



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **18 January 2017**

Week Number **02**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 26 January 2017** unless the Head of Planning receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. The deadline for the Planning & Building Standards Service Manager to receive such written objections from Councillors to this week's Planning Schedule Recommendations is therefore 1700hrs on **Wednesday, 25 January 2017**.

The Planning Schedule

The Planning Schedule

The Planning Schedule is issued every week and contains information on a range of planning matters.

The Schedule is distributed to all Councillors, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council may also be obtained from www.stirling.gov.uk/onlineplanning.

Applications Received

When a Valid Planning Application is registered it is given a unique reference number. If you are enquiring about any of the applications please contact the Officer shown in the Schedule and refer to the application reference number.

The list of applications received includes an indication of the anticipated decision making level which is governed by the Hierarchy of Developments and the Council's Scheme of Delegation. An explanation of the Council's new Section 43A Council report is available at www.stirling.gov.uk/planning.

The decision making levels are:

Panel – the application will be determined by the Planning Panel having considered the Planning Officer's recommendation and any other relevant representations. See Hearing Interested Parties.

Schedule – the Planning Officer's recommendation on the application will appear in the Schedule under Planning Schedule – Recommendations – see below.

Delegated – the application will be determined by an Appointed Officer and his decision will appear in the Schedule under Decisions of Appointed Officers – see below.

Decision of Appointed Officers

Generally applications for developments which are classified as "local developments" under the Hierarchy of Developments will be determined by an Appointed Officer under the Council's Section 43A Scheme of Delegation. There are certain exceptions - see Scheme of Delegation below.

The decisions appear in the Schedule as a matter of record only.

The applicant has a right of review of the Appointed Officer's decision. The Council's Local Review Body will consider any such review. Please refer to Planning Circular 7/2009 Schemes of Delegation and Local Reviews for more information and also at www.scotland.gov.uk.

Planning Schedule – Recommendations

This part of the Schedule contains the Planning Officer's recommendation on an application. At the end of the seven day period the recommendation will become the decision of the Planning Authority unless the Planning & Building Standards Service Manager receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. Such requests must reach the Planning & Building Standards Service Manager before the deadline shown on the front page of this Planning Schedule.

At the end of the seven day period formal Decision Notices will be issued for the recommendations which are not referred to Planning Panel.

Hearing Interested Parties at Planning Panel: The Planning Panel may decide if objectors and applicants will be invited to address the Panel on a particular application. Generally this will occur only where it is felt that this will further inform the Panel in its consideration of a Planning Application and will only be used when considering more complex and contentious issues. Contributions will generally be limited to 5 minutes from each side.

Community Councils: Any Community Council will be consulted on an application if a written request is made (telephone the Case Officer in first instance). Community Councils are expected to act within the provisions on PAN47, and concern themselves only with cases that raise issues of genuine community interest. Householder applications will rarely involve issues of this kind.

Planning Panel Recommendations

This section contains Planning Officers' recommendations for applications which are scheduled for consideration at the Planning Panel meeting as stated.

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 created a classification for all developments across Scotland. The three categories in the hierarchy of development to which all developments will be allocated are:-

- National development;
- Major developments; and
- Local development.

The top tier of developments is national developments and these are contained in the National Planning Framework for Scotland published by the Scottish Ministers in June 2009. The National Planning Framework may be viewed at www.scotland.gov.uk.

Below national developments are major and local developments. Whether a development is a major or local development is determined by whether the development falls above or below certain thresholds. There are 9 thresholds. Where a development meets or exceeds the following thresholds the development will be classed as a major development. Any development below the thresholds will be local developments. The thresholds are:

- 1 All development under Schedule 1 to the Environmental Impact Assessment (Scotland) Regulations 1999.
- 2 Housing where the development comprises 50 or more dwellings or the area of the site is or exceeds 2 hectares.
- 3 Business of general industrial, storage and distribution with a gross floor space of 10,000 square metres or the area of the site is or exceeds 2 hectares.
- 4 Electricity Generation where the generating capacity is or exceeds 20 megawatts.
- 5 Waste Management Facilities where the capacity of the facility is or exceeds 25,000 tonnes per annum or for sludge treatment facilities where the capacity to treat more than 50 tonnes (wet weight) per day of residual sludge.
- 6 Transport and infrastructure projects where the length of road, railway, tramway, waterway, aqueduct or pipeline exceeds 8 kilometres.
- 7 Fish farming where the surface area of water covered is or exceeds 2 hectares.
- 8 Mineral extraction where the site area is or exceeds 2 hectares.
- 9 Other Development not falling wholly within one of the above classes where the gross floor space is or exceeds 5,000 square metres or the area of the site is or exceeds 2 hectares.

