



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**            **15 March 2017**

**Week Number**    **10**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 23 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, 22 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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# 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
17/00172/FUL 7 Mar 2017 Ward 4 Castle 279739 693483	<b>Change of use of first floor unit (Unit 3) including ground floor entrance area from Class 1 (Shop) to Class 3 (Food &amp; Drink) at 50 Murray Place, Stirling, FK8 2BX,</b> for Merseyside Pension Fund per CBRE Sutherland House 149 St Vincent Street Glasgow G2 5NW <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00182/LBC 8 Mar 2017 Ward 4 Castle 279776 693594	<b>Rebuild of original sandstone chimney stack using anchor bolts and refit of maintenance ladder at Railway Station, Goosecroft Road, Stirling, FK8 1PF,</b> for Network Rail per IDP Architects Templeton Business Centre 1 Studio 1 Doges Templeton On The Green Glasgow <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: A
17/00193/LBC 10 Mar 2017 Ward 4 Castle 279776 693594	<b>Creation of a 1500 x 1500mm level platform at the entrance to the proposed first class lounge and grading the surrounding platform at 1:12 to create barrier free access, the level platform is approximately 75mm higher than the existing platform level at Railway Station, Goosecroft Road, Stirling, FK8 1PF,</b> for Serco Caledonian Sleeper per IDP Architects Studio 1, Doges 62 62 Templeton Street Glasgow Scotland <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule LB Cat: A
17/00196/FUL 13 Mar 2017 Ward 4 Castle 280360 695495	<b>Single storey extension to rear at 19 Dunster Road, Causewayhead, Stirling, FK9 5HU,</b> for Mr & Mrs Schmidt per Neil Francis 42 Chisholm Avenue Causewayhead Stirling FK9 5QT <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>17/00124/FUL 6 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278390 703762</p>	<p><b>Installation of 15No 4KW photovoltaic solar panels at 4 The Cottages, Ashfield, FK15 0JS,</b> for Mr Robert McGowan per Greener Energy Group Trident House 175 Renfrew Road Paisley PA3 4EF <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00173/FUL 8 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278611 701365</p>	<p><b>Installation of replacement windows at Roxana, Perth Road, Dunblane, FK15 0HD,</b> for Mr P Dorrington per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline Scotland <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00181/FUL 13 Mar 2017 Ward 3 Dunblane &amp; Bridge Of Allan 278375 696485</p>	<p><b>Single storey extension to existing dwelling and car port extension to existing garage at Netherton Farm Steading, Carse Of Lecropt Road, Bridge Of Allan, FK9 4NE,</b> for Mr &amp; Mrs G Gallacher per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00177/FUL 7 Mar 2017 Ward 2 Forth &amp; Endrick 252068 685589</p>	<p><b>Erection of 2 single storey extensions at lower ground floor level at 8 Chestnut Avenue, Killearn, G63 9SJ,</b> for Mr Iain MacPherson per Thomas Robinson Architects The Red House Main Street Croftamie Glasgow <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00143/FUL 8 Mar 2017 Ward 6 Stirling East 279960 694020</p>	<p><b>Removal of existing staircase enclosure and erection of replacement stair access to first floor flat and formation/change of external openings on ground floor flat at Land And Building At Nos 6 And 6A, Rosebery Place, Riverside, Stirling,</b> for Mr &amp; Mrs Collington per Machin Dunn And MacFarlane The E Centre Cooperage Way Business Village Cooperage Way Alloa <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00175/FUL 7 Mar 2017 Ward 6 Stirling East 280304 692813</p>	<p><b>Alterations and extension to car garage and showroom at Volvo, Kerse Road, Stirling, FK7 7RY,</b> for Arnold Clark Automobiles Ltd per Mackie Ramsay Taylor Architects 47 Victoria Street Aberdeen AB10 1QA <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00178/ADV 7 Mar 2017 Ward 5 Stirling West 277742 692554</p>	<p><b>1 x internally illuminated logo; 11 x non-illuminated wall and post mounted aluminium panels; 1 x externally illuminated pub style sign and 1 x non-illuminated acrylic letters at Cambusbarron Social Club, The Brae, Cambusbarron, FK7 9LE,</b> for Food Programme Delivery Orchid Group per Futurama Signs Olympia House Lockwood Court Middleton Grove Leeds <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00180/FUL 8 Mar 2017 Ward 5 Stirling West 272486 684345</p>	<p><b>Erection of a new farmhouse at Land Some 380M North West Of Muirlands Community Centre, Fintry,</b> for Mr Peter Laidlaw per Development &amp; Environmental Services Limited Holly Cottage Braeface Road Near Banknock Bonnybridge <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00184/FUL 8 Mar 2017 Ward 5 Stirling West 280000 689943</p>	<p><b>Installation of ATM (retrospective) at Home Bargains, Glasgow Road, Whins Of Milton, FK7 8ER,</b> for Notemachine UK Ltd Russell House Elvicta Business Park Crickhowell Powys <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk  <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00185/ADV 8 Mar 2017 Ward 5 Stirling West 279995 689940</p>	<p><b>Advertisement of the following types : Fascia Sign at Land And Buildings At Former Klondyke Garden Centre, Glasgow Road, Whins Of Milton,</b> for Notemachine UK Ltd Russell House Elvicta Business Park Crickhowell Powys <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00161/FUL 10 Mar 2017 Ward 1 Trossachs &amp; Teith 276814 697888</p>	<p><b>2No. field shelters for horses and small area of hardstanding at Land 295M South East Of Old Keir Cottage, Bridge Of Allan,</b> for Ms Felicity George per Arthur Stone Planning &amp; Architectural Design Jamesfield Business Centre Abernethy KY14 6EW <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00171/NAG 6 Mar 2017 Ward 1 Trossachs &amp; Teith 259367 732987</p>	<p><b>Prior Notification for Forestry-related building works (non-residential) at Land Some 140 Metres East Of Cuildochart, Killin,</b> for TFP 2008 LLP per Bruce Spalding Unit 1 1 Duckburn Park Stirling Road Dunblane <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

