



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date** 15.02.17

**Week Number** 06

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 23 February 2017** 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. 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, 22 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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# 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: <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
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
17/00078/FUL 13 Feb 2017 Ward 7 Bannockburn 283803 687255	<b>Change of use from public open space to private garden ground and driveway for adjacent residential property at Land Adjacent To South East Of 7, Gallamuir Drive, Plean,</b> for Ann Aitchison 7 Gallamuir Drive Plean FK7 8EA <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00104/FUL 13 Feb 2017 Ward 7 Bannockburn 283022 687689	<b>Erection of single storey pitched roof extension to rear at 5 McCann Court, Plean, FK7 8GD,</b> for Mr Iain Paterson per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00064/ADV 6 Feb 2017 Ward 4 Castle 279669 693190	<b>Advertisement of the following types : Fascia sign and projecting sign at Ground Floor, 67 Port Street, Stirling, FK8 2ER,</b> for Rettie West End LLP 11 Wemyss Place Edinburgh EH3 6DH <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00100/NDM 10 Feb 2017 Ward 4 Castle 279157 695905	<b>Prior Notification for demolition of buildings at Cornton Vale Prison, Cornton Road, Cornton, Stirling, FK9 5NU,</b> for Scottish Prison Service On Behalf Of Scottish Ministers per Cameron Planning Clifton Cottage 29 East Argyle Street Helensburgh G84 7EJ <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>17/00067/FUL 8 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 277860 701297</p>	<p><b>Installation of flue for wood burning stove at Springpark, 11 Doune Road, Dunblane, FK15 9AR,</b> for Mr Alistair MacPherson per Module Architects 24 Anchorscross Dunblane FK15 9JW <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00079/LBC 6 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278213 701510</p>	<p><b>To erect canopy at front entrance and ramp at Braeport Centre, Braeport, Dunblane, FK15 0AT,</b> for Dunblane Development Trust per 123V Plc Ramsay Street Coalsnaughton FK13 6LH <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule LB Cat: C(s)</p>
<p>17/00080/FUL 7 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278788 702018</p>	<p><b>Single storey extension at 34 Ledcameroch Gardens, Dunblane, FK15 0GZ,</b> for Miss Joyce Brown per BDA Design 38 Wellpark Crescent Stirling FK7 9HF <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00083/FUL 9 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279210 697253</p>	<p><b>Remove existing windows on ground floor and replace with White Upvc New Lorimer Sliding Sash Windows at 9 Westerton Drive, Bridge Of Allan, FK9 4AX,</b> for Mr and Mrs B Souter per CR Smith Glaziers (Dunfermline) Ltd Gardeners Street Dunfermline KY12 0RN <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00101/FUL 10 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278938 701754</p>	<p><b>Proposed dormer extension, formation of new raised deck areas, installation of flue and new canopy between garage and house at 90 Ochiltree, Dunblane, FK15 0DF,</b> for Mr J Owen per Ally Croll Architect 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00066/FUL 6 Feb 2017 Ward 2 Forth &amp; Endrick 272577 694098</p>	<p><b>Proposed alterations and 2 storey extension to dwelling house with removal of existing sun room at Upper Redhall, Stirling, FK8 3AE,</b> for Mr Raymond Mountford per Architectural Technician Services Ltd 13 Taran Alloa FK10 1RF <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00072/FUL 3 Feb 2017 Ward 2 Forth &amp; Endrick 270620 694482</p>	<p><b>Proposed alteration to existing timber garage and erection of new car port extension at Waterside, Station Road, Gargunnoch, FK8 3DA,</b> for Mr &amp; Mrs J Muir Waterside Station Road Gargunnoch FK8 3DA <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00073/PPP 9 Feb 2017 Ward 2 Forth &amp; Endrick 256020 678582</p>	<p><b>Planning permission in principle for single dwelling and attached garage on land adjacent to Dumbrock House at Garden Ground Of Dumbrock House, Old Mugdock Road, Strathblane,</b> for Ms Mary McKenzie per Thomas Robinson Architects The Red House Croftamie Glasgow United Kingdom <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00074/FUL 9 Feb 2017 Ward 2 Forth &amp; Endrick 252773 679588</p>	<p><b>New detached house at Land Adjacent And East Of The Garden House, Blanefield,</b> for Mr Allan Barns-Graham per Kenneth Lynch Architectural Design Sydenham Court 18 Kingsborough Gardens Dowanhill Glasgow <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00084/FUL 8 Feb 2017 Ward 2 Forth &amp; Endrick 270247 694360</p>	