Scheme of Delegation

In the case of Major Developments and subject to the right of Councillors to request (for relevant planning reasons) that the application be referred to the Planning Panel for determination, the recommendation of the Planning Officer shall appear in the Planning Schedule and such recommendation will become the decision of the Planning Authority unless the application is referred to the Planning Panel.

Generally, Local Developments will be determined by an Appointed Officer in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 and the Council's Section 43A Scheme of Delegation which is published below. There are seven exceptions listed (a) to (g) below where Local Developments will either be determined by the Planning Panel or appear as a Planning Schedule Recommendation.

Planning - Section 43A Scheme of Delegation

The following is an excerpt from the Council's Scheme of Delegation:

This part of the Scheme of Delegation is operated under Section 43A of the Town and Country Planning (Scotland) Act 1997 and Part 2 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

The Appointed Officer, being the Officer appointed under Section 43A(1) of the Town and Country Planning (Scotland) Act 1997 and EPR52, is authorised to determine any application for planning permission (and any application for consent, agreement or approval required by condition imposed on a grant of planning permission) and being applications which fall within the definition of a local development as specified in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 under the following exceptions:-

(a) Planning Authority Applications

The application (a) is made by the Planning Authority or a Member of the Planning Authority, or by members of staff directly involved in the planning process or (b) relates to land in the ownership of the Planning Authority or to land in which the Planning Authority have a financial interest. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(b) Section 43A(6) Remit to Planning Panel

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning Panel or the Planning & Building Standards Service Manager or any Officer authorised by him (including the Appointed Officer) decide that the application should be remitted to the Planning Panel for determination under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997.

(c) Member Remit to Planning Panel

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning & Building Standards Service Manager receives from a Member a written request setting out relevant planning reasons for referral of the application to the Planning Panel for determination and the Planning & Building Standards Service Manager, in consultation with the Chair and Vice Chair of the Planning Panel, agrees to the request.

(d) **Significant Local Objection**

Prior to either (a) the determination of the application by the Appointed Officer, or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, and in circumstances where the determination by Appointed Officer would likely to have been to approve the application, the Planning & Building Standards Service Manager receives significant local objections and is satisfied that the objections disclose relevant planning reasons. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(e) **Contrary to local Development Plan**

The application is a significant departure from the Local Development Plan. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(f) **Scottish Ministers**

The application requires to be notified to the Scottish Ministers. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(g) **Listed Building Consent etc**

Any application which also requires any or all of the following: (i) Listed Buildings Consent, (ii) Conservation Areas Consent; (iii) Hazardous Substances Consent; and (iv) Control of Advertisements Consent. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

Only exceptions (a), (b), (f) and (g) shall apply to applications for a householder development falling within Classes 1 to 6 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or a sundry minor operation falling within Classes 7, 8, or 9 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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Who to contact in Planning

If you have a query about a Planning Application or related matter you should contact the appropriate member of staff using their personal direct dial phone number. If they are not available, your call will be automatically redirected to our Planning Support staff who will be pleased to help you. If necessary they can arrange an appointment for you to see somebody who can deal with your particular query. The dialling code for Stirling is (01786).