17/00188/FUL  
9 Mar 2017  
Ward 1 Trossachs  
& Teith  
272883 701481

**Change of use of veterinary surgery to dwelling house at 70 Main Street, Doune, FK16 6BW,** for Colin Scott 30 Grant Drive Dunblane FK15 9HU  
**Officer:** Mark Laird, Tel: 01786 233678,  
Email: lairdm@stirling.gov.uk  
[View this Application](#)

Delegated

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17/00189/PPP  
9 Mar 2017  
Ward 1 Trossachs  
& Teith  
272870 701450

**Erection of dwelling house at Land To Rear Of 70, Main Street, Doune,** for Mr Colin Scott 30 Grant Drive Dunblane FK15 9HU  
**Officer:** Mark Laird, Tel: 01786 233678,  
Email: lairdm@stirling.gov.uk  
[View this Application](#)

Delegated

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17/00191/FUL  
9 Mar 2017  
Ward 1 Trossachs  
& Teith  
273723 703304

**Formation of access road at Land Some 35 Metres East Of Crofthope, Lerrocks Road, Doune,** for Mrs Tracey Sinclair 22 Alva Street Edinburgh EH2 4PY  
**Officer:** Peter McKechnie, Tel: 01786 233679,  
Email: mckechnie@stirling.gov.uk  
[View this Application](#)

Delegated

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## Developments in which there is Council Interest

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

Application Number	Description	Decision Level
17/00170/NDM 13 Mar 2017 Ward 7 Bannockburn 283639 689475	<b>Demolition of school at St Margaret's Primary School, Bannockburn Road, Cowie, FK7 7BG,</b> for Stirling Council per Stirling Council Infrastructure Delivery Teith House Kerse Road Stirling <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Schedule

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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:** Change of use of Castlegait Mall and amalgamation of Units 34-40, 41 and 41A to form new retail unit accessed from Murray Place, including facade works to Murray Place elevation and to Goosecroft Road elevation, and formation of new rooflight at The Thistles Shell Goosecroft Road Stirling

UPRN: 000122056302  
Ward: Ward 4 Castle  
Reference: 16/00602/FUL  
Type: Full  
Date Valid: 14 September 2016  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: SLI UK Shopping Centre Trust C/o Standard Life Investment per CDA 299 West George Street Glasgow G2 4LF

**Decision:** Approve with Conditions

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**PROPOSAL:** Advertisement of the following types: Fascia Sign at Telephone Kiosk By 4 Baker Street Stirling

UPRN: 000122061755  
Ward: Ward 4 Castle  
Reference: 16/00697/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: Advertisement of the following types : Fascia Sign at Telephone Kiosk By 47 King Street Stirling**

UPRN: **000122061757**  
Ward: **Ward 4 Castle**  
Reference: **16/00700/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: Prior Notification for demolition of buildings at Cornton Vale Prison Cornton Road Cornton Stirling FK9 5NU**

UPRN: **000122036332**  
Ward: **Ward 4 Castle**  
Reference: **17/00100/NDM**  
Type: Demolition Notification  
Date Valid: 14 February 2017  
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Scottish Prison Service On Behalf Of Scottish Ministers per Cameron Planning Clifton Cottage 29 East Argyle Street Helensburgh G84 7EJ

**Decision: Approve**

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**PROPOSAL: Alterations to wall to form a gated pedestrian access and installation of an automated driveway gate at Dunrobin The Crescent Dunblane FK15 0DW**

UPRN: **000122005482**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00057/FUL**  
Type: Full  
Date Valid: 2 February 2017  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mrs Judith Smith per Tracy Rich Design 11A Queen Street Stirling FK8 1HL

**Decision: Approve**

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**PROPOSAL:                   Erection of a new dwelling house at Garden Ground To North Of 43 Dunmore Street Balfron**

UPRN:                         **000122070398**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **17/00004/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                 11 January 2017  
Officer:                     Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:         Mrs Esther Browning per Bill Glover 1/2, 57 Kersland Street Glasgow G12 8BS

**Decision:                   Refuse**

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**PROPOSAL:                   Advertisement of the following types : Fascia Sign at Telephone Kiosk By 41 Dumbarton Road East Stirling**

UPRN:                         **000122061756**  
Ward:                         **Ward 5 Stirling West**  
Reference:                   **16/00701/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:                   Renewal of planning permission for 14/00016/FUL for change of use of stables/bothy to one bedroom granny flat under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Stables Outbuilding At Meikle Canglour Farm Canglour Chartershall Stirling**

UPRN:                         **000122064917**  
Ward:                         **Ward 5 Stirling West**  
Reference:                   **17/00016/FUL**  
Type:                         Full  
Date Valid:                 12 January 2017  
Officer:                     Jane Brooks-Burnett, Telephone: 01786 233672, Email: brooksburnettj@stirling.gov.uk

Applicant/Agent:         Mr Alan Johnman Meikle Canglour Farm Chartershall Stirling FK7 9QP

