



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**      **08 March 2017**

**Week Number**      **09**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 16 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, 15 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
17/00155/FUL 1 Mar 2017 Ward 7 Bannockburn 281436 690373	<b>Dormer extension to rear of dwelling at 81 Station Road, Bannockburn, FK7 8JP</b> , for Mr J Grattan per Mark Thomson 40 Wallace Street Bannockburn FK7 8JG <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00167/FUL 6 Mar 2017 Ward 7 Bannockburn 280440 689259	<b>First floor extension to front of dwelling house at 2 Hillhead Farm Steadings, Pirnhall Road, Bannockburn, FK7 8EZ</b> , for Mr P Ingles per Mark Thomson 40 Wallace Street Bannockburn FK7 8JG <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00169/FUL 6 Mar 2017 Ward 7 Bannockburn 285566 690373	<b>Hardstanding track and replacement of fence (wooden) around manure store with concrete panels at 6 South Mains Farm, Kersie Road, Throsk, FK7 7NE</b> , for Mr & Mrs Stewart 6 South Mains Farm Kersie Road Throsk FK7 7NE <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00132/LBC 28 Feb 2017 Ward 4 Castle 279483 693895	<b>Replacement of 2 windows (retrospective) and repairs to 4 windows at Methodist Church, Queen Street, Stirling, FK8 1HL</b> , for Stirling Methodist Church per Mr Brian Baker 43 Roman Way Dunblane FK15 9DJ <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a>	Schedule

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<p>17/00144/FUL 6 Mar 2017 Ward 4 Castle 279620 693382</p>	<p><b>Installation of a BT broadband cabinet which provides super-fast fibre optic broadband to the area - on behalf of The BDUK Scotland Program at Pavement In Front Of No 33 - 35, King Street, Stirling,</b> for British Telecoms per Catsurveys Group Limited Codham Hall The Stable Brentwood CM13 3JT <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00146/FUL 28 Feb 2017 Ward 4 Castle 279982 695137</p>	<p><b>Remove a garage and erect a 2 storey extension down the east side of the existing building with a shallow pitched roof to the existing roofline at 22 Buchanan Drive, Causewayhead, Stirling, FK9 5HD,</b> for Kevin &amp; Jaquie Faulkner per Peter Bryson 23 Orchard Road Bridge Of Allan FK9 4BX <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00139/FUL 28 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278977 697575</p>	<p><b>Change of use from bridal store to a Costa Coffee Shop (Class 3) with pavement seating and new extension to rear at 8 - 10 Henderson Street, Bridge Of Allan, FK9 4HT,</b> for CuppaCoff SC Ltd per Cormack Gracie Architects Studio 2008, Mile End 12 Seedhill Road Paisley PA1 1JS <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00145/FUL 28 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278213 701510</p>	<p><b>To erect carport to cover and protect entrance area and disabled ramp at Braeport Centre, Braeport, Dunblane, FK15 0AT,</b> for Braeport Centre 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>Delegated LB Cat: C(s)</p>
<p>17/00148/FUL 28 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279746 697004</p>	<p><b>Single storey extension to front of dwelling house at 7A Mayne Avenue, Bridge Of Allan, FK9 4QU,</b> for Mr &amp; Mrs D Flanagan per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00149/FUL 28 Feb 2017 Ward 3 Dunblane &amp; Bridge Of Allan 277745 700980</p>	<p><b>Erection of porch to front of dwelling house at 24 Anne Street, Dunblane, FK15 9BZ,</b> for Katrina Pascazio 24 Anne Street Dunblane FK15 9BZ <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00153/FUL 2 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278078 697991</p>	<p><b>Demolish existing church hall and replace with new single storey hall and associated external works at Lecropt Kirk Hall, Bridge Of Allan, FK9 4NB,</b> for Lecropt Kirk Parish Church per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00157/FUL 2 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278223 701088</p>	<p><b>Change of use from shop (Class 1) to financial services office (Class 2) at 12 High Street, Dunblane, FK15 0AD,</b> for RJWM Ltd 81 Montgomery Crescent Dunblane FK15 9FB <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00158/FUL 2 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 277397 700519</p>	<p><b>Alterations to pitch of main roof, raising of ridge line, and building up gables at 11 Montgomery Crescent, Dunblane, FK15 9FB,</b> for Mr &amp; Mrs Abid Ahmad per Chris Doak Architect 5 Shaftsbury Street Anderston Glasgow G3 8UN <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00160/FUL 3 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279184 701106</p>	<p><b>Single storey rear extension at 3 Symon Field, Dunblane, FK15 0GA,</b> for Mr &amp; Mrs Inman per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00163/FUL 6 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 282766 696888</p>	<p><b>Proposed single storey extension and installation of flue to rear of dwelling and re-roofing of garage at The Croft, Blairlogie Village Road, Blairlogie, FK9 5PX,</b> for Ms Laura Ewing per Jim Malcolm 8 Banfield Drive Cumnock KA18 1AS <b>Officer:</b> Andy Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule LB Cat: B</p>
<p>17/00164/LBC 6 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 282766 696888</p>	<p><b>Proposed single storey extension and installation of flue to rear of dwelling and re-roofing of garage at The Croft, Blairlogie Village Road, Blairlogie, FK9 5PX,</b> for Ms Laura Ewing per Jim Malcolm 8 Banfield Drive Cumnock KA18 1AS <b>Officer:</b> Andy Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule LB Cat: B</p>
<p>17/00165/CAD 6 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279172 696236</p>	<p><b>Residential use at Land Adjacent To South And West Of Carsaig Court, Cornton Road, Bridge Of Allan,</b> for Smart &amp; Co Drumtully Dalginross Comrie PH6 2HE <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule</p>