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: coxc@stirling.gov.uk

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Planning Officer, Gavin Forrest:
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Tree Officer, Ingrid Withington:.....
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Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
17/00010/FUL 9 Jan 2017 Ward 7 Bannockburn 283040 687673	Proposed extension to the rear of the property at 3 McCann Court, Plean, FK7 8GD for Mr & Mrs John Carey per MacDuff Architects 11 Gladstone Place Stirling FK8 2NN Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00006/FUL 13 Jan 2017 Ward 4 Castle 280278 695542	Conversion of bungalow, first floor extension to create a 2 storey dwelling at 3 Ochil Road, Causewayhead, Stirling, FK9 5JF for Mr Edvine Simmonds per SIFA Architectural Design 3 St James Avenue Ramsgate Kent CT12 6DG Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00008/LBC 9 Jan 2017 Ward 4 Castle 279776 693594	Upgrade tea prep area, formation of 2 new wet rooms and a first class passenger lounge and replacement access ramp at Railway Station, Goosecroft Road, Stirling, FK8 1PF for Serco Caledonian Sleeper per IDP Architects Studio 1, Doges 62-62 Templeton Street Glasgow G40 1DA Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: A
17/00015/LBC 10 Jan 2017 Ward 4 Castle 279739 694464	Take down and remove worn whinstone parapets and replace with whinstone to match existing layout and design, replace existing street lighting with LED lanterns on cast iron columns and widening of footpath at Stirling New Bridge, Causewayhead Road, Causewayhead, Stirling for Stirling Council Roads Maintenance Endrick House Kerse Road Stirling FK7 7SZ Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Schedule LB Cat: B

<p>16/00817/FUL 13 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510</p>	<p>Erection of canopy over entrance at Youth Centre, Braeport, Dunblane, FK15 0AT for Braeport Centre per 123V Plc Ramsay Street Coalsnaughton FK13 6LH Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>16/00840/FUL 13 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 277050 701694</p>	<p>Amendment to house type previously approved under application 14/00782/FUL at Land 40 Metres South Of The Knowe, Doune Road Service Road, Dunblane for Mr Bruce Gunn per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>16/00850/FUL 10 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 279792 697283</p>	<p>Erection of double storey extension to dwelling house at Edgehill North, 9 Coneyhill Road, Bridge Of Allan, FK9 4EL for Mr P Lynch per Pineload Designs Valley View Lodge Longridge Bathgate EH47 9AB Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00005/FUL 11 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 279912 703268</p>	<p>Proposed dwelling house and improved private access at Land 445 Metres East Of The Arns, Perth Road, Dunblane for Mrs Rhona Gray per John Blair 2b Bank Street Alloa FK10 1HP Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00009/FUL 9 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 277901 701435</p>	<p>Single storey rear and side extension to dwelling house at 23 Springbank Crescent, Dunblane, FK15 9AP for Mrs Michelle Nicol per Glasgow Architectural Design Meadow House Florish Farm Inchinnan PA4 9PD Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>16/00796/FUL 13 Jan 2017 Ward 2 Forth & Endrick 252907 687697</p>	<p>Change of use of land from brownfield to extend garden ground associated with Endrick Cottage at Land Some 30 Metres North West Of Endrick Cottage, Killearn for Mr Bill Cullens per McInnes Gardner Architects 7 Lynedoch Crescent Glasgow G3 6DZ Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>16/00818/FUL 11 Jan 2017 Ward 2 Forth & Endrick 261765 686631</p>	<p>Installation of a PCP and BT broadband cabinet which provides super-fast fibre optic broadband to the area at Land At Fintry Telephone Exchange, Main Street, Fintry for British Telecom per Catsurveys Group Limited Codham Hall The Stable Brentwood CM13 3JT Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>16/00825/MSC 9 Jan 2017 Ward 2 Forth & Endrick 249772 689646</p>	<p>Erection of one and a half storey dwelling house and detached garage for fishery manager (PPP reference 10/00565/PPP) at Land Some 210M West Of Blairmore Farmhouse, Drymen for Ms Jenni McAllister per Peter Cummins Architect 1 West Road Charlestown Dunfermline KY11 3EW Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>16/00847/FUL 12 Jan 2017 Ward 2 Forth & Endrick 251990 684557</p>	<p>Amendment of house design approved under planning application 11/00270/FUL with associated landscaping, boundary treatments and works to existing trees at Land Adjacent And Southwest Of Blacklaw, Drumbeg Loan, Killearn for Mr M Kelvin per Donald Bentley Architect Taynish 4 Barrmill Road Beith KA15 1EU Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00004/PPP 11 Jan 2017 Ward 2 Forth & Endrick 255008 688701</p>	<p>Erection of a new dwelling house at Garden Ground To North Of 43, Dunmore Street, Balfour for Mrs Esther Browning per Bill Glover 1/2, 57 Kersland Street Glasgow G12 8BS Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00007/FUL 9 Jan 2017 Ward 2 Forth & Endrick 252698 685047</p>	<p>Extensions and new roof construction including side and rear dormers to create an upper floor level for additional accommodation at 8 Branziert Road, Killearn, G63 9RG for Mr Graham Johnston per Barry Davidson 29 Rosslyn Road Bearsden Glasgow G61 4DL Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00013/LBC 11 Jan 2017 Ward 2 Forth & Endrick 254809 689260	Re-slating of existing Church Roof, using new Burlington slates of varying width and diminishing course to match traditional appearance/details, in lieu of "repair" with 2nd-hand Scotch slates at Balfron Church Of Scotland, Spoker's Loan, Balfron, G63 0QQ for The Kirk Session Of Balfron Parish Church Of Scotland per James F Stephen Architects Milton Studio 5 Viewfield Place Stirling FK8 1NQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Schedule
17/00017/FUL 12 Jan 2017 Ward 2 Forth & Endrick 261715 686670	Installation of satellite dish and decked area to rear of property (retrospective), and installation of wall mounted air source heat pump and erection of poly tunnel in rear garden at The Clearic, Main Street, Fintry, G63 0XB for Mr Gordon Motion per Martin Brown 140 West Princes Street Helensburgh Scotland G84 8BH Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Delegated
17/00021/FUL 13 Jan 2017 Ward 2 Forth & Endrick 265833 695695	Single dwelling house to be sited next to a recently completed new agricultural shed at Land 255 Metres North Of Crawfordston Farm, Stirling for Mr Gavin Armstrong Crawfordston Farm Kippen FK8 3HZ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00016/FUL 12 Jan 2017 Ward 5 Stirling West 277553 686465	Renewal of planning permission for 14/00016/FUL for change of use of stables/bothy to one bedroom granny flat under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Stables Outbuilding At Meikle Canglour Farm, Canglour, Chartershall, Stirling for Mr Alan Johnman Meikle Canglour Farm Chartershall Stirling FK7 9QP Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated

Developments in which there is Council Interest

These are applications where the Council has a financial interest in the land or the applicant is the Council.

Application Number	Description	Decision Level
17/00003/FUL 10 Jan 2017 Ward 3 Dunblane & Bridge Of Allan 278151 700790	Alterations to existing overbridge at Overbridge At Perth Road Junction With Sunnyside, Dunblane for Network Rail George House 36 North Hanover Street Glasgow G1 2AD Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Schedule
17/00002/FUL 5 Jan 2017 Ward 6 Stirling East 280100 692952	Re-construction of existing overbridge at Overbridge To North West Of Kerse Road Roundabout, Kerse Road, Stirling for Network Rail George House 36 North Hanover Street Glasgow G1 2AD Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

Proposal of Application Notices

Application Number	Description	Decision Level
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No Proposal of Application Notices have been received this week.

Decisions of Appointed Officers

The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.

PROPOSAL: **Proposed extension to dwelling at 33 Ochilview Cowie FK7 7DG**

UPRN: **000122034772**
Ward: **Ward 7 Bannockburn**
Reference: **16/00711/FUL**
Type: Full
Date Valid: 28 October 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr & Mrs D McDonald per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: **Approve**

PROPOSAL: **Proposed new dwelling house at Land Some 55 Metres East Of Ballochruin Farm Balfron Station Killearn**

UPRN: **000122070297**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00673/FUL**
Type: Full
Date Valid: 12 October 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Freddie Small per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

Decision: **Approve with Conditions**

PROPOSAL: **Amendment to previous application 15/00069/FUL including change of house type (House 7), small infill to east to increase floor area (House 1) and change roof form from hip to gable (House 10) at Home Farm Killearn G63 9QH**

UPRN: **000122047601**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00726/FUL**
Type: **Full**
Date Valid: **4 November 2016**
Officer: **Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk**

