for the erection of sign A (fascia signage), C (projecting sign) and D (menu board); with signs B (projecting sign) and E and F (graphic panels) being omitted from the consent..
- 6 **Restrict Illumination Strength:** Illuminated advertisement granted consent shall have an intensity of illumination not exceeding 1000 candela per square metre" of illuminated surface.

Reasons:

- 5 R710
- 6 R730

Supplementary Information:

The existing signs on the Co-op comprise of an internally illuminated fascia sign and two internally illuminated projecting signs. The above recommendation permits 3 replacement signs, therefore the number of signs has not increased. Condition 5 prevents a second projecting sign which is unnecessary and the 2 graphic panels which would constitute a visually confused clutter which Policy E26 of the Stirling Council Local Plans does not permit.

Community Council:

Strathard Community Council were consulted on 5 March 2001 and wants the proposal for 4 signs to be refused; a fascia sign and a projecting sign would be acceptable but 4 signs are not acceptable. All signs shall comply with Roads Department advice regarding brightness.

Planning Response: It is agreed that 4 signs would constitute a visually confused clutter which would not be appropriate; as there are 3 signs at present, the replacement with 3 new signs is not unreasonable. The Roads advice regarding level of luminance is incorporated into condition 6 above.

PROPOSAL: Erection of glass filter GRP kiosk, C/Panel kiosk and GRP tank at Inversnaid WWTW, Inversnaid

Ward: **Trossachs**
 Reference: **S/01/00156/DET**
 Type: Detailed Consent
 Date Valid: 22 February 2001
 Officer: Iain Jeffrey, Telephone: 442987

Applicant/Agent: East Of Scotland Water per ESW Waterway Consultancy, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 **Screen Fence:** Prior to work commencing on site, proposals for the erection of a 2 m high fence to screen the waste water treatment works shall be submitted to the Planning Authority and approved in writing the fence shall enclose the hard standing to the east of the West Highland Way, and shall be erected within 1 month of work being completed.

Reasons:

- 2 As the water works are located in a prominent position adjacent to the West Highland Way and to provide effective screening in the interests of preserving the amenity of the area.

Supplementary Information:

The Interim Committee for Loch Lomond and Trossachs were consulted on 5 March 2001 and as yet a reply has not been received.

Community Council:

Strathard Community Council wants the application approved and have requested that screening be considered.

PROPOSAL: Outline planning application for erection of 1 new dwelling house at Ballanluig, Balquhidder

Ward: **Highland**
 Reference: **S/01/00157/OUT**
 Type: Outline Application
 Date Valid: 23 February 2001
 Officer: Iain Jeffrey, Telephone: 442987

Applicant/Agent: Mr & Mrs D Campbell per Sandy Smith, Greenloaning Cottage, Braco FK15 0LY

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C010 - Reserved Matters
- 3 C011 - Reserved Matters
- 4 C012 - Reserved Matters
- 5 **One and Half Storey Only:** This permission shall relate to the erection of one dwelling of one and a half storeys only.
- 6 **Visibility Splay/Access/Parking:** The development granted consent shall comply with the letter from Roads Authority dated 14 March 2001 and in particular conditions 1-6 inclusive.
- 7 C640 - Septic Tank Drainage
- 8 C170 - Traditional Properties
- 9 C171 - Traditional Properties
- 10 C172 - Traditional Properties
- 11 C173 - Traditional Properties
- 12 C174 - Traditional Properties
- 13 C317 - No Topping, Lopping or Felling

Reasons:

- 2 R010
- 3 R010

4	R010
5	In order that the development is compatible with scale and character of buildings in locality to which it relates architecturally.
6	R500
7	R640
8	R170
9	R170
10	R170
11	R170
12	R170
13	R317

Supplementary Information:

In their consultation reply, the Interim Committee for Loch Lomond and Trossachs advise that the application be refused on the grounds that it is contrary to Development Plan policies concerning the development of housing on the countryside and the applicant has not provided any justification for the proposed house to be located at the site. Policy H5 of the Clackmannanshire and Stirling Structure Plan - Finalised Plan August 2000 support new housing within the settlements of the upland areas and states further detailed guidance on Dispensed Rural Communities will be defined in the Local Plan. There is currently no further guidance on the definition of these communities or how development may be accommodated within them.

One Letter of objection has been received on the following grounds:-

- the site fronts onto a passing place and the proposed development would create an additional hazard for the road users.
- A number of mature trees may require to be felled to accommodate the proposed house.
- The approval of the application would lead to increased holiday home use this altering the character of the rural area.
- There is a public right of way across the location of the proposed development.

