



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**      **22 February 2017**

**Week Number**      **07**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 02 March 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, 01 March 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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# *Contents*

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The Planning Schedule contains information on a range of planning matters.

- 1 Valid Planning Applications Received
- 2 Decisions of Appointed Officers
- 3 Planning Schedule Recommendations
- 4 Planning Panel Recommendations
- 5 Planning Panel Decisions
- 6 Planning Applications Withdrawn
- 7 Applications Approved by Historic Scotland
- 8 Planning Appeals & Public Inquiries
- 9 Local Review Body Decisions
- 10 Planning Enforcement
- 11 Enforcement Matters
- 12 Tree Preservation Orders/Trees in Conservation Areas/Trees on Development Sites
- 13 Forestry Planting and Felling Proposals
- 14 Street Naming
- 15 Roads and Transport Development
- 16 Other Planning Issues
- 17 Countryside Matters

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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
17/00077/FUL 13 Feb 2017 278806 697578	<b>Alteration and extension to proposed bar and restaurant at Old Bridge Inn, 2 Inverallan Road, Bridge Of Allan, FK9 4JA,</b> for Mr Mohsin Altjar per Campbell Of Doune Ltd 78 King Street Crieff Perthshire PH7 3HB <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: <a href="mailto:mckechniep@stirling.gov.uk">mckechniep@stirling.gov.uk</a> <a href="#">View this Application</a>	Delegated
16/00845/FUL 16 Feb 2017 Ward 4 Castle 279639 693586	<b>Existing BT phone kiosk site to be used as a site for a new Phone kiosk with integrated cash machine for public use with RBS corporate branding and logos to be illuminated at Pavement To Front Of 84, Murray Place, Stirling,</b> for RBS per Styles And Wood Plc Cavendish House Cross Street Sale Trafford <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: <a href="mailto:brownch@stirling.gov.uk">brownch@stirling.gov.uk</a> <a href="#">View this Application</a>	Delegated
17/00106/FUL 13 Feb 2017 Ward 3 Dunblane & Bridge Of Allan 278856 698090	<b>Single storey extension to rear of dwelling at 3 Glen Road, Bridge Of Allan, FK9 4PP,</b> for Mr Douglas Armstrong per Bobby Halliday Architects The Studio 3 The Avenue Bridge Of Allan FK9 4NR <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: <a href="mailto:forrestg@stirling.gov.uk">forrestg@stirling.gov.uk</a> <a href="#">View this Application</a>	Schedule
17/00109/NAG 14 Feb 2017 Ward 3 Dunblane & Bridge Of Allan 277455 702083	<b>Erection of lambing shed at Land Adjacent To North Of Ashley, Auchinlay Road, Dunblane,</b> for Dawn Green per Alastair Heron 46 Kenilworth Road Bridge Of Allan FK9 4RP <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: <a href="mailto:forrestg@stirling.gov.uk">forrestg@stirling.gov.uk</a> <a href="#">View this Application</a>	Delegated

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17/00111/CON 14 Feb 2017 Ward 3 Dunblane & Bridge Of Allan 278856 698090	<b>Demolition of garage at 3 Glen Road, Bridge Of Allan, FK9 4PP</b> , for Mr Douglas Armstrong per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a>	Schedule
17/00119/FUL 17 Feb 2017 Ward 3 Dunblane & Bridge Of Allan 278673 701351	<b>Replacement of existing greenhouse with new greenhouse - footprint is the same at Faery Knowe, St Mary's Drive, Dunblane, FK15 0HB</b> , for A P Godfrey Faery Knowe St Mary's Drive Dunblane FK15 0HB <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00027/FUL 17 Feb 2017 Ward 2 Forth & Endrick 261949 693983	<b>Erection of a shed for winter housing for sheep at Land 545 Metres South Of Mains Of Arnprior, Arnprior Road, Arnprior, ,</b> for Mr Duncan McEwen Arnprior Farm Stirling FK8 3HA <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00033/FUL 16 Feb 2017 Ward 2 Forth & Endrick 256105 678839	<b>Erection of single storey side extension and alterations to detached dwelling home. at Linnmoor, Milndavie Road, Strathblane, G63 9EW</b> , for Mr Bill Donnelly per Coogan Architects Studio 15, Omnia Building Westerhill Road Bishopbriggs G64 2TQ <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00095/FUL 15 Feb 2017 Ward 2 Forth & Endrick 250736 685378	<b>2No. proposed dwellings - 1 replacement house (Plot 1) and 1 house in adjacent site (Plot 2) at Red Cottage, Blane Smithy Road, Killearn, G63 9QQ</b> , for Blane Valley Properties per The Grand Plan 29 Stuart Drive Drymen G63 0BZ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00108/FUL 14 Feb 2017 Ward 2 Forth & Endrick 252210 685779	<b>First floor extension to side of dwelling house over existing garage/utility room at 21 Birch Road, Killearn, G63 9SG</b> , for Mrs Diane Murphy 21 Birch Road Killearn G63 9SG <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00113/FUL 15 Feb 2017 Ward 2 Forth & Endrick 269114 694115	<b>Porch and sun room extensions at Sawmill Cottage, Gargunnoch, FK8 3BN</b> , for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated

<p>17/00116/MSC 17 Feb 2017 Ward 2 Forth &amp; Endrick 256460 693448</p>	<p><b>Proposed house comprising of a 1.5 storey accommodation with slate roof and white rendered external walls (PPP reference 15/00170/PPP) at Land 55 Metres North West Of Cashley Farm Tigh Na Bo, Buchlyvie,</b> for Ms Kirsty Forsyth per JP Curran The Barn Mount Farm Fintry G63 0YH <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00102/FUL 14 Feb 2017 Ward 6 Stirling East 280899 691423</p>	<p><b>Erection of a conservatory at 3 Pottis Road, Balquhiddelock, Stirling, FK7 7XB,</b> for Mr &amp; Mrs Wallace per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00107/FUL 13 Feb 2017 Ward 6 Stirling East 280637 689994</p>	<p><b>Single storey extension to existing cottage, linking to former garage block at Honeyrose Cottage, Milton, Whins Of Milton, FK7 8EP,</b> for Mr Andrew Cullen per Malcolm Cullen Bradbury House 10 High Craighall Road Glasgow G4 9UD <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00114/FUL 15 Feb 2017 Ward 6 Stirling East 280071 694087</p>	<p><b>Proposed single storey extension to rear of property in order to create increased living accommodation at 21 Argyll Avenue, Stirling, FK8 1UL,</b> for Mr &amp; Mrs Angus Swanson per CUBE RE:treat 80 Barons Hill Avenue Linlithgow EH49 7JG <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00123/ADV 20 Feb 2017 Ward 6 Stirling East 281214 692794</p>	<p><b>Digital fascia signage at 4 And 5, Springkerse Retail Park, Stirling,</b> for Scanlite Visual Communications per Fylde Planning Service 13 Winslow Avenue Poulton-Le-Fylde FY6 7PQ <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00118/FUL 16 Feb 2017 Ward 5 Stirling West 277687 692439</p>	<p><b>Replace roof in natural slate, removal of centre chimney and repairs to apex of side gable at Building Shell At 7 To 25, Main Street, Cambusbarron,</b> for Mr Kevin Kelly 19 Bobbin Wynd Cambusbarron FK7 9LZ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

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<p>17/00110/FUL 20 Feb 2017 Ward 1 Trossachs &amp; Teith 267211 699720</p>	<p><b>Alterations to existing side extension to create accessible accommodation including raising roof level above first floor area at Cessintully Mill, Ballinton Road, Thornhill, FK8 3QE,</b> for Mr Stewart Campbell per Grigor Mitchell Architect Ltd 46 Relugas Road Edinburgh EH9 2LZ <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p><b>Delegated</b></p>
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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
<p>17/00081/FUL 16 Feb 2017 Ward 4 Castle 279243 693735</p>	<p><b>Proposed installation of Public Info Screen (Smart Screen) at Pavement North East Of Church Of The Holy Rude, St John Street, Top Of The Town, Stirling,</b> for Stirling Council Children, Communities And Enterprise Old Viewforth Pitt Terrace Stirling <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p><b>Schedule</b></p>
<p>17/00082/FUL 16 Feb 2017 Ward 4 Castle 279634 693556</p>	<p><b>Proposed installation of Public Info Screen (Smart Screen) at Pavement Opposite No 41, Friars Street, Stirling,</b> for Stirling Council Children, Communities And Enterprise Service Old Viewforth Pitt Terrace Stirling <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p><b>Schedule</b></p>
<p>17/00093/ADV 16 Feb 2017 Ward 4 Castle 279243 693735</p>	<p><b>Public Info Screen showing advertisements at Pavement North East Of Church Of The Holy Rude, St John Street, Top Of The Town, Stirling,</b> for Stirling Council per ADS Interactive Polaroid Building Block 8, Vale Of Leven Industrial Estate Dumbarton G82 3PW <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p><b>Delegated</b></p>