Applicant/Agent: **Rossie Steadings Ltd per Wilkie Moore Architect Crofthead 31 Locksley Avenue Cumbernauld G67 4EN**

Decision: Approve with Conditions

PROPOSAL: **Application under Section 42 to remove Condition 4 of planning permission reference 07/00409/MSK that restricts the occupation of the dwelling to a person solely or mainly employed or last employed in the locality in agriculture at Woodbury House Sommer's Lane Ochertyre Blairdrummond FK9 4UP**

UPRN: **000122064323**
Ward: **Ward 1 Trossachs & Teith**
Reference: **16/00724/FUL**
Type: **Full**
Date Valid: **3 November 2016**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Mr Robin B Inglis Woodbury House Sommer's Lane Blairdrummond FK9 4UP**

Decision: Approve

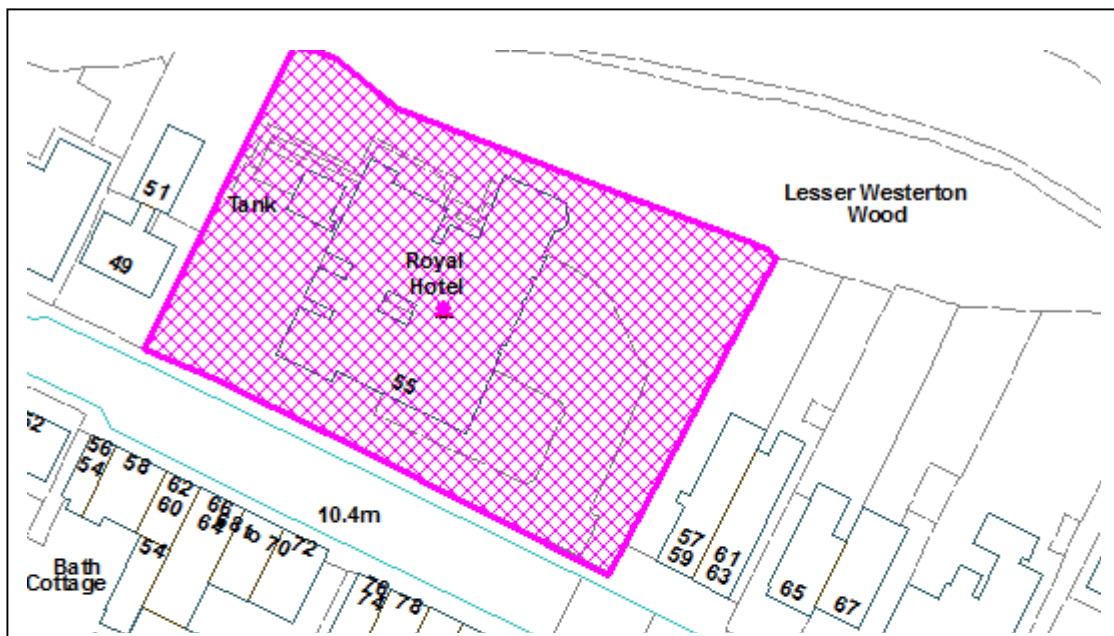
Planning Schedule Recommendations

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: Variation to consent 15/00808/FUL to omit extension and substitute with external patio at 55 Henderson Street Bridge Of Allan FK9 4HG

UPRN: 000122024120
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 16/00738/FUL
Type: Full
Date Valid: 16 November 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: BOFA Property Ltd per Bracewell Stirling Consulting 38 Walker Terrace Tillicoultry FK13 6EF



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Restriction on Construction Hours:** No machinery shall be operated, no activity carried out and no deliveries received at or despatched from the site outwith the hours of 8.00am to 6.00pm Monday to Friday, and 9.00am to 1.00pm on Saturdays, nor at any time on Sundays; unless otherwise agreed in writing by the Planning Authority.

Reason(s):

- To protect the occupants of nearby housing from excessive noise/disturbance associated with the implementation of this permission.

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

Bridge of Allan Community Council: No objection. Some reservations expressed regarding the proximity of the front patio to pavement but overall support to development agreed.

Transport Development (Roads): No objection.