Planning Response

The application site is located closely with an established building group and a new house would integrate successfully with the landform at the site. The siting of a house would comply with PAN 36 concerning siting and design of new housing in the countryside and locational criteria in the Local Plan. Policy H5 of the Clackmannanshire and Stirling Structure Plan - Finalised Plan August 2000 supports new housing within Dispersed Rural Communities. The Interim Committee have previously approved single house proposals in Balquhiddy on appropriate sites on the basis of Policy H5 and the above recommendation is consistent with previous decisions for approval on appropriate sites within Balquhiddy. Policy H5 does not require a single house proposal to be justified on the basis of operational need. The site does not front onto an official passing place. According to the house position on the location plan, mature trees would not have to be felled - condition 13 states trees shall not be felled without written consent from the Planning Authority. The application is for residential use and there is no evidence to suggest that the house is for holiday letting. The right of way runs along the public road.

Community Council:

Balquhiddy Community Council were consulted on 5 March 2001 and would like the application to be refused and state they cannot support the application since there is no demonstrable need, and it appears to be purely speculative.

PROPOSAL: Single storey extension to mid-terraced dwelling house at 29 South Street, Stirling FK9 5NL

Ward: **Argyll**
 Reference: **S/01/00165/HAE**
 Type: Household Alteration/Extension
 Date Valid: 12 March 2001
 Officer: John Milne, Telephone: 442985

Applicant/Agent: Andrew Rennie, 29 South Street, Cambuskenneth

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C200 - Matching Materials

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

No consultation sent or requested.

Community Council:

None

PROPOSAL: Erection of stable block (3 Stables) for private/domestic use (retrospective) at Strathbraan, Croftamie

Ward: **Strathendrick**
 Reference: **S/01/00188/DET**
 Type: Detailed Consent
 Date Valid: 15 March 2001
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Alasdair McArthur, Strathbraan, Croftamie

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 **Restrict Use To:** The premises shall only be used for the domestic requirements of the occupiers of the dwelling to which it relates; and for no other purpose.
- 4 C270 - Building to be Well Maintained
- 5 **Drainage Detail:** All surface water drainage associated with the development hereby approved shall discharge to the existing field drain to the satisfaction of the Planning Authority in consultation with the Scottish Environmental Protection Agency.

Reasons:

- 2 R260
- 3 R040
- 4 R270
- 5 R640

Supplementary Information:

None

Community Council:

Croftamie Community Council neither support nor oppose this application.

PROPOSAL: Refurbishment of building incorporating installation of replacement at Village Club, Glasgow Road, Blanefield

Ward: **Blanevalley**
 Reference: **S/01/00205/DET**
 Type: Detailed Consent
 Date Valid: 12 March 2001
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Hall Committee per CTM Design Ltd, 14 Craigenlay Ave, Blanefield G63 9DR

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 **Roof Detail:** The replacement roof-tiles shall match the existing roof-tiles to the satisfaction of the Planning Authority.

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

None

Community Council:

Strathblane Community Council were consulted on 19 March 2001 and have made no comment.

PROPOSAL: Side extension to dwelling house at 18 Back Croft, Dunblane FK15 0BN

Ward: **Dunblane East**
 Reference: **S/01/00212/HAE**
 Type: Household Alteration/Extension
 Date Valid: 15 March 2001
 Officer: John Milne, Telephone: 442985

Applicant/Agent: Mr John Sinton per McEachern MacDuff, 13 Allan Park, Stirling FK8 2QG

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C190 - Details of Materials
- 3 C260 - Compliance with Details
- 4 **Details of Wall Opening:** Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority indicating the extent of wall removal and proposed access gates.
- 5 **Details of Hardstanding:** Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the surface materials of the hardstanding area.
- 6 **Details of Storage Shed:** Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the elevational detail of the proposed storage shed.
- 7 C571 - Details of Access

Reasons:

- 2 R190
- 3 R260
- 4 R280
- 5 R280
- 6 R260
- 7 R570

Supplementary Information:

While Stirling Council's Development Advice Note recommends a total developed area of garden ground should not exceed 30%, this application represents 35% development proposals.

Considering the relatively small garden area and that the proposed extension will provide ground floor facilities for an elderly occupant, the marginal over-development of the plot is considered acceptable.

Community Council:

No consultations sent or requested.

