



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

## **APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION**

**Date**      *01 February 2017*

**Week Number**      *04*

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 09 February 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, 08 February 2017**.



# *The Planning Schedule*

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## **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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council may also be obtained from [www.stirling.gov.uk/onlineplanning](http://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](http://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](http://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](http://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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The Schedule is distributed to all Members of the Council, Community Councils and statutory consultees. It is available on the Council's internet site – [www.stirling.gov.uk](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council can also be obtained from [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning).

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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<br>PLANNING & BUILDING STANDARDS   |
|--|
| Christina Cox: ☎ 233682, Email: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a> |

| DEVELOPMENT MANAGEMENT   |
|--|
| Team Leader, Jay Dawson:.....  |
| ☎ 233683 ..... Email: <a href="mailto:dawsonj@stirling.gov.uk">dawsonj@stirling.gov.uk</a>               |
| Senior Planning Officer, Iain Jeffrey:.....  |
| ☎ 233676 ..... Email: <a href="mailto:jeffreyi@stirling.gov.uk">jeffreyi@stirling.gov.uk</a>             |
| Senior Planning Officer, Jane Brooks Burnett: .....  |
| ☎ 233672 ..... Email: <a href="mailto:brooksburnettj@stirling.gov.uk">brooksburnettj@stirling.gov.uk</a> |
| Planning Officer, Peter McKechnie:.....  |
| ☎ 233679 ..... Email: <a href="mailto:mckechniep@stirling.gov.uk">mckechniep@stirling.gov.uk</a>         |
| Planning Officer, Gavin Forrest: .....   |
| ☎ 233674 ..... Email: <a href="mailto:forrestg@stirling.gov.uk">forrestg@stirling.gov.uk</a>             |
| Planning Officer, Mark Laird:.....   |
| ☎ 233678 ..... Email: <a href="mailto:lairdm@stirling.gov.uk">lairdm@stirling.gov.uk</a>                 |
| Graduate Planning Officer, Charlotte Brown: .....  |
| ☎ 233623 ..... Email: <a href="mailto:brownch@stirling.gov.uk">brownch@stirling.gov.uk</a>               |

| PLANNING ENFORCEMENT   |
|--|
| Enforcement Officer, Lynne Currie:.....  |
| ☎ 233673 ..... Email: <a href="mailto:curriel@stirling.gov.uk">curriel@stirling.gov.uk</a>     |
| Asst Enforcement Officer, Andrew Gardiner: .....   |
| ☎ 233675 ..... Email: <a href="mailto:gardinera@stirling.gov.uk">gardinera@stirling.gov.uk</a> |

| TREES  |
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| Tree Officer, Ingrid Withington:.....  |
| ☎ 233681 ..... Email: <a href="mailto:withingtoni@stirling.gov.uk">withingtoni@stirling.gov.uk</a> |

# *Valid Planning Applications Received*

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## Major Developments

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

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## Local Developments

| Application Number  | Description  | Decision Level |
|---|--|----------------|
| 17/00028/FUL<br>23 Jan 2017<br><br>255549 691932                          | <b>Formation of 3 new dwellings by sub division of existing dwelling, conversion of existing byre and new build at Land And Buildings Adjacent To East Of Upper Ballaird, Buchlyvie,</b> for Mrs Linda Miller per The Grand Plan 29 Stuart Drive Drymen G63 0BZ<br><b>Officer:</b> Mark Laird, Tel: 01786 233678,<br>Email: lairdm@stirling.gov.uk<br><a href="#">View this Application</a>                          | Delegated      |
| 17/00042/FUL<br>26 Jan 2017<br><br>253594 696575                          | <b>Erection of dwelling house at Garden Ground To West Of Birch Cottage, Aberfoyle,</b> for Mr Joe Norman per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP<br><b>Officer:</b> Mark Laird, Tel: 01786 233678,<br>Email: lairdm@stirling.gov.uk<br><a href="#">View this Application</a>   | Delegated      |
| 17/00046/FUL<br>25 Jan 2017<br>Ward 7<br>Bannockburn<br>281139 690280     | <b>Change of use to form restaurant with hot food takeaway with opening hours 11am - 11pm, 7 days at 12 Quakerfield, Bannockburn, FK7 8HY,</b> for Sava Estates Ltd per Bennett Developments And Consulting 10 Park Court Glasgow G46 7PB<br><b>Officer:</b> Peter McKechnie, Tel: 01786 233679,<br>Email: mckechnie@stirling.gov.uk<br><a href="#">View this Application</a>  | Delegated      |
| 17/00030/FUL<br>30 Jan 2017<br>Ward 2 Forth &<br>Endrick<br>265992 694417 | <b>Change to approval of matters specified in conditions 15/00077/MSC for house 3 only in regards house type, garage and access at Land Adjacent And East Of Glentirranmuir Cottage, Burnside, Kippen,</b> for Mr & Mrs M Turner per McEachern Architects 13 Allan Park Stirling FK8 2QG<br><b>Officer:</b> Mark Laird, Tel: 01786 233678,<br>Email: lairdm@stirling.gov.uk<br><a href="#">View this Application</a> | Delegated      |