**Decision:                   Approve with Conditions**

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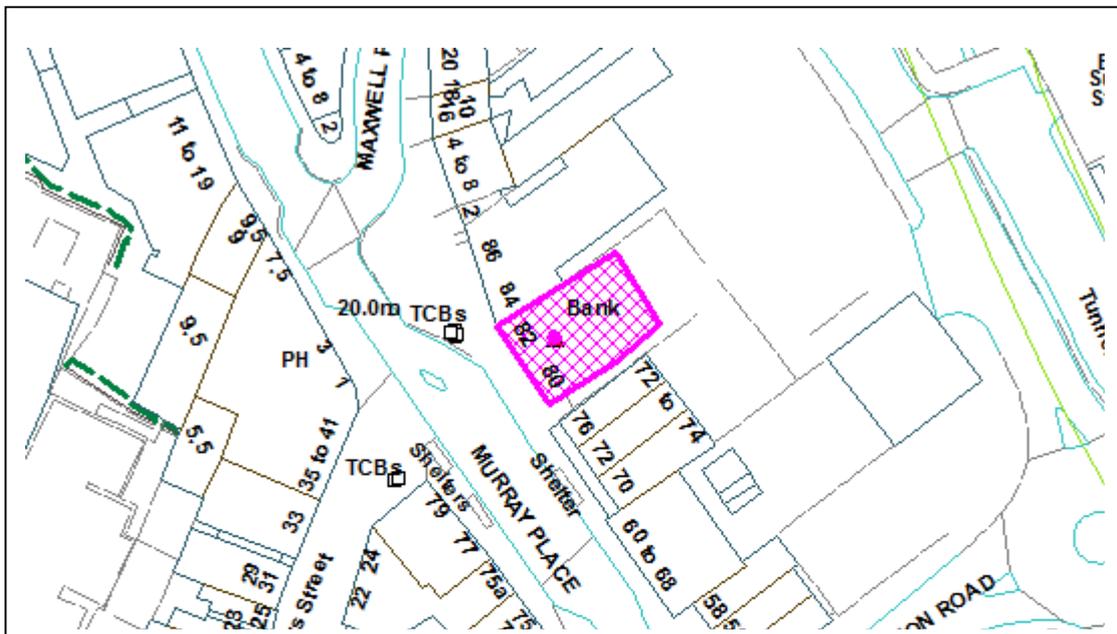
# Planning Schedule Recommendations

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 2No. ATM machines and reinstatement to windows at 82 Murray Place Stirling FK8 2BX

UPRN: 000122019349  
Ward: Ward 4 Castle  
Reference: 16/00829/LBC  
Type: Listed Building Consent  
Date Valid: 3 February 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: RBS per Styles And Wood Plc Cavendish House Cross Street Sale M33 7BU



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- 1 **Replacement windows:** Replacement windows shall relate well to the existing windows in terms of design, construction, construction materials, proportions, detailing, form of opening, placement within window of opening and should have a hand painted finish in an agreed colour.

**Reason(s):**

- 1 To ensure that the character of the Listed Building is not detrimentally affected by the proposed changes.

**Status Constraints:**

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

**Supplementary Information:**

The proposal complies with the policies of the Stirling Local Development Plan 2014 and relevant supplementary guidance regarding Listed Buildings.

**Community Council:**

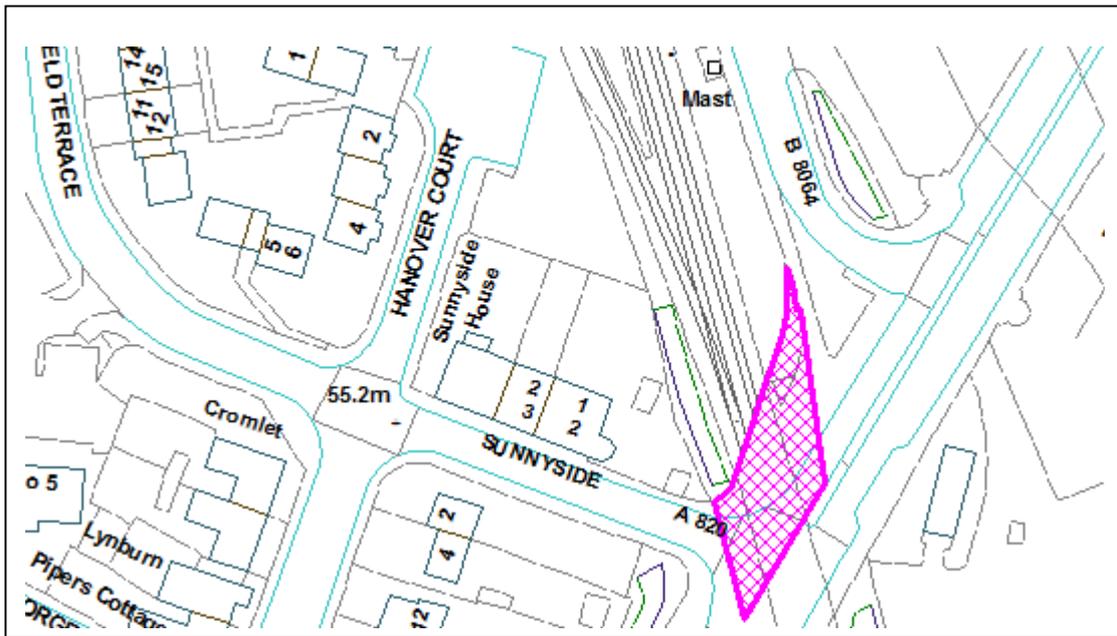
No consultation sent or requested.