PROPOSAL: Erection of detached garage at 16 Menteith Crescent, Callander FK17 8BY

Ward: **Trossachs**
 Reference: **S/01/00222/HAE**
 Type: Household Alteration/Extension
 Date Valid: 20 March 2001
 Officer: Dorothy Irvine, Telephone: 442473

Applicant/Agent: Peter MacPherson, 16 Menteith Crescent, Callander FK17 8BY

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C201 - Matching Materials

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Single storey extension to rear to form new kitchen at 28 Hays Hill, Kippen

Ward: **Campsies**
 Reference: **S/01/00234/HAE**
 Type: Household Alteration/Extension
 Date Valid: 9 March 2001
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Mr & Mrs Harrison per Harley & Murray, Unit 3, Block 1 Duckburn Estate, Dunblane FK15 0EW

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C200 - Matching Materials

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Rebuilding of 33KV Overhead Line at Drumore, Drymen

Ward: **Blanevalley**
 Reference: **S/01/00237/NST**
 Type: Statutory Notification

Date Valid: 1 March 2001
Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Scottish & Southern Energy Plc, Major Projects, Inveralmond House, 200 Dunkeld Road, Perth PH1 3AQ

Recommendation: Approve

Subject to Standard Condition '1', with no additional conditions.

Supplementary Information:

To advise the applicant that the works constitute 'permitted' development and that the Planning Authority have no further comment to make.

Community Council:

Killlearn Community Council were consulted 29 March 2001 and have made no comment.

PROPOSAL: Replacement windows of flatted property at 16 Cornton Road, Bridge Of Allan FK9 4DB

Ward: **Bridge Of Allan**
Reference: **S/01/00240/HAE**
Type: Household Alteration/Extension
Date Valid: 22 March 2001
Officer: John Milne, Telephone: 442985

Applicant/Agent: Joan Russell, 16 Cornton Road, Bridge Of Allan FK9 4DB

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

2 C260 - Compliance with Details

Reasons:

2 R260

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Demolition of existing attached garage to side of dwelling house and erection of replacement side extension to form sitting room at 5 Melfort Drive, Stirling FK7 0BD

Ward: **Broomridge**
 Reference: **S/01/00244/DET**
 Type: Detailed Consent
 Date Valid: 22 March 2001
 Officer: Lorraine Edwards, Telephone: 443143

Applicant/Agent: Mr Ken Christie per Richard Henderson Ltd, Unit 5, Lancaster Road, Lowmoss Industrial Estate, Bishopbriggs

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C200 - Matching Materials

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

None

Community Council:

No consultation sent or requested.

PROPOSAL: Extension to rear of existing dwelling house at Lilleybank Mews Cottage, 66 Main Street, Killearn G63 9ND

Ward: **Blanevalley**
 Reference: **S/01/00253/HAE**
 Type: Household Alteration/Extension
 Date Valid: 26 March 2001
 Officer: Ian Dryden, Telephone: 442447

Applicant/Agent: Miss J Stewart per Erik Johnston, 18 Roman Road, Balfron G73 0PR

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C260 - Compliance with Details
- 3 C200 - Matching Materials

Reasons:

- 2 R260
- 3 R200

Supplementary Information:

None

Community Council:

No consultation sent or requested.

**PROPOSAL: Erection of storage shed at Dunblane Bowling Club,
Stirling Road, Dunblane**

Ward: **Dunblane East**
Reference: **S/01/00258/HAE**
Type: Household Alteration/Extension
Date Valid: 29 March 2001
Officer: John Milne, Telephone: 442985

Applicant/Agent: Dunblane Bowling Club per Alan Davidson, 20 Balmoral Court, Dunblane

Recommendation: Approve with Conditions

Subject to the following conditions, preceded by Standard Condition '1':

- 2 C190 - Details of Materials
- 3 C270 - Building to be Well Maintained
- 4 C260 - Compliance with Details

Reasons:

- 2 R190
- 3 R270
- 4 R260

Supplementary Information:

None

Community Council:

No consultation sent or requested.

Planning Appeals and Public Inquiries

APPEAL: Unauthorised storage of mini skips, land off Station Road, Bannockburn

Reference: S/00/00128/UNAUTH
 Type: Enforcement Notice Appeal
 Officer: Lynne Currie Telephone 442813

Appellant: Mr Thomson

Outcome: Dismissed

Supplementary Information:

Notification has been received from the Scottish Executive that the above appeal has been dismissed.

The Reporter supported the view of the Council that a breach of planning control had occurred and considered that the storage of min skips at this location is contrary to Policy E7 of the Stirling Council Local Plan (adopted) December 1999 in that this function is not related to a primary rural activity and does not have an overriding need for a countryside location.

The Reporter considered that the time period specified within the Enforcement Notice to remedy the breach was inadequate and has extended this to 2 months to allow for the works required to be organised and carried out.

APPEAL: Appeal against refusal of planning permission for erection of dwelling house (in principle) – plot of land at North of No. 12 Leighton Avenue, Dunblane

Reference: S/00/00787/OUT
 Type: Outline
 Officer: John Milne Telephone 442985

Appellant: Mr E Mackinton per A G Clarkson

Supplementary Information:

Members should be aware that an appeal has been lodged with the Scottish Executive against refusal of planning permission at the above address.