<p><b>Erection of single storey side extension to form open plan kitchen/dining area, part conversion of existing garage to form utility room all materials to match existing property at 19 Drummond Place, Gargunnoch, FK8 3BZ,</b> for Mrs Julie Hay per Mparchitecture MacFarlane Gray House Castlecraig Business Park Stirling FK7 7WT <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00086/FUL 10 Feb 2017 Ward 2 Forth &amp; Endrick 254700 688522</p>	<p><b>Extension to rear of dwelling house at 16 Buchanan Street, Balfron, G63 0TT,</b> for Mr Kenneth Macfadyen per The Hay Partnership (Lomond) Ltd 73 Glasgow Road Dumbarton G82 1RE <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00087/FUL 8 Feb 2017 Ward 2 Forth &amp; Endrick 252626 685145</p>	<p><b>New ground floor extensions to rear, new porch, enlargement of one rear dormer and enlargement to roof at front at The Bungalow, 92 Main Street, Killearn, G63 9LF,</b> for Land And Property Holdings Ltd per Entasis Architects LLP 106 Hope Street Glasgow G2 6PH <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00088/PPP 8 Feb 2017 Ward 2 Forth &amp; Endrick 250356 686980</p>	<p><b>Erection of new dwelling house (Plot 1) at Wishingwell Camping Site Balfron Station, Drymen, G63 0NJ,</b> for Callum Hastie Drumore Haugh Gartness Balfron Station G63 0NJ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00089/PPP 8 Feb 2017 Ward 2 Forth &amp; Endrick 250356 686980</p>	<p><b>Erection of new dwelling house (Plot 2) at Wishingwell Camping Site Balfron Station, Drymen, G63 0NJ,</b> for Callum Hastie Drumore Haugh Gartness Balfron Station G63 0NJ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00090/PPP 8 Feb 2017 Ward 2 Forth &amp; Endrick 250409 687010</p>	<p><b>Conversion to form single dwelling house at Wishing Well Farmhouse Coffee Shop Balfron Station, Drymen, G63 0NJ,</b> for Callum Hastie Drumore Haugh Gartness Balfron Station G63 0NJ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00092/FUL 10 Feb 2017 Ward 2 Forth &amp; Endrick 252325 685950</p>	<p><b>Installation of 6No. new Velux conservation style roof windows (3 at the front of the house and 3 to the rear) together with installation of 1No. new timber sash and case double glazed window on the gable of the house at 11 The Square, Killearn, G63 9NF,</b> for Mrs Morag Finn per Morris Architects Rowan House 4 Castle Gardens Ballikinrain Balfron <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00096/MSC 13 Feb 2017 Ward 5 Stirling West 279299 687968</p>	<p><b>New dwelling house and garage (Plot 1) at Land Some 165 Metres West Of The Dairy, Auchenbowie, Stirling,</b> for Mr C Forsyth per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00097/MSC 13 Feb 2017 Ward 5 Stirling West 279333 687959</p>	<p><b>New dwelling house and garage (Plot 2) at Land Some 130 Metres West Of The Dairy, Auchenbowie, Stirling,</b> for Mr C Forsyth per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00098/MSC 13 Feb 2017 Ward 5 Stirling West 279368 687953</p>	<p><b>New dwelling house and garage (Plot 3) at Land Some 95 Metres West Of The Dairy, Auchenbowie, Stirling,</b> for Mr C Forsyth per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00099/MSC 13 Feb 2017 Ward 5 Stirling West 279393 687948</p>	<p><b>New dwelling house and garage (Plot 4) at Land Some 70 Metres West Of The Dairy, Auchenbowie, Stirling,</b> for Mr C Forsyth per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00069/FUL 3 Feb 2017 Ward 1 Trossachs &amp; Teith 269939 699926</p>	<p><b>Proposed alterations and extension to existing dwelling house incorporating conversion of associated outbuildings, new raised deck area, erection of new car port and formation of new access road at Gartincaber Stables, Doune, FK16 6AX,</b> for Mr &amp; Mrs Stuart Wallace per LAB04 Architects 16 Joppa Terrace Edinburgh Scotland EH15 2HY <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule</p>
<p>17/00070/LBC 3 Feb 2017 Ward 1 Trossachs &amp; Teith 269939 699926</p>	<p><b>Proposed internal alterations and extension to existing dwelling house incorporating conversion of associated outbuildings, replacement windows, new raised deck area, erection of new car port and formation of new access road at Gartincaber Stables, Doune, FK16 6AX,</b> for Mr &amp; Mrs Stuart Wallace per LAB04 Architects 16 Joppa Terrace Edinburgh Scotland EH15 2HY <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule LB Cat: C(s)</p>
<p>17/00085/FUL 8 Feb 2017 Ward 1 Trossachs &amp; Teith 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 <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00091/FUL 9 Feb 2017 Ward 1 Trossachs &amp; Teith 267159 699976</p>	<p><b>One new house (one and a half storey and single storey) car port and woodstore at Land 45 Metres To Rear Of Knowehead Cottage, Main Street, Thornhill,</b> for Mr &amp; Mrs Beaton per McEachern Architects 13 Allan Park Stirling FK8 2QG <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