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**PROPOSAL: Alterations to existing overbridge at Overbridge At Perth Road Junction With Sunnyside Dunblane**

UPRN: 000122067999  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00003/FUL  
Type: Full  
Date Valid: 10 January 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

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



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- 1 Masonry Piers and Abutments:** The masonry piers and abutments to the existing railway bridge shall be integrated into the bridge structure hereby approved. A method statement detailing all protection measures, as well as any dunting, recording, storage and reinstatement of masonry shall be agreed in writing by the Planning Authority prior to the commencement of works on site. Thereafter, all works and any scheme of reinstatement shall be completed in accordance with the approved details and prior to the reopening of the bridge unless otherwise agreed in writing by the Planning Authority.
- 2 Public Footway – Enhancement:** Prior to the commencement of works on site a scheme of landscaping of the public footway to the north of Perth Road, between the A820 and B8064 junctions, shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site. Thereafter, all works shall be completed in accordance with the approved details.
- 3 Traffic Management Plan:** Prior to the commencement of any works a Traffic Management Plan (TMP) shall be submitted to and approved in writing by the Planning Authority. Thereafter, all works shall be completed in accordance with the agreed details.

**Reason(s):**

- 1 In order to protect and enhance the character and amenity of the area.
- 2 In order to protect and enhance the character and amenity of the area.
- 3 In order to secure the most appropriate scheme of traffic management in the interests of amenity and highway safety.

**Status Constraints:**

None Mapped

**Supplementary Information:**

## *Report of Handling*

**Summary of Representations**

One representation has been received raising the following comments:

**a)** Concern that the proposed alterations could cause damage/weaken the boundary wall of 2 Claredon Place, Dunblane.

**Response:** The boundary wall of 2 Claredon Place is to the south of A820 and will not be physically affected by the proposed development.

**Summary of Consultation Responses**

Transport Development: No objection subject to conditions requiring the submission of a Traffic Management Plan before the commencement of works.

Dunblane Community Council: No objection however, following concerns were registered:

**a)** The proposed concrete parapet will be completely out of keeping with the area and is close to the edge of the Conservation Area and the listed station building. Request that the new concrete parapet be covered in stone similar to the parapet on the opposite side of the bridge.

**Response:** It is not possible to screen the parapets in stone as this would not be in compliance with the British Standard (BS6779) relating to specification for vehicle containment parapets of concrete construction, which prohibit the projections or depressions that could enable a person to climb onto the structure. Furthermore, given the height differences and the interface between the existing masonry wall and the proposed parapets, it is likely that such an approach would not provide the aesthetically pleasing solution as envisaged.

**Development Plan and Other Material Considerations**

Primary Policy 1: Placemaking, of the Stirling Local Development Plan, September 2014, states that development of all scales and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.

Primary Policy 7: Historic Environment, of the Stirling Local Development Plan, September 2014, the historic environment and, where appropriate, the settings of its component features will be safeguarded, preserved and enhanced.

Policy 7.2: Development within and outwith Conservation Areas, September 2014, 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 and should (as relevant):-

I) Boundary and landscape treatments such as walls, railing, trees and hedges.

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

### **Summary of Submission**

Planning permission is sought for the alterations to the railway overbridge at Perth Road, Dunblane. The proposal bounds the designated Dunblane Conservation Area. The railway overbridge is located on Perth Road, some 150 metres south of Dunblane Railway Station (Listed Category C). The bridge is a single span structure consisting of encased steel girders with a concrete deck.

The proposal seeks to remove the north section of deck (south bound carriageway) to facilitate the installation of a replacement section of concrete deck to achieve the required clearance distances for electrified lines. The proposal also includes 1.85 metres high containment parapets and Rekhi finish panels on the northern side. Permitted development for raising the parapets on the south side was agreed by the Council in May 2015.

Whilst it is recognised that the proposed sectional concrete parapets would be at odds with the masonry walls which are a characteristic feature of the public road, it is considered that the proposal would not injure the amenity of the area, in particular the wider Conservation Area and the setting of Dunblane Station. The development is in accordance with Primary Policy 1 and Primary Policy 7 of the Local Development Plan.

Furthermore, the successful use of masonry at this location is not achievable as the upgrading works are bound by British Standard (BS6779) which requires sectional parapets with smooth internal faces for the purposes of containment and public safety.

Overall, the development proposal is in accordance with the provisions of the development plan policy relating to the protection of the built environment and amenity, the granting of planning permission is justified.

### **Summary of Main Issues Raised In Respect of:**

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not Applicable.

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

Not Applicable.