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17/00094/ADV 16 Feb 2017 Ward 4 Castle 279634 693556	<b>Public Info Screen showing advertisements at Pavement Opposite No 41, Friars Street, Stirling,</b> for Stirling Council per ADS Interactive Polaroid Building Block 8, Vale Of Leven Industrial Estate Dumbarton G82 3PW <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
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17/00112/FUL 16 Feb 2017 Ward 6 Stirling East 280027 693957	<b>Formation of deck as part of harbour wall repair works allowing reinstatement and expansion of area of land. at Harbour Wall, Shore Road, Riverside, Stirling,</b> for Stirling Council Teith House Kerse Road Stirling FK7 7QA <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a>	Schedule
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## Proposal of Application Notices

Application Number	Description	Decision Level
PAN-2017-001 17 Feb 2017 Ward 4 Castle 279522 694413	<b>Site to West of Orchard House Health Centre to be Sheltered Housing (Class 9), site to East of Health Centre to comprise 3No. units, 2 of which are to be Food &amp; Drink (Class 3) &amp; Hot Food Takeaway (Sui generis) and the 3rd unit will be one or more of the following uses:- Food &amp; Drink (Class 3); Hot Food Takeaway (Sui generis); Shops (Class 1); Financial Services (Class 2); Creche (Class 10); Gymnasium (Class 11) or Public House (Sui generis) at Land And Buildings At Orchard House Site, Back O'Hill Road, Raploch, Stirling,</b> for Caledon/TDL, McCarthy & Stone, Raploch Urban Regeneration CO per ADP Architecture 101 George Street Edinburgh EH2 3ES <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a>	

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**PROPOSAL: Conversion of existing garage and proposed new garage at Winterburn Fintry G63 0XG**

UPRN: 000122064639  
Ward: Ward 2 Forth & Endrick  
Reference: 16/00745/FUL  
Type: Full  
Date Valid: 16 November 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr & Mrs Gary O'Donnell per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

**Decision: Approve**

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**PROPOSAL: New extension of existing dwelling to create boiler room and biomass wood chip fuel store at Carston Mews Drumbeg Road Killearn G63 9LJ**

UPRN: 000122069299  
Ward: Ward 2 Forth & Endrick  
Reference: 16/00749/FUL  
Type: Full  
Date Valid: 18 November 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr John Russell per BC Design 259 Garriocch Road Glasgow G20 8QZ

**Decision: Approve**

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**PROPOSAL: Erection of a side extension to a semi detached dwelling at 19 Blane Place Blanefield G63 9HS**

UPRN: 000122008714  
Ward: Ward 2 Forth & Endrick  
Reference: 16/00750/FUL  
Type: Full  
Date Valid: 21 November 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

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

**Decision: Approve**

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**PROPOSAL:**                   **Erection of a rear replacement extension and alterations to the main cottage (replacement windows/door on the main elevation) at Appleby Cottage Main Street Buchlyvie FK8 3LU**

UPRN:                           **000122039226**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **16/00805/FUL**  
Type:                           **Full**  
Date Valid:                  **8 December 2016**  
Officer:                       **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:           **Mr Richard Haighton per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH**

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

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**PROPOSAL:**                   **Formation of raised deck at 1 Millbrae Gargunnoch FK8 3BB**

UPRN:                           **000122010753**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **16/00810/FUL**  
Type:                           **Full**  
Date Valid:                  **15 December 2016**  
Officer:                       **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:           **Mr R Quenby per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE**

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Installation of a PCP and BT broadband cabinet which provides super-fast fibre optic broadband to the area at Land At Fintry Telephone Exchange Main Street Fintry**

UPRN:                           **000122070391**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **16/00818/FUL**  
Type:                           **Full**  
Date Valid:                  **11 January 2017**  
Officer:                       **Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk**

Applicant/Agent:           **British Telecom per Catsurveys Group Limited Codham Hall The Stable Brentwood CM13 3JT**