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17/00103/FUL 13 Feb 2017 Ward 1 Trossachs & Teith 272977 701487	<b>To replace the current, single-glazed windows with new timber framed double-glazed windows of a more traditional design at 13 Queen Street, Doune, FK16 6DP,</b> for Mr Peter Whitehead Tar Na Veen 13 Queen Street Doune FK16 6DP <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	<b>Delegated</b>
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17/00105/FUL 13 Feb 2017 Ward 1 Trossachs & Teith 275155 699305	<b>Erection of dwelling house at Land Adjacent To North East Of Easter Row, Bridge Of Allan,</b> for Keir & Cawder Estates per MacGarvie & Co Ltd Littlehill Dunblane FK15 9NU <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	<b>Delegated</b>
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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.

<b>Application Number</b>	<b>Description</b>	<b>Decision Level</b>
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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:**                    **2No. new houses at Garden Ground Of No.32 Pistolmakers Row Doune**

UPRN:                            **000122070310**  
Ward:                            **Ward 1 Trossachs & Teith**  
Reference:                    **16/00706/PPP**  
Type:                            Planning Permission in Principle  
Date Valid:                    31 October 2016  
Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Mr & Mrs A Mathieson per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE

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

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**PROPOSAL:**                    **Erection of single storey dwelling house at Garden Ground North East Of The Willows Beech Drive Killearn**

UPRN:                            **000122040849**  
Ward:                            **Ward 2 Forth & Endrick**  
Reference:                    **16/00793/FUL**  
Type:                            Full  
Date Valid:                    9 December 2016  
Officer:                        Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent:            Ms Alice Gilmour per Iain Harley 42E Upper Craigs Stirling FK8 2DS

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

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**PROPOSAL:** **Proposed alterations to existing agricultural building and change of use from agricultural use to a bio-mass drying and storage building and erection of a new woody bio-mass fuel storage building at Land And Building 105M South East Of Auchineden South Lodge Blanefield**