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

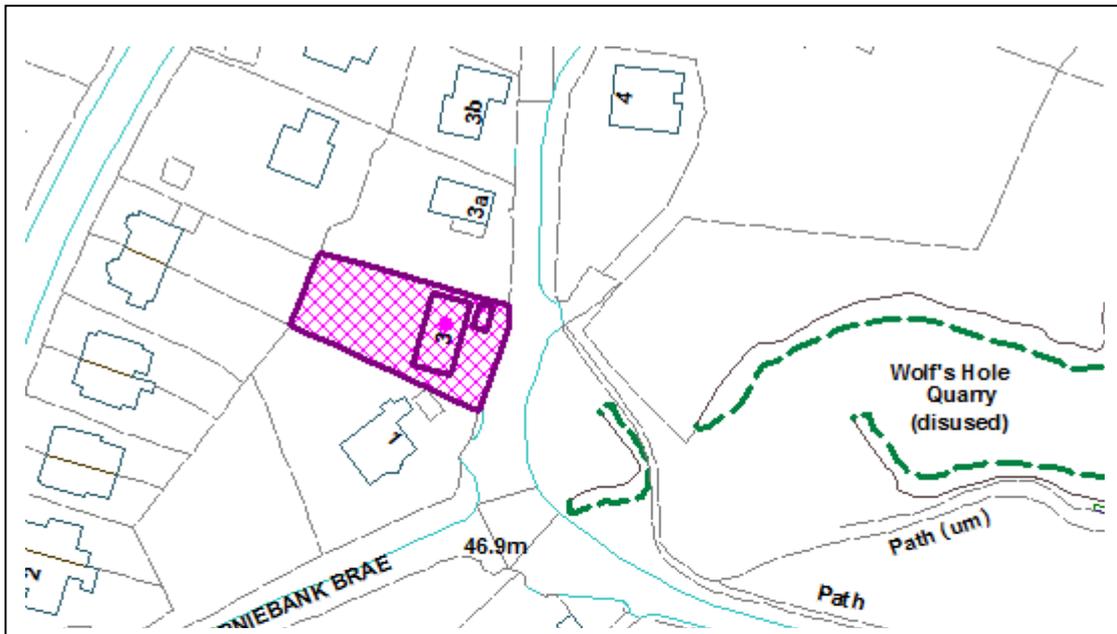
Not Applicable.

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**PROPOSAL: Single storey extension to rear of dwelling at 3 Glen Road  
Bridge Of Allan FK9 4PP**

UPRN: 000122014661  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00106/FUL  
Type: Full  
Date Valid: 13 February 2017  
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 Douglas Armstrong per Bobby Halliday Architects The Studio 3 The  
Avenue Bridge Of Allan FK9 4NR



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**Recommendation: Approve**

**Status Constraints:**

Conservation Area,

**Supplementary Information:**

***Report of Handling***

**Summary of Representations**

No letters of representation have been received regarding this application.

**Summary of Consultation Responses**

No Consultations sent or requested.

## **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 7.5: 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 erection of a single storey extension at 3 Glen Road, Bridge of Allan. The property is a traditional storey and a half stone built property situated within the Bridge of Allan Conservation Area. The property is not Listed. To facilitate the proposal, a separate application for conservation area consent for the demolition of an existing garage on the site has also been submitted.

The existing garage is situated to the east of the dwelling, between Glen Road and the dwelling. The garage is timber construction and has a pitched roof. The existing garage has a lean to area attached to the eastern elevation. Visually, the garage does not relate to the existing dwelling and appears temporary in nature. The proposed extension will protrude into the area currently occupied by the garage.

The proposed extension will be positioned on the eastern elevation and will protrude from the existing building line by approximately 5.2 metres and will be approximately 9.5 metres in length. The extension will be tied in with the existing rear extension and will not break the existing rear building line established by the current extension. The extension will have a mansard style roof leading to a flat roof with 3 velux rooflights integrated. Windows will be created on the east elevation with a set of white timber French doors and a door situated on the southern elevation. Due to the position of the openings there will be no issues raised as a result of the windows in terms of overlooking or invasion of privacy. The boundary treatments are established and position and distances of neighbouring properties ensure that there are no issues with regards to detrimental impact on the neighbouring properties amenity or visual amenity of the Conservation Area generally.

Both this application and the demolition covered by the Conservation Area Consent are deemed to comply with LDP Policy 7.2 as the proposals for replacement development enhances the character of the Conservation Area. The demolition is also deemed to comply with Local Development Plan Policy, 7.2, Development within and outwith Conservation Areas, as the existing buildings do not contribute positively to the character of the Conservation Area. The size, position, design and finish of the proposals are appropriate and relate to the existing dwelling and do not result in a detrimental impact on the residential amenity of the neighbouring properties or the amenity of the Conservation Area.

generally. The development is considered to conform to Local Development Plan Policies 1.1 Site Planning and Policy 2.12 Residential Alterations and extensions.

**Summary of Main Issues Raised In Respect of:**

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats & co) 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:**

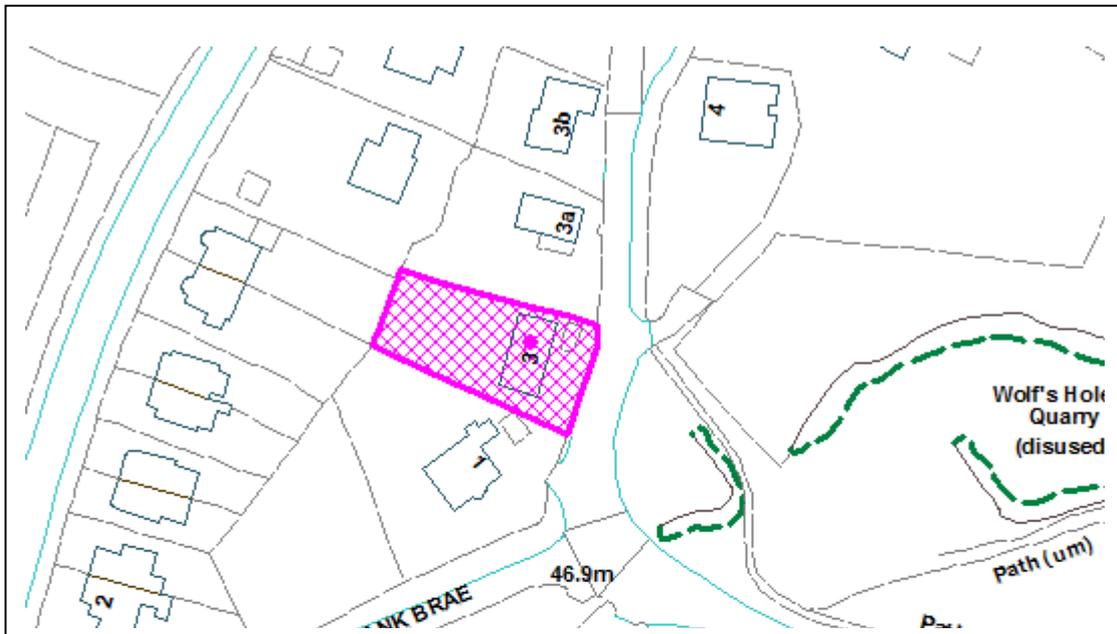
No consultation sent or requested.