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

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**PROPOSAL:**                   **Alterations to include changing existing window to door and existing door to window, formation of one new window and 3 new velux windows at Balhaldie Cottage 7 King Street Doune FK16 6DN**

UPRN:                           **000122002728**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **16/00717/FUL**  
Type:                           **Full**  
Date Valid:                  **3 November 2016**  
Officer:                       **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent:           **Mrs M Walker per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH**

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

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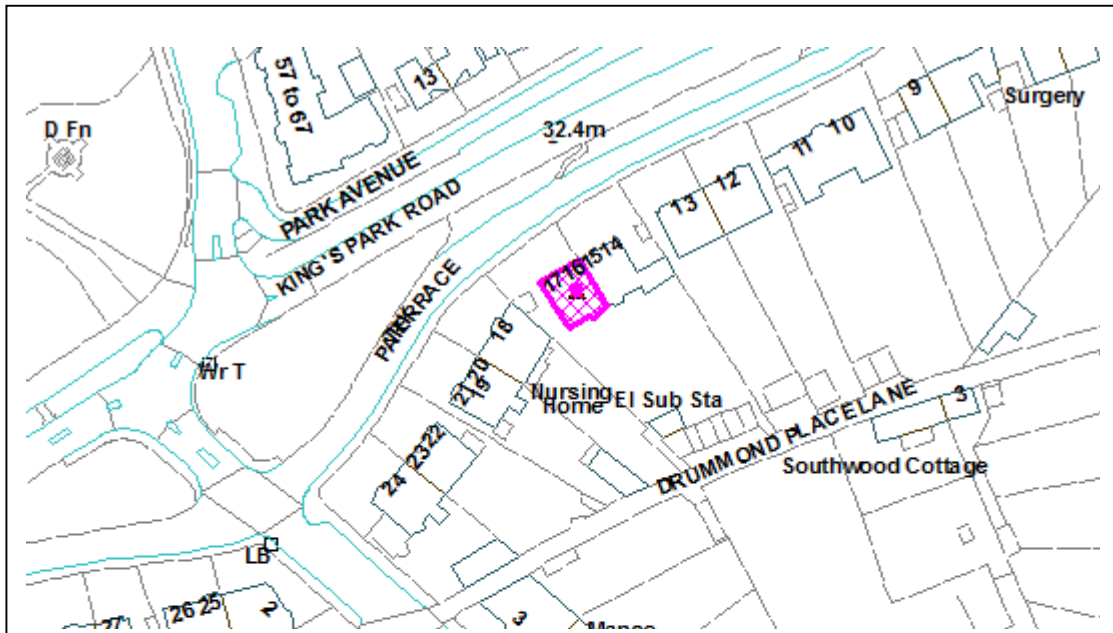
# Planning Schedule Recommendations

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:** Removal of unauthorised aluminium framed windows and replacing with soft wood framed windows in style to match existing at 16 Park Terrace Kings Park Stirling FK8 2JT

UPRN: 000122018319  
Ward: Ward 5 Stirling West  
Reference: 16/00778/FUL  
Type: Full  
Date Valid: 1 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 Gregor Davidson per Neil Francis 42 Chisholm Avenue Stirling FK9 5QT



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**Recommendation:** Approve

Subject to the following Conditions:

## Status Constraints:

Article 4 Directions,  
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. Reuse 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 Assessment**

This application seeks permission for the removal of unauthorised aluminium framed windows and replacement with soft wood framed windows at 16 Park Terrace, Kings Park, Stirling. The property is a B Listed, Georgian, semi detached dwelling situated within the Kings Park Conservation Area.

The proposals will result in 6 windows being replaced. All the windows are on the basement level. Three windows on the front elevation and 3 on the rear elevation will be replaced. The existing windows are non-original and are aluminium in design. They do not match the traditional sash and case windows currently in situ on the ground and first floor. The proposed windows will be slim profile double glazed timber sash and case windows. The proposals will match the detail of the original windows.

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 proposed windows are considered to improve the current situation and relate more accurately to the Listed Building than the aluminium windows. The replacements match the existing traditional windows in every respect including materials, dimensions, profiles, opening method and finish and will be acceptable as set out in Local Development Plan Policy 7.5 New/Replacement Windows – Listed Buildings and Conservation Areas.