<p>17/00168/FUL 6 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278300 702031</p>	<p><b>Garden room extension to the rear of the existing dwelling, with white windows and doors to match the existing house at 10 Cockburn Avenue, Dunblane, FK15 0FP,</b> for Mr Graeme Patrick 10 Cockburn Avenue Dunblane FK15 0FP <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00140/FUL 2 Mar 2017 Ward 2 Forth &amp; Endrick 264757 694518</p>	<p><b>Erection of dwelling house at Land And Building Adjacent And South Of Creagh Mhor, Fintry Road, Kippen,</b> for Dr Bill Ekin Creagh Mhor Fintry Road Kippen FK8 3HL <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00141/FUL 27 Feb 2017 Ward 2 Forth &amp; Endrick 266480 695685</p>	<p><b>Single storey extension to dwelling at Station House, Thornhill, Stirling, FK8 3JA,</b> for Mr &amp; Mrs P Fallen per McEachern Architects 13 Allan Park Stirling FK8 2QG <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00142/NAG 27 Feb 2017 Ward 2 Forth &amp; Endrick 269680 694569</p>	<p><b>Agricultural storage building at Land 65M South West Of East Lodge, Gargunnoch,</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></p>	<p>Delegated</p>
<p>17/00152/FUL 1 Mar 2017 Ward 2 Forth &amp; Endrick 252698 685047</p>	<p><b>Alterations and extension including formation of hairdressing salon ancillary to dwelling at 8 Branziert Road, Killearn, G63 9RG,</b> for Mr Graham Johnston per Barry Davidson 29 Rosslyn Road Bearsden Glasgow G61 4DL <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00134/ADV 2 Mar 2017 Ward 6 Stirling East 280825 692474</p>	<p><b>Advertisement of the following types : Fascia Signage at 6 Craig Leith Road, Stirling, FK7 7LQ,</b> for Arnold Clark Volkswagen per Clovemead Ltd 3 Shell Green Bennetts Lane Widnes WA8 0GW <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

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17/00151/FUL 2 Mar 2017 Ward 6 Stirling East 281375 692846	<b>Proposed erection of 3 restaurant units, including 1 with drive through (Class 3 Food and Drink) together with external seating and associated works at Land South Of Burger King, Springkerse Retail Park, Stirling,</b> for Orchard Street Investment Management LLP per Montagu Evans LLP Exchange Tower 19 Canning Street Edinburgh EH3 8EG <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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17/00128/LBC 2 Mar 2017 Ward 5 Stirling West 279367 692970	<b>Remove existing sashes of window, re-make like for like timber sashes (existing glass will be reused where possible and any replacement glass required will be matched as closely as possible) at 2C Gladstone Place, Stirling, FK8 2NN,</b> for Mrs Margaret Inall per Mr Alan Filshie 54 Holehouse Drive Knightswood Glasgow G13 3AW <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	<b>Schedule</b> <b>LB Cat: B</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:**                    **Proposed extension to the rear of the property at 3 McCann Court Plean FK7 8GD**