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|  |   |                  |
|--|---|------------------|
| <p>17/00045/FUL<br/>26 Jan 2017<br/>Ward 2 Forth &amp; Endrick<br/>256560 678450</p>   | <p><b>Conversion of existing hotel into 3Nos. residential units at Strathblane Country House, 41 Milngavie Road, Strathblane, G63 9EH</b>, for Mr Iain Anderson per McInnes Gardner Architects 7 Lynedoch Crescent Glasgow G3 6DZ<br/><b>Officer:</b> Iain Jeffrey, Tel: 01786 233676,<br/>Email: jeffreyi@stirling.gov.uk<br/><a href="#">View this Application</a></p>  | <p>Delegated</p> |
| <p>17/00048/FUL<br/>27 Jan 2017<br/>Ward 2 Forth &amp; Endrick<br/>254514 688836</p>   | <p><b>Proposed alterations and extension to the rear of the existing house at 2 Greek Thomson Road, Balfron, G63 0RE</b>, for Mr &amp; Mrs David Bell per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE<br/><b>Officer:</b> Mark Laird, Tel: 01786 233678,<br/>Email: lairdm@stirling.gov.uk<br/><a href="#">View this Application</a></p>  |                  |
| <p>17/00041/ADV<br/>23 Jan 2017<br/>Ward 6 Stirling East<br/>281050 691380</p>         | <p><b>1 x non-illuminated fascia, 3 x internally illuminated logos, 2 x non-illuminated wall mounted aluminium panels and 3 x non-illuminated post mounted aluminium panels at Co-op Food Store, Pike Road, Balquhiddelock, Stirling, FK7 7XJ</b>, for Food Programme Delivery Orchid Group per Futurama Signs Olympia House Lockwood Court Middleton Grove Leeds<br/><b>Officer:</b> Gavin Forrest, Tel: 01786 233674,<br/>Email: forrestg@stirling.gov.uk<br/><a href="#">View this Application</a></p> | <p>Delegated</p> |
| <p>17/00039/PPP<br/>23 Jan 2017<br/>Ward 5 Stirling West<br/>277960 692212</p>         | <p><b>Erection of 2 No. semi detached (2 bedroom) houses at Garden Ground To East Of 49, Underwood Cottages, Cambusbarron</b>, for Mrs U Kranz per McEachern Architects 13 Allan Park Stirling FK8 2QG<br/><b>Officer:</b> Iain Jeffrey, Tel: 01786 233676,<br/>Email: jeffreyi@stirling.gov.uk<br/><a href="#">View this Application</a></p>   | <p>Delegated</p> |
| <p>17/00047/FUL<br/>27 Jan 2017<br/>Ward 5 Stirling West<br/>277236 692415</p>         | <p><b>Formation of dormer to front of dwelling house at Craigmont, Firpark Terrace, Cambusbarron, FK7 9ND</b>, for Mr &amp; Mrs A Stewart per BDA Design 38 Wellpark Crescent Stirling FK7 9HF<br/><b>Officer:</b> Gavin Forrest, Tel: 01786 233674 ,<br/>Email: forrestg@stirling.gov.uk<br/><a href="#">View this Application</a></p>   |                  |
| <p>17/00029/FUL<br/>23 Jan 2017<br/>Ward 1 Trossachs &amp; Teith<br/>272528 701693</p> | <p><b>Removal of existing car port and erection of a new build garage at Balkerach House, Balkerach Street, Doune, FK16 6DE</b>, for Mr A Sneddon &amp; Ms H Dewart per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR<br/><b>Officer:</b> Iain Jeffrey, Tel: 01786 233676,<br/>Email: jeffreyi@stirling.gov.uk<br/><a href="#">View this Application</a></p>   | <p>Delegated</p> |