## **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:**

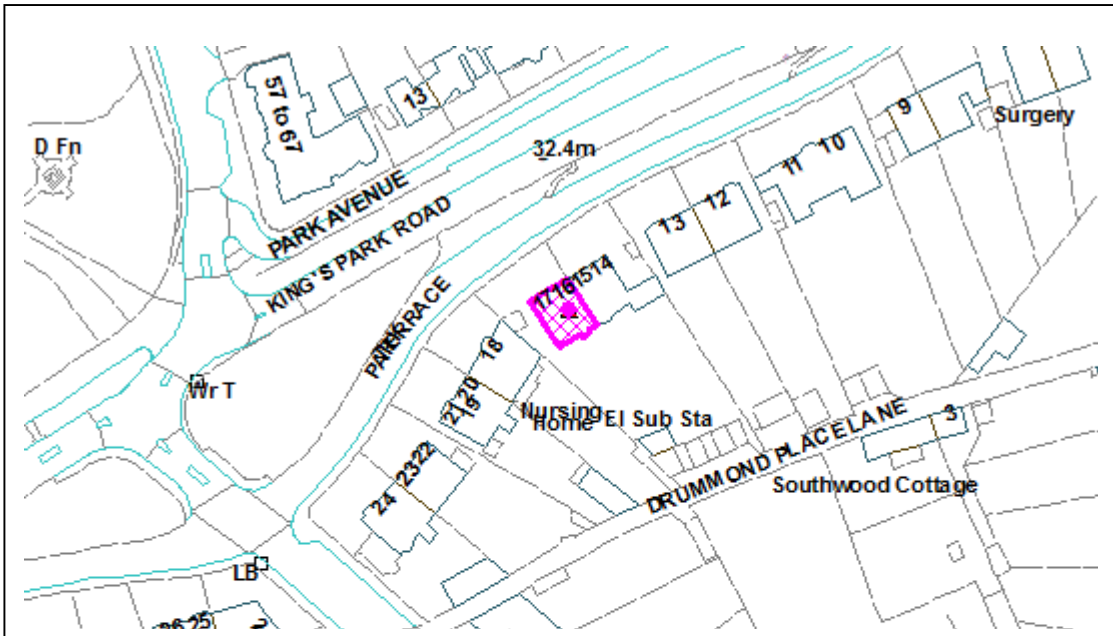
No consultation sent or requested.

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**PROPOSAL: Removal of unauthorised aluminium framed windows and replacing with soft wood framed windows to match existing at 16 Park Terrace Kings Park Stirling FK8 2JT**

UPRN: 000122018319  
Ward: Ward 5 Stirling West  
Reference: 16/00779/LBC  
Type: Listed Building Consent  
Date Valid: 1 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 Gregor Davidson per Neil Francis 42 Chisholm Avenue Stirling FK9 5QT



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**Recommendation: Approve**

Subject to the following Conditions:

**Status Constraints:**

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

**Supplementary Information:**

This application seeks permission for the removal of unauthorised aluminium framed windows and replacement with soft wood framed windows at 16 Park Terrace, Kings Park, Stirling. The property is a B Listed, Georgian, semi detached dwelling situated within the Kings Park Conservation Area.

The proposals will result in 6 windows being replaced. All the windows are on the basement level. Three windows on the front elevation and 3 on the rear elevation will be replaced. The existing windows are non-original and are aluminium in design. They do not match the traditional sash and case windows currently in situ on the ground and first floor. The proposed windows will be slim profile double glazed timber framed sash and case windows. The proposals will match the detail of the original windows.

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 proposed windows are considered to improve the current situation and relate more accurately to the Listed Building than the aluminium framed windows. The replacement match the existing traditional windows in every respect including materials, dimensions, profiles, opening method and finish will be acceptable as set out in Local Development Plan Policy 7.5 New/Replacement Windows – Listed Buildings and Conservation Areas.

**Community Council:**

No consultation sent or requested.

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# *Planning Panel Recommendations*

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**Planning Panel – 28 February 2017**

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The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 28 February 2017.