Environmental Health: Operational Noise - The development plans no longer include the raised garden deck area, however, an extension to the ground floor seating area is proposed with sliding doors and an outdoor patio. The Environmental Health view is that 'normal' patron noise would be unlikely to result in complaints from neighbouring residential dwellings, particularly, as a 22:00 curfew applies to all outdoor seating areas. It is assumed that the sliding doors would be closed at 22:00, or earlier, if indoor amplified sound/group events are planned.

Construction Noise - Restrict construction hours by planning condition.

Development Plan and Other Material Considerations

Stirling Council Local Development Plan:

Policy 7.2: Development within and outwith Conservation Areas

(a) Development within a Conservation Area and development outwith that will impact on the Conservation Area, shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:-

(i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges. [See Policy 7.4 for the treatment of boundaries/hardstandings in Conservation Areas and Listed Buildings].

(ii) Retain existing natural and built features which contribute to the character of the Conservation Area and/or its setting.

(b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.

(c) Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a)(ii) and Policy 7.3. Proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not commence until evidence is given of contracts let for the approved redevelopment.

[Character Appraisals of the character and qualities of the Conservation Areas have been produced and inform specific Key Site Requirements, Development Frameworks, Masterplans, and Planning Briefs.

Specific opportunities for action, enhancement and management strategies within Conservation Areas will be taken forward in the development of the Settlement Statements/Strategies, see Action Programme].

Policy 7.3: Development affecting Listed Buildings

(a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

(b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply: -

(i) The building is no longer of special interest.

(ii) The building is beyond repair.

(iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

(iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(c) Understanding the architectural and historic significance of a building or structure is an important pre-requisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required. In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

Summary of Submission

History:

Two extensions on the west side of the building with an external patio/drinking areas have been approved.

At the Planning and Regulation Panel on 2 February 2016 planning permission was approved for internal alteration and extension to the hotel showing a contemporary architectural design - reference 15/00554/FUL. The approval was to convert the existing ground floor entrance lobby, reading room, dining room and ground floor lounge into a single open plan foyer restaurant and bar, extend the front of the hotel on the west/left side over the existing front car park and form a bar with a garden deck on the roof of the bar with access to the deck internally from the internal stair and externally from a metal external stair. The approval was subject to a condition requiring the omission of the ground floor balustrade on the site frontage and for non-reflective glazing on the garden deck.

There was a subsequent planning application granted for a lounge extension to the west side building frontage and a patio - reference 15/00827/FUL. The approved new build/extension of the existing lounge to form a ground floor bar projects out from the existing west side extension by 3.5 metres and includes an external patio to a further depth of 3.2 metres. The patio is to be enclosed by a glass/aluminium balustrade that is within a metre of the pavement on Henderson Street. The design of the new build shows a rectangular building form. The detailing of the proposed extension on the ground floor shows sliding doors, paved patio and low stone wall with a glazed balustrade.

Proposal:

The current application is for external alteration to the existing flat roofed bar/lounge building on the frontage of the west side of the hotel and to form a patio area at the front of the lounge.

Design:

The hotel is a Listed Building category C grade. The alteration to the existing lounge and installation of new bi-folding doors is in keeping with the classic design of the main building. The proposed patio extends out from the existing lounge by a distance of 6.74 metres. The floor level of the proposed external patio is 1.19 metres above ground level and the height of the balustrade is 1.1 metres above patio level. The proposed external patio is set back from the public pavement by a distance of 1.2 metres which is further back from the pavement than was approved under planning permission reference 15/00827/FUL. The patio height including the glass balustrade is the same as what has already been approved. The proximity and height of the proposed external patio and balustrade to the public pavement is not considered to be visually intrusive. The proposal as a whole respects the character and setting of the Royal Hotel as a listed building and the Conservation Area. The proposal relates to a much needed internal upgrade of the listed hotel and will preserve the character of the hotel as listed building and the Conservation Area. The assessment of the design takes into account the support expressed by Bridge of Allan Community Council.

Parking:

The proposed extension would remove parking on the site frontage. Overall the proposal shows an increase in the number of spaces from 24 spaces to 49 spaces which is acceptable.