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|   |  |           |
|---|--|-----------|
| 17/00034/FUL<br>23 Jan 2017<br>Ward 1 Trossachs<br>& Teith<br>254574 734987 | <b>Proposed borehole water treatment kiosk (2500mm (W) x 1500mm (D) x 2000mm (H)) at Lochay Power Station, Killin, FK21 8UA,</b> for SSE Grampian House 200 Dunkeld Road Perth PH1 3GH<br><b>Officer:</b> Iain Jeffrey, Tel: 01786 233676,<br>Email: <a href="mailto:jeffreyi@stirling.gov.uk">jeffreyi@stirling.gov.uk</a><br><a href="#">View this Application</a> | Delegated |
|---|--|-----------|

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### 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 |
|--------------------|-------------|----------------|
|--------------------|-------------|----------------|

No Council Interest applications have been received this week.

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## *Decisions of Appointed Officers*

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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.

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**PROPOSAL:** **Timber decking to rear garden at 2 Earlshill Drive Bannockburn FK7 8PL**

UPRN: **000122031263**  
Ward: **Ward 7 Bannockburn**  
Reference: **16/00765/FUL**  
Type: Full  
Date Valid: 25 November 2016  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Alan Mathewson per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT

**Decision:** **Approve**

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**PROPOSAL:** **Extension and conversion of existing garage to form bedroom/ensuite accommodation at 17 Murrayfield Terrace Bannockburn FK7 8NG**

UPRN: **000122026493**  
Ward: **Ward 7 Bannockburn**  
Reference: **16/00846/FUL**  
Type: Full  
Date Valid: 23 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr & Mrs J Cannon per Mark Thomson 40 Wallace Street Bannockburn FK7 8JG

**Decision:** **Approve**

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**PROPOSAL:**                    **Change of use from shop to coffee shop at 15 Baker Street  
Stirling FK8 1BJ**

UPRN:                            **000122035156**  
Ward:                            **Ward 4 Castle**  
Reference:                      **16/00611/FUL**  
Type:                            Full  
Date Valid:                    12 December 2016  
Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Mr Birkan Sever 30A Spittal Street Stirling FK8 1DU

**Decision:**                    **Approve with Conditions**

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**PROPOSAL:**                    **Change of use of open ground adjacent to property to  
garden ground and erection of garage on the proposed new  
garden area at 49 Easter Cornton Road Causewayhead  
Stirling FK9 5PD**

UPRN:                            **000122030173**  
Ward:                            **Ward 4 Castle**  
Reference:                      **16/00773/FUL**  
Type:                            Full  
Date Valid:                    2 December 2016  
Officer:                        Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent:            Mr Donato Tedesco 49 Easter Cornton Road Causewayhead Stirling FK9  
5PD

**Decision:**                    **Approve with Conditions**

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**PROPOSAL:**                    **Extension to dwelling at Ashton 2 Marlborough Drive  
Causewayhead Stirling FK9 5HZ**

UPRN:                            **000122029831**  
Ward:                            **Ward 4 Castle**  
Reference:                      **16/00785/FUL**  
Type:                            Full  
Date Valid:                    8 December 2016  
Officer:                        Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:            Mrs Margaret Walker Ashton 2 Marlborough Drive Causewayhead Stirling

**Decision:**                    **Approve**

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**PROPOSAL: Side and rear extension at 29 Buchanan Drive Causewayhead Stirling FK9 5HE**

UPRN: **000122022702**  
Ward: **Ward 4 Castle**  
Reference: **16/00821/FUL**  
Type: Full  
Date Valid: 19 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr & Mrs Draper per William Harley 41A Main Street Callander FK17 8DX

**Decision: Approve**

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**PROPOSAL: Conversion of existing barn and outhouses to form a new single detached family dwelling, and formation of new private amenity at Land And Buildings 25 Metres North East Of Laighparks Farmhouse Killearn**

UPRN: **000122070359**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **16/00772/FUL**  
Type: Full  
Date Valid: 29 November 2016  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr James Henderson per Convery Prenty Architects 20 High Craighall Road Glasgow Scotland G4 9UD

**Decision: Approve with Conditions**

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**PROPOSAL: Erection of storage shed at Meikle Boquhan Fintry G63 0LQ**

UPRN: **000122047088**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **16/00781/FUL**  
Type: Full  
Date Valid: 21 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mrs Rawlings per McEachern Architects 13 Allan Park Stirling FK8 2QG

**Decision: Approve**

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**PROPOSAL:                   Erection of dwelling house at Land Some 60 Metres North Of Endrick Cottage Killearn**