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**PROPOSAL:**                    **Planning permission in principle is sought for the masterplan and regeneration of sites 6, 7, 8, 8A, 9 and 22 at Raploch as shown in the plan for new build housing and flats together with associated landscape and amenity at Land Mostly To South Of Drip Road Site Nos 6 7 8 8A 9 21 And 22 Drip Road Raploch Stirling**

UPRN:                            **000122070259**  
Ward:                            **Ward 4 Castle**  
Reference:                      **16/00771/PPP**  
Type:                            **Planning Permission in Principle**  
Date Valid:                    **8 December 2016**  
Officer:                         **Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk**

Applicant/Agent:             **Robertson Partnership Homes Ltd per Cooper Cromar The Eagle Building  
215 Bothwell Street Glasgow G2 7EZ**

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

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**PROPOSAL:**                    **Re-construction of existing overbridge at Overbridge To North West Of Kerse Road Roundabout Kerse Road Stirling**

UPRN:                            **000122068000**  
Ward:                            **Ward 6 Stirling East**  
Reference:                      **17/00002/FUL**  
Type:                            **Full**  
Date Valid:                    **5 January 2017**  
Officer:                         **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:             **Network Rail George House 36 North Hanover Street Glasgow G1 2AD**

**Recommendation:            Approve with Conditions**

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## *Planning Applications Withdrawn*

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**PROPOSAL:** Amendment to house type previously approved on application 15/00130/FUL at Land 300 Metres South East Of Glassingall House Dunblane

UPRN: 000122069486

Ward: Ward 3 Dunblane & Bridge Of Allan

Reference: 17/00012/FUL

Type: Full

Date Valid: 19 January 2017

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

Applicant/Agent: Mr & Mrs Rae per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR

**Decision:** Withdrawn

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# *Planning Appeals and Public Inquiries*

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**APPEAL:** Continuation of quarrying, new access road and public car park including restoration proposals at Murrayshall Quarry Polmaise Road To Carron Reservoir Stirling

UPRN: 000122045729  
Reference: 14/00742/FUL  
Type: Full  
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk

Appellant: Patersons Quarries Ltd

**Outcome:** Appeal Dismissed

## **Supplementary Information:**

Contrary to the view expressed by the Planning Authority and Cambusbarron Community Council, the Reporter was of the opinion that a cumulative impact assessment based on 300,000 and 600,000 tonnes per annum provided adequate information to permit the determination of the appeal.

Having regard to the provisions of the development plan, the Reporter identified the main issues in this appeal to be 1) Whether or not it is necessary to establish a need for the proposals and, if so, has that need been justified? 2) Are the environmental impacts of the proposal acceptable?

**Need** - The report to the council's Planning & Regulation Panel pointed out that, partly because of commercial sensitivity, no maximum ten-year supply level is specified in local development plan Primary Policy 11 (Minerals and Other Extractive Industries). The policy is said to reflect Scottish Planning Policy which also refers to permitted reserves "of at least 10 years at all times". The report considered it unlikely that a proposal would be made by a quarry operator unless there was a market for the aggregates to be extracted. Accordingly, the report believes it would be difficult to argue that a sufficient supply of aggregates exists. The Reporter considers that overall, despite noting the concerns of both Tillicoultry Quarries Ltd and the community council, he attached significant weight to the report to the Planning & Regulation Panel which he considered persuasive. This led him to conclude that insofar as need is concerned, no justification is required and this aspect of the development does not constitute a reason for refusing planning permission.

**Environmental impacts** – The Reporter concluded that in terms of landscape character impact and visual impact, the proposal would not be unacceptable in its own right or cumulatively. The Reporter concluded that the mitigation proposed with regard to red squirrels and badgers, which was accepted by Scottish Natural Heritage, was reasonable and proportionate as was the mitigation proposed with regard to bats. He did not consider that mitigation was required for pine martens, amphibians and reptiles. He also concluded that the retention of the five Sequoias was not justified as a matter of historical ecological importance. Overall, the Reporter concluded that he attached weight to the response of Scottish Natural Heritage and concluded that, subject to the mitigation measures set out in the environmental statement and the supplementary plans for peregrine protection and invasive species treatment, the proposal would be acceptable in terms of ecological impacts in its own right and cumulatively.

The Reporter attached weight to the comments of Historic Environment Scotland and the council's archaeology officer and, whilst taking into account the concerns raised by the community council, concluded that, subject to an agreement in respect of relinquishing the extant permission between the application site and Gillies Hill fort and the imposition of an appropriate archaeological condition, the proposal was acceptable in terms of cultural heritage impact.

The Reporter accepted that the operation of the proposed quarry would not have an unacceptable impact of air quality.