UPRN: **000122070377**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **16/00803/FUL**  
Type: Full  
Date Valid: 12 December 2016  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Auchineden Ltd C/o RTS Ltd per Campbell Of Doune Ltd 78 King Street Crieff PH7 3HB

**Decision: Approve**

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**PROPOSAL:** **Conversion of attic space to studio flat above double garage (ancillary accommodation) at Ballikinrain Garden House Fintry G63 0LL**

UPRN: **000122047108**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **16/00809/FUL**  
Type: Full  
Date Valid: 14 December 2016  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr & Mrs R MacDonald per John H White Architects Ltd Ballat Crossroads Balfon Station G63 0SE

**Decision: Approve**

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**PROPOSAL:** **Prior Notification for Forestry-related building works (non-residential) at Land 120 Metres East Of Ballochlean Farm Glinns Road Kippen**

UPRN: **000122070402**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00025/NAG**  
Type: Agricultural Notification  
Date Valid: 18 January 2017  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: WICA Holdings Ltd C/o Scottish Woodlands Ltd per Scottish Woodlands Ltd Sandpiper House Ruthvenfield Road Inveralmond Industrial Estate Perth

**Decision: Approve**

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**PROPOSAL:**                    **Proposed demolition of the Schoolhouse and erection of 3No. dwelling houses (Plots 533-535) at Former Stirling High School Ogilvie Road Torbrex Stirling**

UPRN:                            **000122017674**

Ward:                             **Ward 5 Stirling West**

Reference:                    **16/00210/FUL**

Type:                             Full

Date Valid:                    4 April 2016

Officer:                         Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Ogilvie Homes Ogilvie House 200 Glasgow Road Stirling FK7 8ES

**Decision:**                    **Approve - Subject to Section 75**

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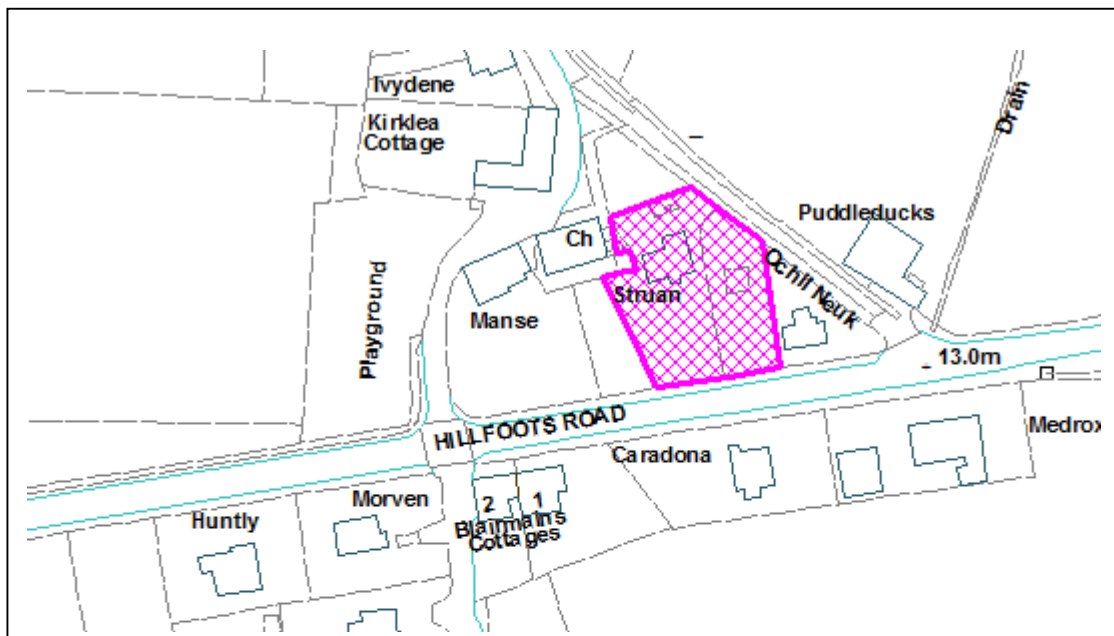
# Planning Schedule Recommendations