UPRN:                         **000122068394**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **16/00795/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                 12 December 2016  
Officer:                     Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:         Mr Bill Cullens per McInnes Gardner Architects 7 Lynedoch Crescent Glasgow G3 6DZ

**Decision:                   Approve with Conditions**

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**PROPOSAL:                   Erection of single storey extension to form 'granny annex', with associated raised decking at Dumgoyne Cottage Killearn G63 9LD**

UPRN:                         **000122055114**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **16/00804/FUL**  
Type:                         Full  
Date Valid:                 9 December 2016  
Officer:                     Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:         Mr David Stephens per George Buchanan Architects Ltd Maryhill Burgh Halls 10-24 Gairbraid Avenue Glasgow G20 8YE

**Decision:                   Approve**

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**PROPOSAL:                   Alterations and extension to veterinary hospital, relocation of shed and installation of additional car parking at Broadleys Veterinary Hospital 5 Craig Leith Road Stirling FK7 7LE**

UPRN:                         **000122028178**  
Ward:                         **Ward 6 Stirling East**  
Reference:                   **16/00794/FUL**  
Type:                         Full  
Date Valid:                 12 December 2016  
Officer:                     Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent:         Mrs Helen Sutton per A Paterson Designs Low Clone Mochrum Road Port William Newton Stewart

**Decision:                   Approve**

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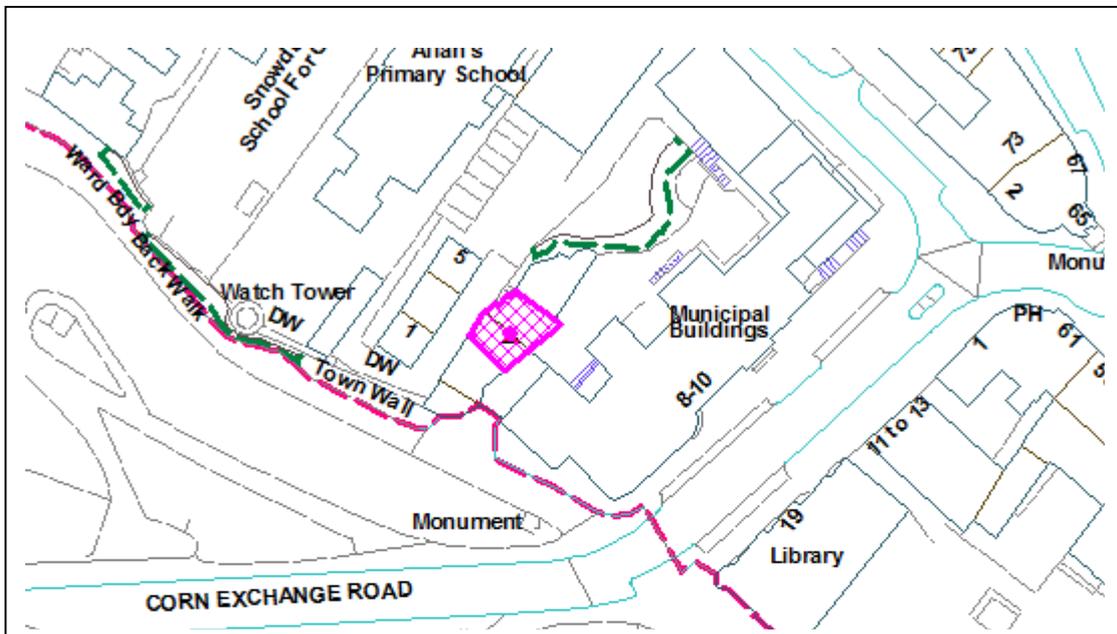
# Planning Schedule Recommendations

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:** Change of use from office to cafe at Princes Trust Rooms  
24-27 8A Corn Exchange Road Stirling FK8 2HU

UPRN: 000122052310  
Ward: Ward 4 Castle  
Reference: 16/00715/FUL  
Type: Full  
Date Valid: 5 December 2016  
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Ms Gayle Ledger The Houdith Corn Exchange Road Stirling FK8 2HU



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- 1 **Food preparation:** Food preparation shall be restricted to drinks only. No food shall be prepared on site for serving to customers.

**Reason(s):**

- 1 Due to the nature of the proposed use with live animals given free access to the facility and in the interests of hygiene.