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**PROPOSAL: Demolition of garage at 3 Glen Road Bridge Of Allan FK9 4PP**

UPRN: 000122014661  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00111/CON  
Type: Conservation Area Consent  
Date Valid: 14 February 2017  
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 Douglas Armstrong per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR



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**Recommendation: Approve**

**Status Constraints:**

Conservation Area,

**Supplementary Information:**

None.

**Summary of Representations**

No letters of representation have been received regarding this application.

**Summary of Consultation Responses**

No Consultations sent or requested.

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

### **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.

### **Summary of Assessment**

This application seeks permission for the demolition of a detached timber garage at 3 Glen Road, Bridge of Allan. The property is a traditional storey and a half stone built property situated within the Bridge of Allan Conservation Area. The property is not Listed.

The existing garage is situated to the east of the dwelling, between Glen Road and the dwelling. The garage is timber construction and has a pitched roof. The existing garage has a lean to area attached to the eastern elevation. Visually, the garage does not relate to the existing dwelling and appears temporary in nature.

This Conservation Area Consent is connected to an application for the erection of a residential extension to the existing dwelling. The application complies with LDP Policy 7.2 as a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area has been submitted to the Planning Authority. The demolition is also deemed to comply with Local Development Plan Policy, 7.2, Development within and outwith Conservation Areas, as the existing buildings do not contribute positively to the character of the Conservation Area.

### **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:**

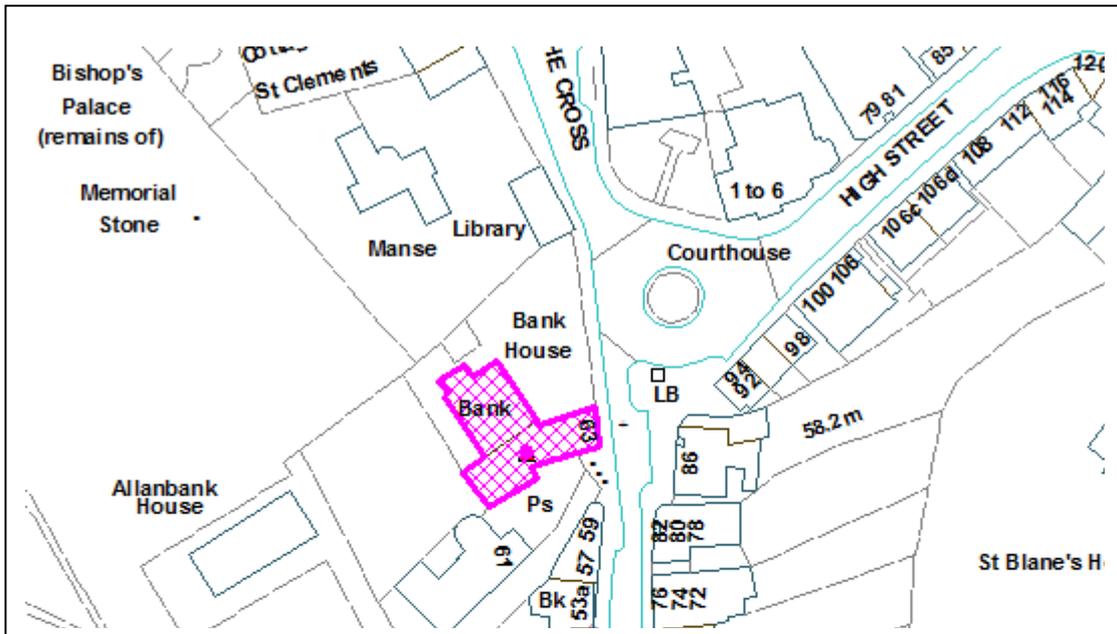
No consultation sent or requested.

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**PROPOSAL:** Installation of WiFi into the branch at 63 High Street Dunblane FK15 0EE

UPRN: 000122005037  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00126/LBC  
Type: Listed Building Consent  
Date Valid: 20 February 2017  
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: Lloyds Banking Group per Arcadis LLP 1st Floor, 2 Glass Wharf Temple Quay Bristol BS2 0FR



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**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

This application seeks permission for the installation of WiFi into the Bank of Scotland, 63 High Street, Dunblane. The property is a semi detached property which is B Listed and situated within the Dunblane Conservation Area.