Residential Amenity and noise:

It is considered that 'normal' patron noise would not result in harm to neighbours amenity and so there is no objection in terms of incompatible use from a planning viewpoint. A condition has been applied requiring a restriction on construction hours.

Conclusion:

Environmental Health has no objection on the grounds of operational noise and there is no objection on the grounds of incompatibility with nearby housing.

The parking demand at the hotel is currently greater than what is available and therefore the proposed increase of parking is acceptable.

The application complies with the Local Development Plan Policy 7.2: Development within and outwith Conservation Areas, and Policy 7.3: Development affecting Listed Buildings.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.

Any Design Statement or Design and Access Statement submitted.

Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted-.

Not applicable.

Summary of terms of Section 75 Legal Agreements

Not applicable.

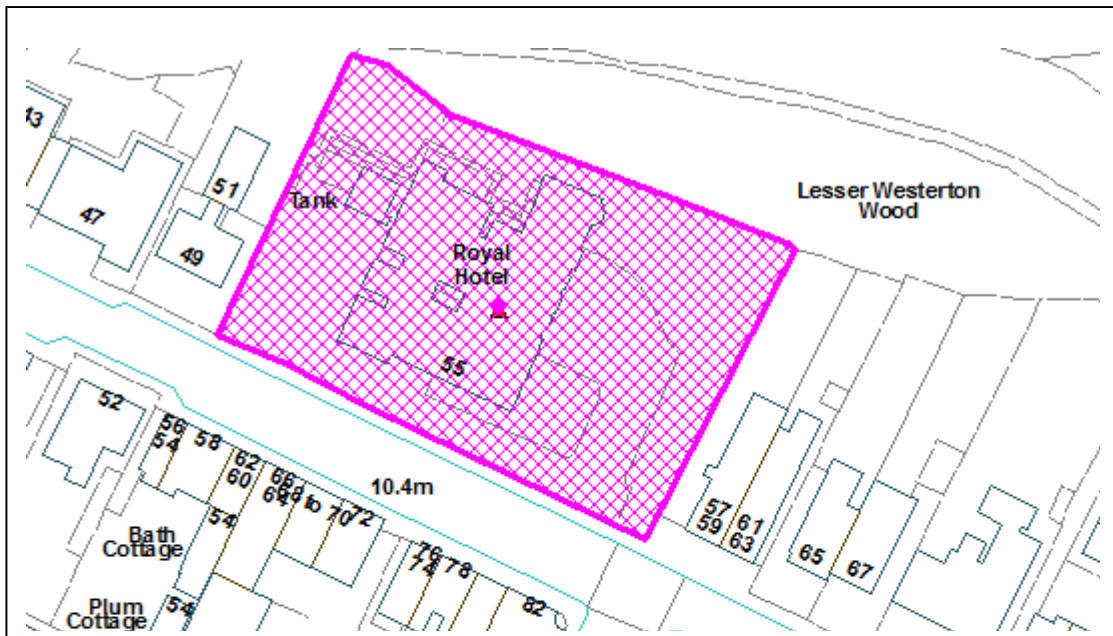
Directions Under Regulations 30, 31 or 32

Not applicable.

PROPOSAL: Variation to Consent Ref 15/00827/FUL to delete construction of extension and substitute with external patio at 55 Henderson Street Bridge Of Allan FK9 4HG

UPRN: 000122024120
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 16/00748/LBC
Type: Listed Building Consent
Date Valid: 16 November 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: BOFA Property Ltd per Bracewell Stirling Consulting 38 Walker Terrace
Tillicoultry FK13 6EF



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Recommendation: Approve

Subject to the following Conditions:

Reason(s):

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

Supplementary Information:

History:

Two extensions on the west side of the building with an external patio/drinking areas have been approved.

At the Planning and Regulation Panel on 2 February 2016 planning permission was approved for internal alteration and extension to the hotel showing a contemporary architectural design - reference 15/00557/LBC. The approval was to convert the existing ground floor entrance lobby, reading room, dining room and ground floor lounge into a single open plan foyer restaurant and bar, extend the front of the hotel on the west/left side over the existing front car park and form a bar with a garden deck on the roof of the bar with access to the deck internally from the internal stair and externally from metal external stair. The approval was subject to a condition requiring the omission of the ground floor balustrade on the site frontage and for non-reflective glazing on the garden deck.