## **Status Constraints:**

Article 4 Directions,  
Conservation Area,  
Within 50m of Listed Building

## **Supplementary Information:**

### ***Report of Handling***

#### **Summary of Representations**

No letters of comment received.

#### **Summary of Consultation Responses**

Environmental Health – Recommend a condition restricting food preparation to drinks only. Also, noted that other legislation applies such as Performing Animals (Regulation) Act 1925.

In response: Clarification was sought to ensure that this restriction was on the preparation rather than serving food since the application details stating that the applicant's intention was to serve cakes and biscuits with hot drinks. Environmental Health clarified that restriction was only with regard to preparation.

The additional legislative requirements will be included as Advisory Notes on the Decision Notice.

#### **Development Plan and Other Material Considerations**

Development Plan:

The relevant development plan for the area is the Stirling Council Local Development Plan, September 2014. Policies of relevance include:

Primary Policy 1: Placemaking states that development of all scales must be designed and sited in relation to the character and amenity of the place, urban or rural, where they are located. Development must be of quality, having regard to any relevant design guidance, landscape character guidance etc.

Policy 1.1: Site Planning – seeks to ensure that all new development contributes in a positive manner to the quality of the surrounding built and natural environment. A number of criteria are set out which include, inter alia, that the design of a proposal should be appropriate to the building to which it relates and to its wider surroundings. Reference is made to SG01 (Placemaking) which supports this policy.

Policy 1.3: All development proposals will be assessed in terms of their impact on national Green Network principles and local Green Network and Open Space Strategy. Proposals adjacent to, encroaching upon, or in the vicinity of, existing open space and green corridors, should maintain or enhance functionality and connectivity. This Policy is supported by SG02: Green Network.

Policy 2.6: The Network of Centres states at (B) ii) that Class 3 uses will be supported only where they will not be to the detriment of occupiers of adjacent properties by virtue of noise, disturbance, or odour.

iv) All developments must have an active street frontage at street level and be designed to include measures that will enhance the character and appearance of the Centre.

(c) Within Stirling City Centre:-

i) All developments should comply with the City Centre Development Framework (SG08B), where applicable.

iii) Outwith the Prime Retail Area, in order to ensure a diversity of uses, changes of use that provide economic and social activity during both day and evening will be supported.

This policy is supported with SG09.

Primary Policy 7: Historic Environment states that the Historic Environment and the setting of its component features will be safeguarded, preserved and enhanced. Proposals that would have a negative impact on the historic assets will not normally be supported.

Policy 7.2: Development within and outwith Conservation Areas states that where development will have an impact on the conservation area, it shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area and should relate well to the density and pattern of existing development; the design, massing, scale materials used in surrounding buildings; means of access and boundary and landscape treatments such as wall, railings, trees and hedges.

Policy 7.3: Development affecting Listed Buildings states that development must preserve the character of the Listed Building and its setting. There is a presumption against demolition or other works that adversely affect the special interest of the setting of a Listed Building.

Policy 7.4: Development in gardens/curtilages within Conservation Areas and around Listed Buildings states that in the interests of preserving or enhancing the historic, architectural and landscape qualities of Conservation Areas and Listed Buildings and their settings, new development will not generally be supported within the gardens and grounds of existing buildings. Support may be given to developments which propose the small scale ancillary buildings directly associated with the use of the main building and sited and designed to respect the special architectural and visual qualities of the Conservation Area and/or setting and character of the Listed Building.

Support may be given to developments which propose new boundaries and landscape treatments of a design, location and material appropriate to the character and appearance of the Conservation Area and setting of the Listed Building.

The policy is supported by SG25.

### **Summary of Submission**

The proposal seeks planning permission to change the use of a building to form a café. The building is accessed through a pend to the rear of the Municipal Buildings and does not involve any changes to either the interior or the exterior of the building. Since no exterior changes are proposed the proposal complies with Policies PP1, Policy 1.1, Policy 1.3, PP7, Policy 7.2, Policy 7.3 and Policy 7.4. Since this proposal does not have a street frontage there will not be a requirement to provide an active street frontage in compliance with Policy 2.6 and The City Centre Development Framework is not applicable to this proposal. This proposal will bring an underused, vacant unit into use and will assist in providing activity to this area of the Centre during the day and evening in compliance with Policy 2.6 (c) iii.

It is considered that this proposal complies with the development plan and is therefore recommended for approval.