The proposals will involve mainly internal alterations. The internal of the building has been extensively changed with lowered ceilings, window replacement and partitions. The internal changes will result in Installation of 1nr AP unit fixed to the suspended ceiling within the main banking hall, close to the beam near the cashiers desks, provision of associated cabling and provision of associated customer signage.

The proposals are not deemed to have a detrimental impact on the internal fabric of the property. The proposals will not lead to the loss of historic fabric, the cabling will follow the routes of existing cabling

and the signage is fixed in a temporary manner, via Velcro, and will only be fixed to the modern fabric of the building.

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

**Community Council:**

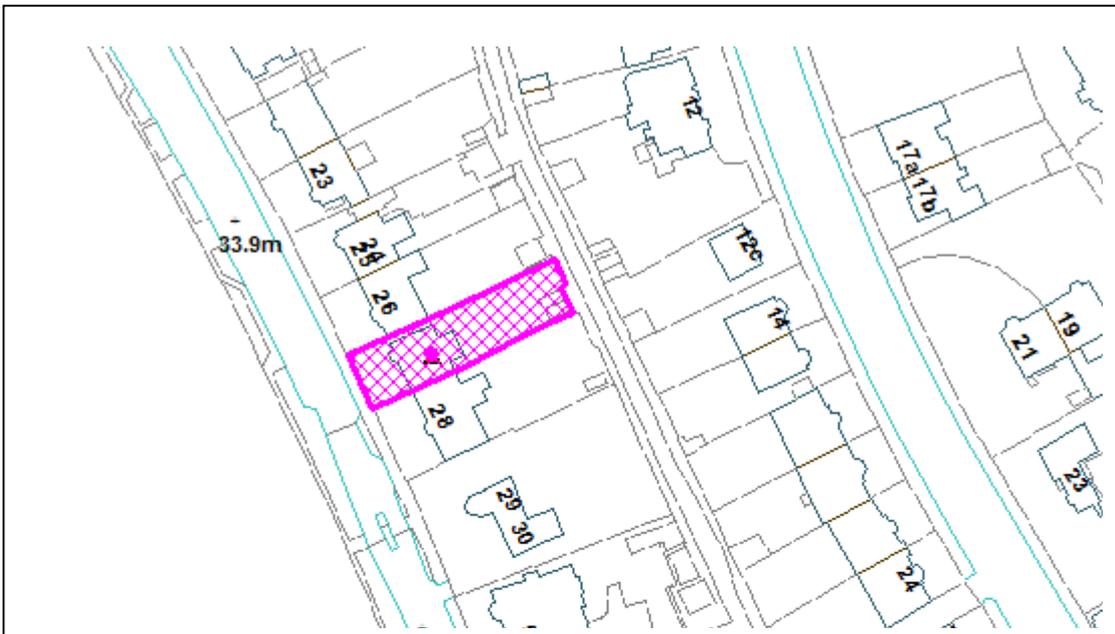
No consultation sent or requested.

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**PROPOSAL: Internal alterations and addition of new rear extension at 27 Victoria Place Kings Park Stirling FK8 2QT**

UPRN: 000122019486  
Ward: Ward 5 Stirling West  
Reference: 17/00053/LBC  
Type: Listed Building Consent  
Date Valid: 1 February 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mrs Caroline Ordóñez-Sanz per Paper Igloo Ltd Ostro Fintry Road Kippen FK8 3HL



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- Rear Elevation – Further Details:** Full details to make good the exposed wall of the rear elevation following the demolition of the 2-storey addition, including material finishes and a method statement for the works, shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site. Thereafter, such details as agreed shall be incorporated into the development hereby approved.
- Rooflight Details:** All rooflights shall be of a 'conservation' style comprising a central glazing bar and fitted flush with the roof. The dimensions of which shall be submitted for the written approval for the planning authority prior to the commencement of works on site.

**Reason(s):**

- In the interests of the character and appearance of the Listed Building.
- In the interests of the character and appearance of the Listed Building.

**Status Constraints:**

Article 4 Directions,  
Conservation Area,  
LB Cat: C(s)

**Supplementary Information:**

None

**Community Council:**

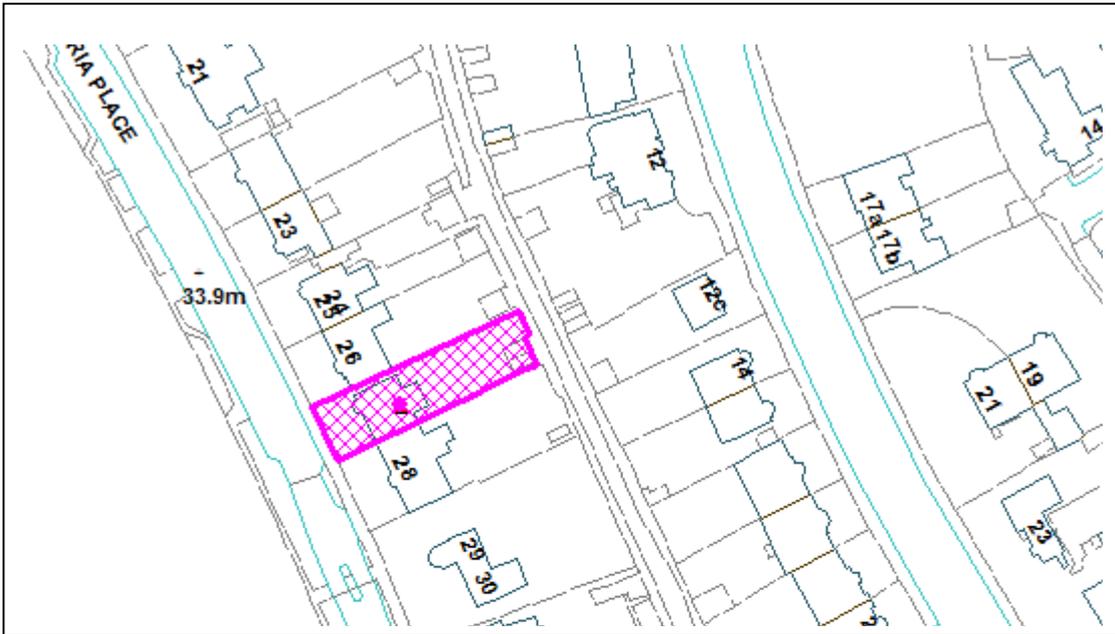
No consultation sent or requested.