The Reporter attached weight to the response from the Scottish Environment Protection Agency and noted, alongside Ironside Farrar, that some matters can be dealt with by condition. Despite the concerns raised by the community council the Reporter concluded that the impact of the proposal in hydrological and hydrogeological respects would be acceptable both in its own right and cumulatively. In considering noise, the Reporter found the assessment of the predicted off-site traffic noise levels for properties in Polmaise Road to be troubling. He stated that although the impact assessment for these properties fell from major in the short term to moderate in the long term, he considered the noise levels to be significantly adverse. Since no mitigation was proposed, he concluded that the predicted impact of off-site traffic on Cranston, Bearside and Bearside House was unacceptable.

The Reporter concluded that there would be an impact from blasting in terms of both ground vibration and air overpressure but concluded that the impact of the proposal could be retained within acceptable limits subject to appropriate conditions. He noted that the Quarries Regulations would also be applicable.

The Reporter was of the opinion that the route would not be suitable for use by the level of heavy goods vehicles generated by the proposal. In particular, he was concerned about the section of Polmaise Road to the west of the Torbrex over-bridge, recognising the prohibition of vehicles with a weight of over 7.5 tonnes, the impact on other road-users and residential amenity. He also considered the impact on residential amenity of The Kennels to be unacceptable.

Overall, the Reporter concluded that the proposal was contrary to local development plan policy guidance under Policy 1.1 (Site Planning), Primary Policy 1 and Primary Policy 11(c).

In terms of material considerations, the Reporter reviewed the extant planning permission stating that it should simply be regarded as a fact but not treated as a determining consideration. He did not consider the proposal to be contrary to the Third National Planning Framework. With regard to Scottish Planning Policy, while the proposal complied with aspects of it, he concluded that the proposal does not represent the right development in the right place due to the unacceptable environmental effects of the traffic on Polmaise Road between the site access and the Torbrex over-bridge and the impacts on residential amenity. The Reporter also considered the advice in PAN 50 to be pertinent where it explained that if there is serious doubt whether local roads can accommodate increases in heavy traffic then planning permission may need to be refused. Third party representations were also an important material consideration with the reporter stating that he agreed with the fears expressed in respect of traffic impact on Polmaise Road between the site access and the Torbrex over-bridge. The Reporter also considered the limited weight that could be attached to the replacement local development plan. Overall, whilst taking into account the economic benefits of the proposal, the material considerations did not lead the reporter to conclude other than that the planning permission should be refused.

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

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

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None

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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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## *Other Planning Issues*

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### **NOTICE OF EXAMINATION OF UNRESOLVED ISSUES FOR THE PROPOSED STIRLING LOCAL DEVELOPMENT PLAN**

#### **THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT PLANNING) (SCOTLAND) REGULATIONS 2008**

#### **DPEA PLAN REF NO: LDP-390-2**

On 1 February 2017, Stirling Council submitted to Scottish Ministers the Proposed Stirling Local Development Plan for examination. The Scottish Ministers have now appointed Trevor Croft BSc DipTRP ARSGS FRSA MRTPI to carry out the examination of the above plan. Additional reporters may be appointed to aid the speedy delivery of the report of the examination.

The reporters will consider the range of issues set out in 'Schedule 4 Forms' presented to the Council meeting on 8 December 2016. Copies of representations received and further information to support the examination have also been submitted.

As the examination progresses Further Information Requests, Further Information Responses, Documents Lists, any Hearing and Inquiry Statements and, in due course, the Report can be viewed on the DPEA website:

<http://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=117819>

**The examination is expected to run for six to nine months.**

Further guidance on the examination process is available from the website of the Directorate for Planning and Environmental Appeals (DPEA):

<http://www.scotland.gov.uk/Topics/Built-Environment/planning/Appeals/whatwedo/devplanexaminations>

A guidance note that explains development plan examinations for people who have submitted representations is available using the weblink below:

<http://www.gov.scot/Resource/0049/00499494.pdf>

A copy of the proposed plan and supporting documents can be viewed on the authority's website at: [www.stirling.gov.uk](http://www.stirling.gov.uk) and at the Planning Service offices at Teith House, Kerse Road, Stirling, FK7 7QA (Tel: 01786 233660) during normal opening hours. The proposed plan can also be viewed at local libraries.

Further information about the progress of the examination please contact Morag Smith, Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, Falkirk, FK1 1XR, or 01324 696460, or [morag.smith@gov.scot](mailto:morag.smith@gov.scot)

Alternatively please contact the Planning Service on 01786 233660.

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