### **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.

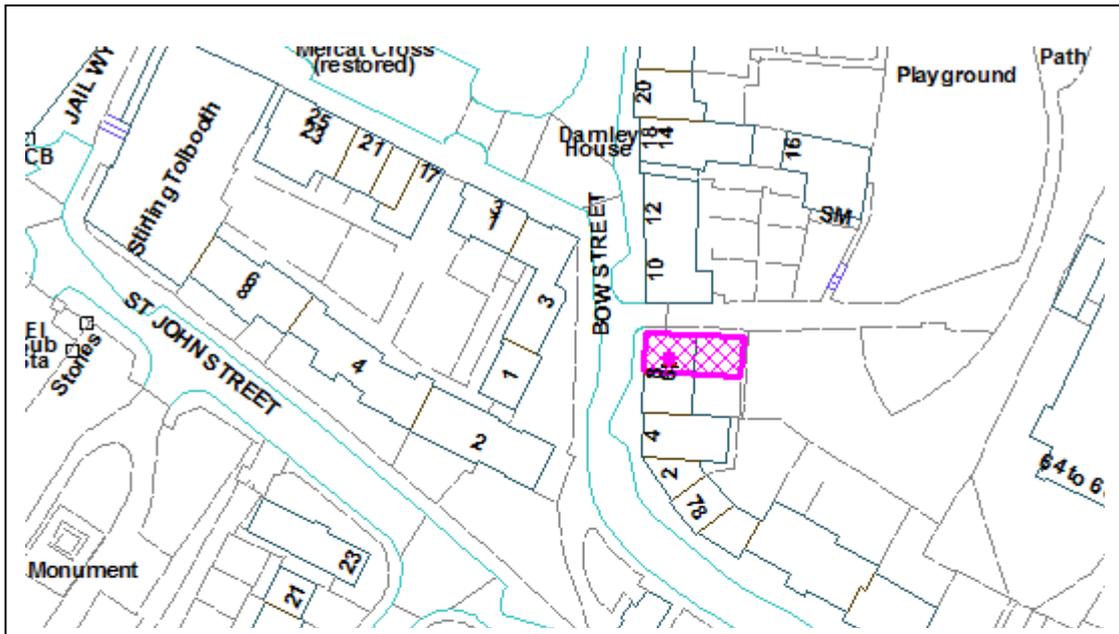
**Community Council:**

No consultation sent or requested.

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**PROPOSAL:** Attic conversion and external window alterations at 8 Bow Street Top Of The Town Stirling FK8 1BS

UPRN: 000122018543  
Ward: Ward 4 Castle  
Reference: 16/00780/FUL  
Type: Full  
Date Valid: 2 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: Andrew Moodie & Naomi Ross per BDA Design 38 Wellpark Crescent Stirling FK7 9HF



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**Recommendation:** Refuse

**Reason(s):**

- 1 In the opinion of the planning authority the application is considered contrary to policy 7.2 and 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014 as the proposed works are not considered to preserve or enhance the character and appearance of the conservation area or the listed building. The proposal to move the north gable window will have an undue impact on the original design intentions, adversely altering the character and appearance of this listed building within the conservation area. It is also considered that the proposal to enlarge the existing rear ground floor window will have a very similar adverse impact. Furthermore the proposed size of the roof lights and number of roof vents does not respect the character of the conservation area by greatly breaking up the slated appearance of the existing roof plane.

**Status Constraints:**

Article 4 Directions,  
Conservation Area,  
Within 50m of Listed Building  
LB Cat: B

**Supplementary Information:*****Report of Handling*****Summary of Representations**

None

**Summary of Consultation Responses**

Historic Environment Scotland: Are not opposed to the principle of converting the attic for a new bedroom, however they recommend that an alternative approach is considered for the gable window and the installation of roof vents. The gable end of this building is a carefully conceived part of this building's design and reasonably prominent in the context of Bow Street. The proposal to move the window is likely to have an undue impact on the original design intentions of the architect. Furthermore, alternative methods for venting the roof to meet building standards should be sought.

It is the view of Historic Environment Scotland that the proposals do not raise historic environment issues of national significance and for this reason they do not object. However, the decision not to object should not be taken as support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

**Development Plan and Other Material Considerations**

Primary Policy 1: Place making: of the Adopted Stirling Council Local Plan Sept 2014 states that development of all scales must be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.

Policy 2.12: Residential alterations and Extensions of the Adopted Stirling Council Local Plan Sept 2014: Supports alteration and or extension of residential properties provided that:

The proposal is of a scale, size, massing and design that is subordinate and sympathetic to the building to be extended and uses materials appropriate to its context.