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:** Conversion of window to French doors, conversion of door to window and block up external door at Struan Blairlogie Stirling FK9 5PY

UPRN: 000122032105  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 16/00811/FUL  
Type: Full  
Date Valid: 12 December 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr & Mrs McGee per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- French Doors:** Before the development hereby permitted commences details of the proposed doors shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the doors will be timber constructed, with a hand painted finish and the glazing shall match that currently in situ on the existing dwelling.
- Internal Door:** Before the development hereby permitted commences, confirmation of whether jambs are existing/to be retained shall be submitted to and approved in writing by the Planning Authority.

- 3      **Extraction Terminals:** Before the development hereby permitted commences details of any proposed extraction terminals shall be submitted to and approved in writing by the Planning Authority.

**Reason(s):**

- 1      In order to achieve an acceptable form of external treatment.
- 2      To ensure that the proposals do not have a detrimental impact on the Listed Building to which they relate.
- 3      To ensure that the proposals do not have a detrimental impact on the Listed Building to which they relate.

**Status Constraints:**

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

**Supplementary Information:**

## ***Report of Handling***

**Summary of Representations**

No letters of representation have been received regarding this application.

**Summary of Consultation Responses**

No comments sent or requested regarding this application.

**Development Plan and Other Material Considerations**

Stirling Local Development Plan

Policy 1.1: Site Planning (relevant sections)

All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):-

- a) The siting, layout and density of new development should; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.
- b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.
- c) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing, and should use materials, finishes and colours which complement those prevalent.
- d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

#### Policy 2.12: Residential Alterations and Extensions

The alteration and/or extension of residential properties will be approved provided that all the relevant criteria are satisfied:-

- a) The proposal is of a scale, size, massing and design that is subordinate and sympathetic to the building to be extended and the wider townscape, and uses materials appropriate to its context.
- b) The proposal does not result in an over-development of the plot, with sufficient space remaining for garden ground, parking, and bin storage, which is comparable to the amenity afforded to surrounding residential properties in this regard.
- c) 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 daylight.

The development is deemed to accord with the Council's Supplementary Guidance SG12: Residential Alterations and extensions. The proposals are of a design that relates to the existing dwelling and is of a scale appropriate to both the dwelling and the existing plot. There will be no issues raised as a result of this development regarding the loss of sunlight, daylight or detrimental impact on the privacy of surrounding properties.

#### 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.

#### Policy 7.3: Development affecting Listed Buildings (relevant Sections)

- 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.

#### Policy 7.5: New/Replacement Windows – Listed Buildings and Conservation Areas

There will be a presumption in favour of the retention (with traditional repair/sympathetic refurbishment if required) of original windows or other windows of historic significance. Replacement of, or alteration to, existing windows will be considered as follows:-

- a) Where original windows or other windows of historic significance are proven to be beyond repair, replacement matching them in every respect including materials, dimensions, profiles, opening method and finish will be acceptable. Re-use of historic glass and other features may be required.

b) Where original windows, or other windows of historic significance, no longer exist, support will be given to proposals which reinstate a historically correct window type, including design, material and opening method.

c) Double-glazing may be acceptable where part (a) or (b) of this policy applies or where it can be incorporated within the existing joinery, and, only where there will be no loss of historic glass and no adverse impact on the character or appearance of the Listed Building or Conservation Area.

d) Secondary glazing is supported where it can be internally installed without detriment to the external appearance of the building or internal features of interest.

### **Summary of Submission**

This application seeks permission for the conversion of a window to French doors, conversion of a door to a window and to block up an external door at Struan, Blairlogie, Stirling. The existing property is a B Listed, storey and a half, detached dwelling situated within the Blairlogie Conservation Area.