The recommendation was circulated through Planning Schedule Week No. 50 on 20 December 2000.

The appeal will be conducted by means of written procedures.

APPEAL: Appeal against refusal of planning permission for alterations to roof structure of existing 2 storey property to form 2no. additional flatted units – 8 Alloa Road, Causewayhead

Reference: S/00/00254/DET
 Type: Detailed
 Officer: John Milne Telephone 442985

Appellant: Mr T Thomson per NGP Associates

Outcome: Dismissed

Supplementary Information:

Members may recall that this application represented an extension and alteration to an existing flatted development to form an additional 2 units.

The reason for refusal was based on the property having no dedicated car parking provision – either for the existing dwellings or for the additional units – although some on-street car parking existed in the location.

In reaching a decision to dismiss the appeal, the Reporter concluded that the proposals would probably result in additional traffic congestion at a busy location, which would be contrary to the interests of road safety and traffic management.

APPEAL: Plot 1, Beech Drive, Killearn – Change of Use of a Dwelling House with Children’s Nursery Accommodation to Children’s Nursery.

Reference: S/99/00526/DET
 Type: Written Submissions
 Officer: John Kelly

Appellant: Mrs Heron

Outcome: Appeal Upheld

Supplementary Information:

Planning permission was refused on 20 January 2000 for the above development.

An appeal was submitted to Scottish Ministers and the appeal was sustained in a decision letter dated 11 July 2000. The decision was quashed by the Court of Session on 18 October 2000 following a successful challenge by the Council relative to the Reporter’s failure to specify a maximum level of children to be accommodated with the nursery.

The case was remitted back to the Scottish Executive in order for the appeal to be re-determined in light of the court’s decision.

A fresh decision letter was issued on 15 March 2001 sustaining the appeal and granting planning permission for the development subject to conditions.

The conditions imposed on the development include:

- A maximum limit of 53 children to be accommodated within the building;
- A requirement to provide 10 off-street car parking spaces;
- A requirement for a landscaping plan to be prepared and implemented before the upper floor of the building commences use as part of the nursery;
- A time limit imposed on the nursery requiring it not to operate outwith the period 08.00 hours to 18.00 hours Monday to Friday and requiring it to be closed during the entire weekend.

Tree Preservation Orders, Forestry Planting and Felling Proposals

The Forestry Commission Public Register of New Planting and Felling Applications - Week Beginning 9 April 2001.

Here is the list of new planting and felling applications received by Perth Conservancy for the Stirling Council Area in the above week. It covers applications under the Woodland Grant Scheme (WGS), Amendments to WGS applications (WGA), Felling Licences or similar Forest Enterprise applications to fell (FEL), the Dedication Scheme and Forest Enterprise Design Plans (FDP).

It shows applications which have been newly received and those which have been approved and contracts issued.

If you have comments or would like further information, please contact:

Mr S G House
Forestry Commission
14 Gowans Terrace
Perth
PH1 5AN

Phone: 01738 442830
Fax: 01738 441787

To allow the commission to process applications promptly, comments on applications at firm proposal stage must be made within 4 weeks of the issue of the register.

Property Name: Lanrick				Stage: Received			
Grid Ref (1)	FC Ref	Type	Felling (HA) (2)		New Planting (HA) (3)		
			Conifers	Broadleaves	Conifers	Broadleaves	
NN682029	033/95/00-01	FLA	8.40	-	-	-	
Additional Information:							

Property Name: Craigallian West				Stage: Received			
Grid Ref (1)	FC Ref	Type	Felling (HA) (2)		New Planting (HA) (3)		
			Conifers	Broadleaves	Conifers	Broadleaves	
NS538771	033001883/001	WGS	10.7	-	-	-	
Additional Information:							
Conversion to open area							
Restocking mainly conifer							
Selective felling							

Other Planning Issues

ISSUE: **Report on this proposal for a Loch Lomond and Trossachs National Park**

Officer: Mick Stewart Telephone 442993

Considerations:

SNH have now submitted its report to Scottish Ministers on the proposal for the new National Park, following consultation earlier this year. The report is publicly available from:

Paul Esrich or Carol Davies
Scottish Natural Heritage
The Beta Centre
Innovation Park
University of Stirling
Stirling FK9 4NF (01786 450362)

A copy of the report will be sent to those who commented on the consultation.

The report includes proposals based on the consultation and also separate recommendations from SNH, as the Government's advisor on natural heritage issues. The proposals cover:

General Issues
The Area
Powers
Representation
Costs
Name

A copy of the Report can be viewed in Environmental Services, Viewforth.