The proposal does not result in an over development of the plot, with sufficient space remaining for garden ground, parking, bin storage and is comparable to the amenity afforded to surrounding residential properties.

The proposal does not result in a material detrimental impact on the amenity of surrounding residential properties in terms of privacy, noise or loss of sunlight/daylight.

This policy is supported by approved supplementary guidance twelve, which is set out below:

Material Consideration Approved Supplementary Guidance 12: states that: an extension to a house should be sympathetic in terms of scale, positioning and detail to the original building. Normally an extension will be considerably smaller than the original house, and designed to look like an integral part. Also in order to protect existing daylight and sunlight to neighbouring habitable room windows; extensions should be designed to minimise the overshadowing of neighbouring properties. In order to safeguard privacy the development should be suitably orientated and spaced, and windows suitably placed to prevent overlooking of habitable rooms and areas from neighbouring dwellings. In planning developments, careful consideration must be given to issues of privacy and overlooking (in relation to neighbouring habitable room windows), particularly if the structure is detached from the main building and/or elevated.

Policy 7.2 of the Adopted Stirling Council Local Development Plan Sept 2014: States that: Development within a conservation area and development out with that will impact on the conservation area shall preserve or enhance its character, appearance and setting.

Policy 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014: states that the layout, design, materials, scale, siting and use of any development must preserve the character of the listed building and its setting.

### **Summary of Submission**

Permission is being sought to alter/renovate a house addressed as number 8 Bow Street, Stirling. The property a category B listed building and situated within the Stirling, Top of the Town Conservation Area. The property is of traditional appearance with stone crow stepped gables, wet dash finished walls and natural slate on the roof. The applicants are seeking to convert the loft space of this property into an additional ensuite bedroom. In order to achieve habitation of this additional room, light and ventilation is required, as well as access up to this new level of accommodation. To achieve this, the application seeks permission to install two conservation style roof lights along the rear roof plane, as well as a large number of roof vents. There is also an associated listed building application for these works and the interior alterations such as the new access stair, alterations to existing walls and the formation of a bathroom and store on the first floor.

It is considered that this application does not accord with the Adopted Local Development Plan policies and material considerations set out above, for the reasons set out below.

The Historic Environment Scotland response is a material planning consideration for this application and it is agreed that: "the gable end of this building is a carefully conceived part of this building's design and reasonably prominent in the context of Bow Street." The proposal to move the window will have an undue impact on the original design intentions of the architect adversely altering the character and appearance of this listed building. It is also considered that the proposal to enlarge the existing rear ground floor window will have a very similar adverse impact. The proposed works to achieve the attic conversion are also not considered to be sympathetic to the design of the original dwelling as the proposed size of the roof lights and number of roof vents does not respect the character of the property by greatly breaking up the slated appearance of the existing roof plane. Furthermore the internal alterations and removal of listed fabric proposed are considered to adversely impact upon the planned layout and original features of this listed building further eroding its character.

Overall the proposed works will adversely detract from the original character of the property and are not considered to preserve the character of the conservation area and the listed building contrary to adopted policy 7.2 and 7.3 above.