UPRN:                            **000122061669**  
Ward:                            **Ward 7 Bannockburn**  
Reference:                    **17/00010/FUL**  
Type:                            Full  
Date Valid:                    9 January 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Mr & Mrs John Carey per MacDuff Architects 11 Gladstone Place Stirling FK8 2NN

**Decision:**                    **Approve**

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**PROPOSAL:**                    **Advertisement of the following types : Fascia Sign at Telephone Kiosk By 84 Murray Place Stirling**

UPRN:                            **000122061853**  
Ward:                            **Ward 4 Castle**  
Reference:                    **16/00699/ADV**  
Type:                            Advertisement  
Date Valid:                    24 October 2016  
Officer:                        Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent:            Clear Channel Limited 33 Golden Square London W1F 9JT

**Decision:**                    **Refuse**

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**PROPOSAL:**                    **Planning application for erection of new storage and sorting building with link to existing Salvation Army Church and Community Hall at 19 Drip Road Raploch Stirling FK8 1RA**

UPRN:                                **000122021770**  
Ward:                                 **Ward 4 Castle**  
Reference:                         **16/00819/FUL**  
Type:                                 Full  
Date Valid:                        17 January 2017  
Officer:                             Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:                The Salvation Army per C&S Architects Midton Lodge Midton Road  
Howwood PA9 1AG

**Decision:**                        **Approve**

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**PROPOSAL:**                    **Conversion of a disused garage and the erection of a new build section to form a private residential dwelling at Land And Building Some 50 Metres To North Of Netherton Farmhouse Carse Of Lecropt Road Bridge Of Allan**

UPRN:                                **000122069648**  
Ward:                                 **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                         **15/00460/FUL**  
Type:                                 Full  
Date Valid:                        29 July 2015  
Officer:                             Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:                Mr David Craig per Sfumatura Design Studio Swallow Loft Netherton Farm  
Bridge Of Allan FK9 4NE

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

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**PROPOSAL:**                    **Annexe to main dwelling house to provide double garage with self-contained granny flat over at Glenview 9 Upper Glen Road Bridge Of Allan FK9 4PX**

UPRN:                                **000122050051**  
Ward:                                 **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                         **16/00831/FUL**  
Type:                                 Full  
Date Valid:                        23 December 2016  
Officer:                             Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:                Mr & Mrs A Malcolm per Farquhar MacLean Beechcroft Studio Northlea  
Doune FK16 6DH

**Decision:**                        **Approve**

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**PROPOSAL:** **Demolish existing sun-room and erect an extension to form a new enlarged sun-room, remove existing concrete roof tiles replace with composite slate tiles, re render externally with insulated render system, replace all external doors and windows, construct new porch, form new doors to lounge and new raised decking area at 7 Glen Court Dunblane FK15 0DY**

UPRN: **000122005165**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **16/00848/FUL**  
Type: Full  
Date Valid: 23 December 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Alistair MacKenzie per Richard Watkinson - Architect 23 The Esplanade Broughty Ferry Dundee DD5 2EN

**Decision: Approve**

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**PROPOSAL:** **Installation of flue for wood burning stove at Springpark 11 Doune Road Dunblane FK15 9AR**

UPRN: **000122004698**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00067/FUL**  
Type: Full  
Date Valid: 8 February 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Alistair MacPherson per Module Architects 24 Anchorscross Dunblane FK15 9JW

**Decision: Approve**

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**PROPOSAL:** **Erection of lambing shed at Land Adjacent To North Of Ashley Auchinlay Road Dunblane**

UPRN: **000122062070**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00109/NAG**  
Type: Agricultural Notification  
Date Valid: 14 February 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Dawn Green per Alastair Heron 46 Kenilworth Road Bridge Of Allan FK9 4RP

**Decision: Approve**

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**PROPOSAL: Extension to dwelling house at Millfaid Croftamie G63 0HG**

UPRN: 000122048014  
Ward: Ward 2 Forth & Endrick  
Reference: 16/00762/FUL  
Type: Full  
Date Valid: 23 November 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Timothy Ridd Flat B 100 Denbigh Street London SW1V 2EX