The proposed French doors will be installed on the properties north east (side) elevation in an area where a window currently exists. The sill of the window will be dropped but there is no requirement to widen the width of the window. The proposed doors are timber constructed with central glazing. The window and sill removed from this position will be integrated in to the north west (rear) elevation. A smaller toilet window on this elevation will be blocked up to accommodate the window which is approximately 0.3 metres wider.

The proposals are deemed to accord with the relevant Local Development Plan Policies. The scale of the developments, the materials used, and the impact of the proposals will not have a materially detrimental impact on the Listed Building or the Conservation Area generally. The proposals relate to the existing dwelling.

### **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 to this application.

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

Not applicable to this application.

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

Not applicable to this application.

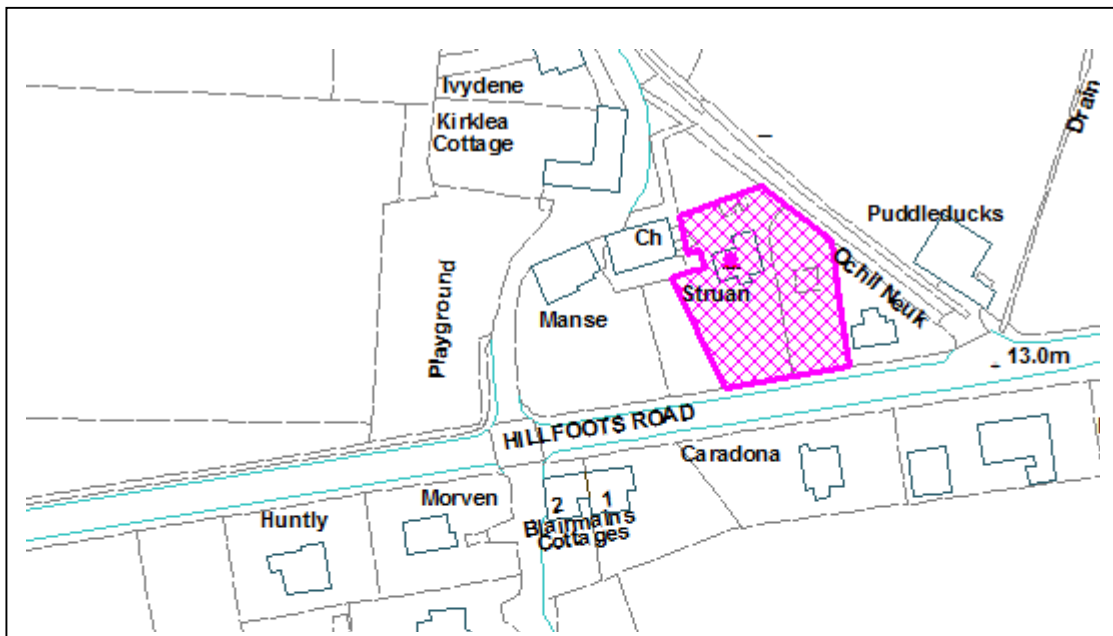
### **Community Council:**

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**PROPOSAL:** Internal alteration, toilet, kitchen & utility areas - conversion of window to French doors, conversion of door to window and block up external door at Struan Blairlogie Stirling FK9 5PY

UPRN: 000122032105  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 16/00812/LBC  
Type: Listed Building Consent  
Date Valid: 12 December 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr & Mrs R McGee per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- 1 French Doors:** Before the development hereby permitted commences details of the proposed doors shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the doors will be timber constructed, with a hand painted finish and the glazing shall match that currently in situ on the existing dwelling.
- 2 Internal Door:** Before the development hereby permitted commences, confirmation of whether jambs are existing/to be retained shall be submitted to and approved in writing by the Planning Authority.
- 3 Extraction Terminals:** Before the development hereby permitted commences details of any proposed extraction terminals shall be submitted to and approved in writing by the Planning Authority.

**Reason(s):**

- 1** In order to achieve an acceptable form of external treatment.

- 2 To ensure that the proposals do not have a detrimental impact on the Listed Building to which they relate.
- 3 To ensure that the proposals do not have a detrimental impact on the Listed Building to which they relate.