There was a subsequent planning application granted for a lounge extension to the west side building frontage and a patio - reference 15/00828/LBC. The approved new build/extension of the existing lounge to form a ground floor bar projects out from the existing west side extension by 3.5 metres and includes an external patio to a further depth of 3.2 metres. The patio is to be enclosed by a glass/aluminium balustrade that is within a metre of the pavement on Henderson Street. The design of the new build shows a rectangular building form. The detailing of the proposed extension on the ground floor shows sliding doors, paved patio and low stone wall with a glazed balustrade.

Proposal:

The current application is for external alteration to the existing flat roofed bar/lounge building on the frontage of the west side of the hotel and to form a patio area.

Design:

The hotel is a Listed Building category C grade. The alteration to the existing lounge and installation of new bi-folding doors is in keeping with the classic design of the main building. The proposed patio extends out from the existing lounge by a distance of 6.74 metres. The floor level of the proposed external patio is 1.19 metres above ground level and the height of the balustrade is 1.1 metres above patio level. The proposed external patio is set back from the public pavement by a distance of 1.2 metres which is further back from the pavement than was approved under planning permission reference 15/00828/LBC. The patio height including the glass balustrade is the same as what has already been approved. The proximity and height of the proposed external patio and balustrade to the public pavement is not considered to be visually intrusive. The proposal as a whole respects the character and setting of the Royal Hotel as a listed building and the Conservation Area. The proposal relates to a much needed internal upgrade of the listed hotel and will preserve the character of the hotel as Listed Building and the Conservation Area. The assessment of the design takes into account the support expressed by Bridge of Allan Community Council.

The application complies with the Local Development Plan Policy 7.2: Development within and outwith Conservation Areas, and Policy 7.3: Development affecting Listed Buildings.

Community Council:

Bridge of Allan Community Council: No objection. Some reservations expressed regarding the proximity of the front patio to pavement but overall support to development agreed.

Planning Applications Withdrawn

PROPOSAL: **Proposed dwelling house and improved private access at
Land 445 Metres East Of The Arns Perth Road Dunblane**

UPRN: **000122070286**

Ward: **Ward 3 Dunblane & Bridge Of Allan**

Reference: **17/00005/FUL**

Type: **Full**

Date Valid: **11 January 2017**

Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Mrs Rhona Gray per John Blair 2b Bank Street Alloa United Kingdom**

Decision: **Withdrawn**

Planning Enforcement – week ending 13/01/17

New Cases Received

Issue: Siting of Advertisement
Address: Beech Drive, Killlearn
Ward: Ward 2 Forth & Endrick
Reference: EN/17/001/UNADV
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Erection of advertisement
Address: Allan Park, Stirling, FK8 2LT
Ward: Ward 5 Stirling West
Reference: EN/17/002/UNADV
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Siting of advertisement
Address: Beech Drive, Killlearn
Ward: Ward 2 Forth & Endrick
Reference: EN/16/128/UNADV
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: Advertisement has been removed.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

There are no entries on the register for the Stirling Council Area this week.

Other Planning Issues

ISSUE: (Diversion and Stopping Up) Order 2016

Officer: Richard Barron, Telephone: 233456, Email: barronr@stirling.gov.uk

Considerations:

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

STIRLING COUNCIL

(RIGHT OF WAY AND CORE PATH AT MILLHALL ROAD)

(DIVERSION AND STOPPING UP) ORDER 2016

Stirling Council hereby give notice that it has confirmed an Order as an unopposed Order under Section 208 of the Town & Country Planning (Scotland) Act 1997, authorising the diversion of part the core path/right of way crossing St. Ninian's Level Crossing, Millhall Road, Stirling.

A copy of the confirmed Order and the relevant plan specifying the length of the right of way/core path affected may be inspected at the, Council Offices, Teith House, Kerse Road, Stirling by any person free of charge, during normal office hours.

Alistair Brown, Director of Localities and Infrastructure
Council Headquarters, Old Viewforth, Stirling, FK8 2ET
9th January 2017