**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.

None

**Summary of terms of Section 75 Legal Agreements**

None

**Directions Under Regulations 30, 31 or 32**

None

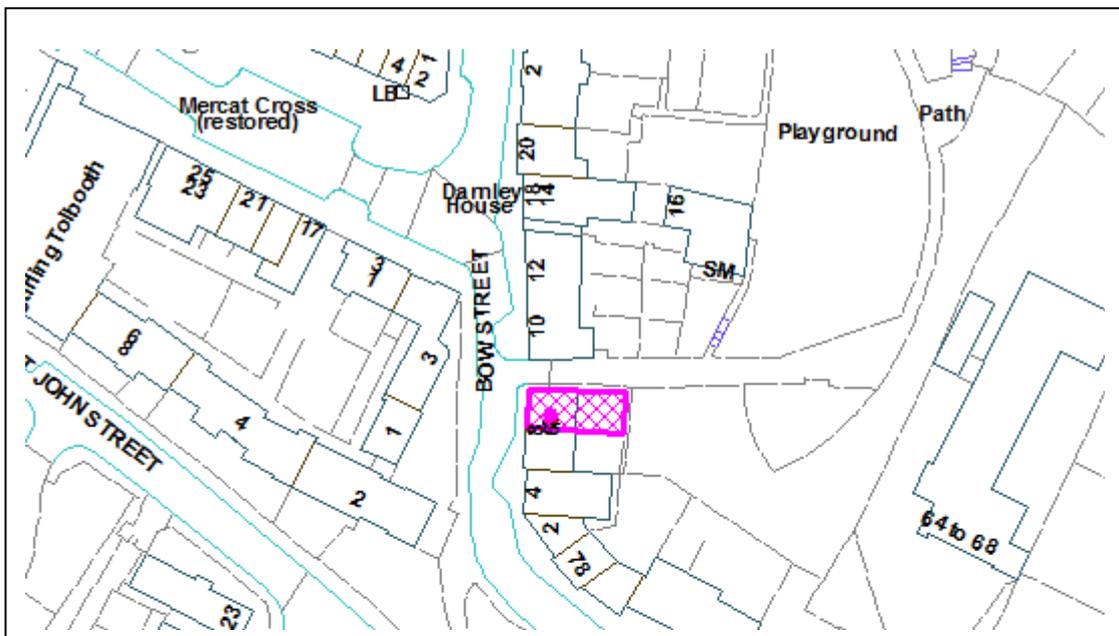
**Community Council:**

No consultation sent or requested.

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**PROPOSAL: Conversion of attic space, relocate side window and enlarge rear window at 8 Bow Street Top Of The Town Stirling FK8 1BS**

UPRN: 000122018543  
Ward: Ward 4 Castle  
Reference: 16/00808/LBC  
Type: Listed Building Consent  
Date Valid: 8 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: Andrew Moodie & Naomi Ross per BDA Design 38 Wellpark Crescent Stirling FK7 9HF



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**Recommendation: Refuse**

**Reason(s):**

- 1 In the opinion of the planning authority the application is considered contrary to policy 7.2 and 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014 as the proposed works are not considered to preserve or enhance the character and appearance of the conservation area or the listed building. The proposal to move the north gable window will have an undue impact on the original design intentions, adversely altering the character and appearance of this listed building within the conservation area. It is also considered that the proposal to enlarge the existing rear ground floor window will have a very similar adverse impact. Furthermore the proposed size of the roof lights and number of roof vents does not respect the character of the conservation area or the listed building by greatly breaking up the slated appearance of the existing roof plane. Furthermore the internal alterations and removal of listed fabric proposed are considered to adversely impact upon the planned layout and original features of this listed building further eroding its character.

**Status Constraints:**

Article 4 Directions,  
Conservation Area,  
Within 50m of Listed Building  
LB Cat: B

**Supplementary Information:**

The proposed works to achieve the attic conversion are not considered to be sympathetic to the design of the original dwelling as the proposal to move the gable window will have an undue impact on the original design intentions of the architect, adversely altering the character and appearance of this listed building. It is also considered that the proposal to enlarge the existing rear ground floor window will have a very similar adverse impact. Furthermore, the proposed size of the roof lights and number of roof vents does not respect the character of the property by greatly breaking up the slated appearance of the existing roof plane. The internal alterations and removal of listed fabric proposed are also considered to adversely impact upon the planned layout and original features of this listed building further eroding its character.

Overall the proposed works will adversely detract from the original character of the property and are not considered to preserve the character of the conservation area and the listed building contrary to adopted policy 7.2 and 7.3 of the Stirling Council Local Development Plan.

**Community Council:**

No consultation sent or requested.

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## ***Planning Enforcement – week ending 27/ 01/17***

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### ***New Cases Received***

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Issue: Storage of material  
Address: St Thomas Well, Stirling, FK7 9PR  
Ward: Ward 5 Stirling West  
Reference: EN/17/006/UNAUTH  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

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### ***Delegated Decisions***

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#### ***Cases Closed***

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

Supplementary Information: The advertisement has been removed

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#### ***Planning Contravention Notices Served***

None

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#### ***Breach of Condition Notices Served***

None

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#### ***Enforcement Notices Served***

None

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***Amenity Notices Served***

None

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## ***Forestry Planting and Felling Proposals***

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

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# *Street Naming*

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**LOCATION:** Raploch (Phase 4B), Stirling.

Officer: Ken McAlpine, Telephone 233669, Email: [mcalpinek@stirling.gov.uk](mailto:mcalpinek@stirling.gov.uk)

**Recommendation:** To name the road in the development Curlers Loan.

**Considerations:**

The proposed name commemorates a former use of the land immediately to the south of the development, a skating rink, and a curling pond, the latter of which was home to the Stirling Castle Curling Club and was opened in 1901. Both of course are no longer there.

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