**Status Constraints:**

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

**Supplementary Information:**

This application seeks permission for the conversion of a window to French doors, conversion of a door to a window and to block up an external door at Struan, Blairlogie, Stirling. The existing property is a B Listed, storey and a half, detached dwelling situated within the Blairlogie Conservation Area.

The proposed French doors will be installed on the properties north east (side) elevation in an area where a window currently exists. The sill of the window will be dropped but there is no requirement to widen the width of the window. The proposed doors are timber constructed with central glazing. The window and sill removed from this position will be integrated in to the north west (rear) elevation. A smaller toilet window on this elevation will be blocked up to accommodate the window which is approximately 0.3 metres wider.

The proposals are deemed to accord with the relevant Local Development Plan Policies. The scale of the developments, the materials used, and the impact of the proposals will not have a materially detrimental impact on the Listed Building or the Conservation Area generally. The proposals relate to the existing dwelling.

**Community Council:**

No consultation sent or requested.

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## *Planning Applications Withdrawn*

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**PROPOSAL:**            **New office building (for Global Voices Ltd) to be constructed on vacant land in the grounds of Falcon Food Factory at Land 135 Metres South Of Wallace View Hillfoots Road Causewayhead Stirling**

UPRN:                    **000122070390**  
Ward:                    **Ward 3 Dunblane & Bridge Of Allan**  
Reference:              **16/00815/PPP**  
Type:                    Planning Permission in Principle  
Date Valid:             23 December 2016  
Officer:                 Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:      Falcon Foodservice per W D Harley Ltd Ancaster Business Centre Cross Street Callander FK17 8EA

**Decision:**            **Withdrawn**

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**PROPOSAL:**            **Erection of canopy over entrance at Youth Centre Braeport Dunblane FK15 0AT**

UPRN:                    **000122005776**  
Ward:                    **Ward 3 Dunblane & Bridge Of Allan**  
Reference:              **16/00817/FUL**  
Type:                    Full  
Date Valid:             13 January 2017  
Officer:                 Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:      Braeport Centre per 123V Plc Ramsay Street Coalsnaughton FK13 6LH

**Decision:**            **Withdrawn**

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**PROPOSAL:**            **Erection of new dwelling house at Land Adjacent To North East Of Easter Row Bridge Of Allan**

UPRN:                    **000122070315**  
Ward:                    **Ward 1 Trossachs & Teith**  
Reference:              **16/00822/FUL**  
Type:                    Full  
Date Valid:             19 December 2016  
Officer:                 Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:      Mr A Stirling per MacGarvie & Co Littlehill Dunblane FK15 9NU

**Decision:**            **Withdrawn**

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**PROPOSAL:**                    **Removal of existing car port and erection of a new build garage at Balkerach House Balkerach Street Doune FK16 6DE**

UPRN:                            **000122039978**

Ward:                            **Ward 1 Trossachs & Teith**

Reference:                    **17/00029/FUL**

Type:                            Full

Date Valid:                    23 January 2017

Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Mr A Sneddon & Ms H Dewart per Bobby Halliday Architects 3 The Avenue  
Bridge Of Allan FK9 4NR

**Decision:**                    **Withdrawn**

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## ***Planning Enforcement – week ending 10/02/17***

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

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Issue: Alleged breach of condition 'restriction of construction hours'.  
Address: Dumyat Road, Causewayhead, Stirling,  
Ward: Ward 4 Castle  
Reference: 14/069/NONCOM  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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Issue: Alleged deviation from approved plans in relation to construction and re-location of hut.  
Address: Park Terrace, Kings Park, Stirling, FK8 2ND  
Ward: Ward 5 Stirling West  
Reference: 14/070/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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Issue: Erection of garage.  
Address: Sauchieburn, Stirling, FK7 9PZ  
Ward: Ward 5 Stirling West  
Reference: 14/071/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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### ***Delegated Decisions***

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

None

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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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