**Decision: Approve**

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**PROPOSAL: Change to approval of matters specified in conditions 15/00077/MSC for house 3 only in regards house type, garage and access at Land Adjacent And East Of Glentirranmuir Cottage Burnside Kippen**

UPRN: 000122069106  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00030/FUL  
Type: Full  
Date Valid: 30 January 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs M Turner per McEachern Architects 13 Allan Park Stirling FK8 2QG

**Decision: Approve with Conditions**

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**PROPOSAL: Change of use to Class 3 cafe at 9 Glasgow Road St Ninians Stirling FK7 0PA**

UPRN: 000122016248  
Ward: Ward 6 Stirling East  
Reference: 16/00833/FUL  
Type: Full  
Date Valid: 20 December 2016  
Officer: Jay Dawson, Telephone: 01786 233683, Email: dawsonj@stirling.gov.uk

Applicant/Agent: Grant Stobbart 35 Borestone Place St Ninians Stirling FK7 0PP

**Decision: Approve with Conditions**

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**PROPOSAL: Advertisement of the following types -Fascia Sign at 4 And 5 Springkerse Retail Park Stirling**

UPRN: 000122070122  
Ward: Ward 6 Stirling East  
Reference: 17/00011/ADV  
Type: Advertisement  
Date Valid: 16 January 2017  
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Mr Darren Marshall per Sapphire Signs Bontoft Avenue Hull HU5 4HF

**Decision: Approve**

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**PROPOSAL: Advertisement of the following types : Fascia Sign at Telephone Kiosk By 70 Port Street Stirling**

UPRN: 000122061758  
Ward: Ward 5 Stirling West  
Reference: 16/00696/ADV  
Type: Advertisement  
Date Valid: 24 October 2016  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Clear Channel Limited 33 Golden Square London W1F 9JT

**Decision: Refuse**

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**PROPOSAL: Construction of a new access onto the A84, construction of a forest road and a turning area at Land 315 Metres South East Of Nyadd Farm Stirling**

UPRN: 000122070392  
Ward: Ward 1 Trossachs & Teith  
Reference: 16/00834/FUL  
Type: Full  
Date Valid: 21 December 2016  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Creffield Forestry C/o Tilhill Ltd per Arvikaconsult Ltd Arvika Birchwood  
Hilton Of Embo Dornoch

**Decision: Approve with Conditions**

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**PROPOSAL:** **Change of use of holiday house to dwelling house (Class 9) at Oakside Sommer's Lane Ochertyre Blairdrummond FK9 4UN**

UPRN: **000122064088**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00031/FUL**  
Type: Full  
Date Valid: 20 January 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr and Mrs David and Catriona Turner per Houghton Planning 102 High Street Dunblane FK15 0ER

**Decision: Approve**

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**PROPOSAL:** **Discharge of Section 75 on planning application 09/00146/OUT restricting dwelling house to holiday letting accommodation only at Oakside Sommer's Lane Ochertyre Blairdrummond FK9 4UN**

UPRN: **000122064088**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00038/DOM**  
Type: Discharge or Modification of S75  
Date Valid: 18 January 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr & Mrs David And Catriona Turner per Houghton Planning 102 High Street Dunblane FK15 0ER

**Decision: Approve**

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**PROPOSAL:** **Proposed general purpose storage area at West Rossburn Lane Farm Stirling FK9 4AH**

UPRN: **000122010968**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00058/FUL**  
Type: Full  
Date Valid: 1 February 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: HRN Tractors per Algo Design And Build Ltd Algo Business Centre Glenearn Road Perth PH2 0NJ

**Decision: Approve**

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**PROPOSAL:**                    **Erection of dwelling house at Land North East And  
Adjacent To Elmwood Farm Sommer's Lane Ochertyre  
Blairdrummond**

UPRN:                            **000122069136**

Ward:                            **Ward 1 Trossachs & Teith**

Reference:                    **17/00060/FUL**

Type:                            Full

Date Valid:                    3 February 2017

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

Applicant/Agent:            Mr Blair Craig per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP

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

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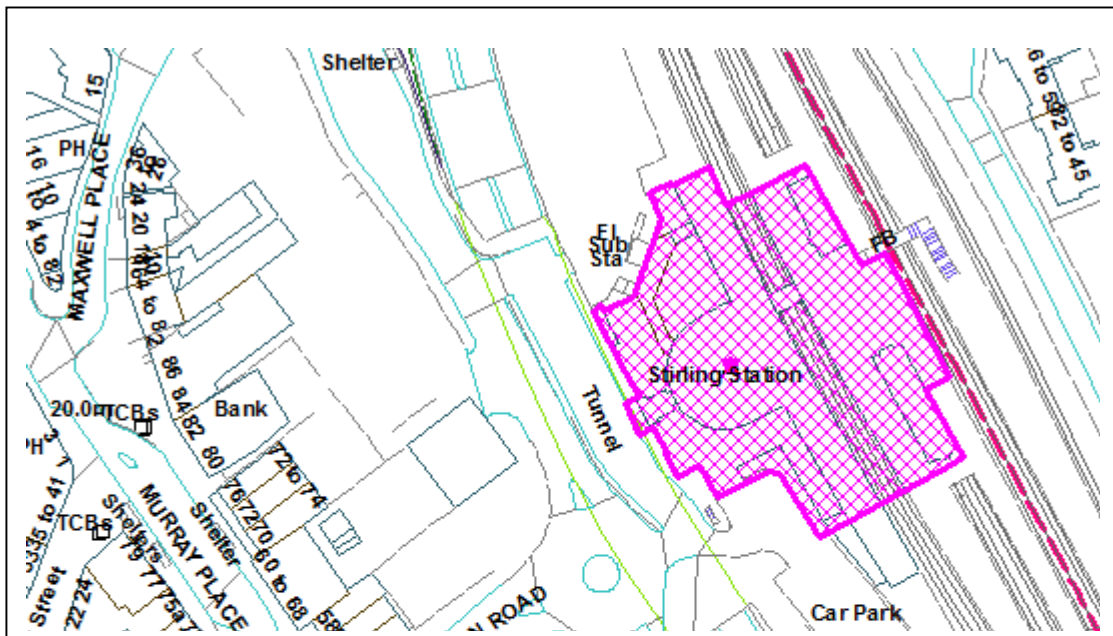
# Planning Schedule Recommendations

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:** Upgrade tea prep area, formation of 2 new wet rooms and a first class passenger lounge and replacement access ramp at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188  
Ward: Ward 4 Castle  
Reference: 17/00008/LBC  
Type: Listed Building Consent  
Date Valid: 9 January 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Serco Caledonian Sleeper per IDP Architects Studio 1, Doges 62-62 Templeton Street Glasgow G40 1DA



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- 1 **Access Ramp:** Details of the access ramp design, materials and finish should be agreed in writing with the Planning Authority prior to the commencement of any works on this aspect of the proposal.

**Reason(s):**

- 1 To ensure that appropriate construction design and materials are chosen so as to safeguard the historic integrity of the building.

**Status Constraints:**

Conservation Area,  
LB Cat: A

**Supplementary Information:**

None

**Community Council:**

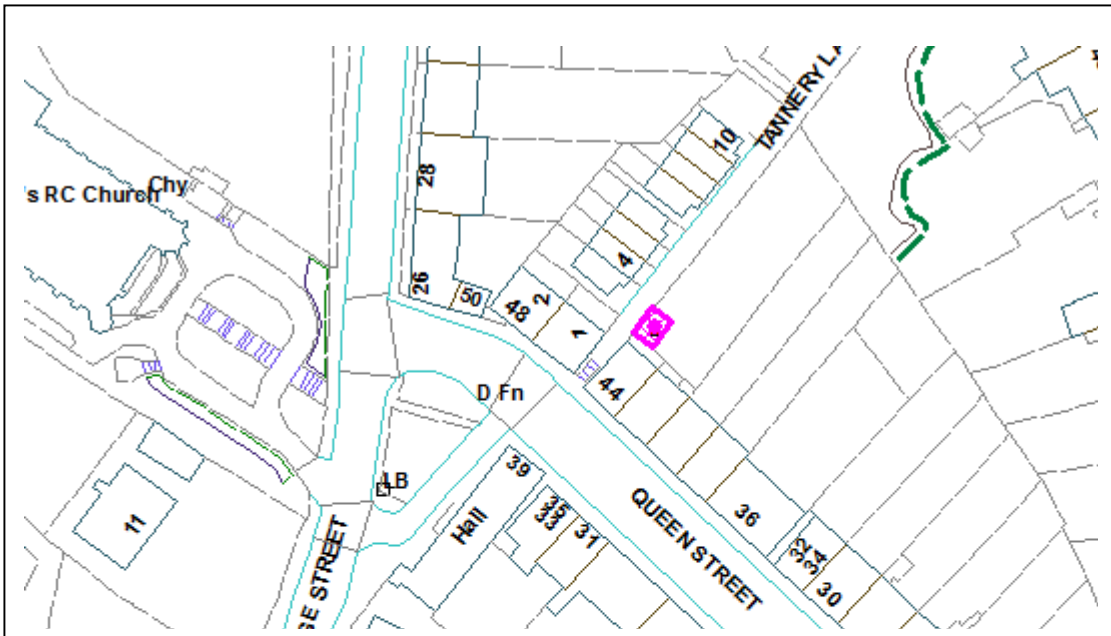
No consultation sent or requested.

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**PROPOSAL: Repairs to wash house at 42 Queen Street Stirling FK8 1HN**

UPRN: 000122018677  
Ward: Ward 4 Castle  
Reference: 17/00050/LBC  
Type: Listed Building Consent  
Date Valid: 27 January 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Professor JTL Wilson 42 Queen Street Stirling FK8 1HN



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- Slate details:** The type of new slates for the roof should be a good match for the existing, and be second-hand, reclaimed, natural slate to match the existing roof slates in terms of; i.e. type, colour, texture, grain, thickness and variety of sizes and widths etc. Details shall be submitted to, and approved in writing by, the Planning Authority, prior to the commencement of works on the roof
- Roofing method:** All slate shall be laid in diminishing courses of varying widths, slate will be expected to be single nailed unless justification for double nailing is provided and otherwise agreed in writing.
- Ridges, valleys and flashings:** It shall be confirmed whether the led cap on the north-west boundary wall is to be fitted below the copes. Any proposed dowelling and any visible downstand on Tannery Lane side shall first be agreed with the Planning Authority.
- Rainwater goods:** The rainwater goods used shall be half round cast iron gutters and matching cast iron rhones, to be fixed without the inclusion of fascias and using non-ferrous fixings. The painting of the rainwater goods shall be done by hand, and the paint colour, if different from the house, and position of the rhone pipe to be agreed with the Planning Authority prior to works commencing on this element of the proposal.

- 5 **New rooflight:** The rooflight shall be cast iron, top-hinged, conservation rooflight with a central glazing bar and be fitted flush with the roof covering. The size, make, model and position of the rooflight shall be agreed with the Planning Authority prior to the commencement of works on site
- 6 **Replacement timbers:** Replacement sections of timber shall exactly match existing in all respects and be fitted into positions of existing timbers unless otherwise agreed with the Planning Authority.

**Reason(s):**

- 1 In order to preserve the character of the listed building.
- 2 In order to match the original detailing.
- 3 In order to accord with planning policy.
- 4 In order to preserve the construction and character of the listed building.
- 5 In order to avoid the window being unsuitable for the building and to preserve the character of the listed building.
- 6 In order to preserve the character of the listed building.

**Status Constraints:**

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

**Supplementary Information:**

None

**Community Council:**

No consultation sent or requested.

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# *Planning Panel Decisions*

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## **Planning Panel - 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 CromarThe Eagle Building**  
   **215 Bothwell Street Glasgow G2 7EZ**

**Decision:**                    **Approved subject to conclusion of Section 75 Legal Agreement**

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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**

**Decision:**                    **Deferred for Hearing at a future Panel**

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## *Planning Applications Withdrawn*

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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:**                    **Erection of 2No. dwelling houses at Garden Ground To West Of Netherby St Mary's Drive Dunblane**

UPRN:                            **000122070267**

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

Reference:                    **16/00841/FUL**

Type:                             **Full**

Date Valid:                    **21 December 2016**

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

Applicant/Agent:            **Mr & Mrs B McNeil per Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ**

**Decision:**                    **Withdrawn**

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***Planning Enforcement – week ending 03/03/17***

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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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