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**PROPOSAL: External alterations and addition of new rear extension at 27 Victoria Place Kings Park Stirling FK8 2QT**

UPRN: 000122019486  
Ward: Ward 5 Stirling West  
Reference: 17/00056/FUL  
Type: Full  
Date Valid: 1 February 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mrs Caroline Ordóñez-Sanz per Paper Igloo Ltd Ostro Fintry Road Kippen FK8 3HL



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- Rear Elevation – Further Details:** Full details to make good the exposed wall of the rear elevation following the demolition of the 2-storey addition, including material finishes and a method statement for the works, shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site. Thereafter, such details as agreed shall be incorporated into the development hereby approved.
- Rooflight Details:** All rooflights shall be of a 'conservation' style comprising a central glazing bar and fitted flush with the roof. The dimensions of which shall be submitted for the written approval for the planning authority prior to the commencement of works on site.

**Reason(s):**

- In the interests of the character and appearance of the Listed Building.
- In the interests of the character and appearance of the Listed Building.

**Status Constraints:**

Article 4 Directions,  
Conservation Area,  
LB Cat: C(s)

**Supplementary Information:**

## *Report of Handling*

**Summary of Representations**

No representations received.

**Summary of Consultation Responses**

No consultations issued or received.

**Development Plan and Other Material Considerations**

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

Policy 2.12: Residential Alterations and Extensions, of the Stirling Local Development Plan, September 2014, the extension of residential properties will be supported 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, 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.

Supplementary Guidance, SG12: Residential Alterations and Extensions, in relation to decking, careful consideration must be given to issues of privacy and overlooking (in relation to neighbouring windows) particularly if the structure is detached from the main building and/or elevated. Its appearance and design must be appropriate to the character of surrounding properties and gardens. Sloping sites can cause particular problems.

Primary Policy 7: Historic Environment, of the Stirling Local Development Plan, September 2014, the historic environment and, where appropriate, the settings of its component features will be safeguarded, preserved and enhanced.

Policy 7.2: Development within and outwith Conservation Areas, of the Stirling Local Development Plan, September 2014, all new development should respect the architectural and visual qualities of the area, having regard to the character of the area.

Policy 7.3: Development affecting Listed Buildings, of the Stirling Local Development Plan, September 2014, states that the layout, design, materials, scale, siting and use of any development must preserve the character of the listed buildings and its setting. Where this is not proposed, development will be refused.

## **Summary of Submission**

Planning permission is sought for the erection of an extension and alterations to 27 Victoria Place, Stirling. The site falls within the designated Kings Park Conservation Area and comprises a category C Listed Building which is a mid-19th century Victorian 2-storey semi-detached building.

The development proposal involves the removal of a later double storey extension to the rear in order to facilitate a new single storey extension and associated alterations, including the reinstatement of glazing within the original stair window aperture. Having regard to the provisions of the development plan and other material considerations, the main issues raised by this application are, the preservation of the character and historic interest of the listed building and the protection of residential amenity.

The proposed extension, comprising kitchen diner, is designed on a simple rectangular plan with a flat roof. The design includes a predominance of windows rather than wall, particularly on the garden elevation (east) resulting in a contemporary appearance. Whilst such development is often incongruous within the Kings Park Conservation Area, in this particular case, the proposals will result in betterment by reinstating the entire external wall of the upper half of the building and ornate stair window which is largely concealed by the existing addition.

Overall, the proposed scheme will enhance the historic character and appearance of the building and the wider conservation area to which it relates in accordance with Primary Policy 1 and Policy 7.3 of the LDP. The proposals also respect the character of the conservation area and the features of special architectural interest which it possesses in accordance with Primary Policy 7 and Policy 7.2. Finally, there are no concerns regarding privacy or loss of daylight/sunlight in respect of surrounding neighbouring properties.

The development proposal accords with the provisions of the development plan policy relating to the protection of the historic environment and sense of place, by virtue of its siting and design, and its relationship with the place to which it relates; the granting of planning permission is justified.

## **Summary of Main Issues Raised In Respect of:**

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

## **Community Council:**

No consultation sent or requested.

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

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### *New Cases Received*

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Issue:                      Erection of Garage  
Address:                    Cecil Street, Stirling, FK7 7PL  
Ward:                        Ward 6 Stirling East  
Reference:                 EN/17/014/UNAUTH  
Case Officer:             Andrew Gardiner, Telephone: 01786 233675,  
                                  Email: gardinera@stirling.gov.uk

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Issue:                      Breach of Conditions  
Address:                    Lecropt, Bridge Of Allan, FK9 4NB  
Ward:                        Ward 3 Dunblane & Bridge Of Allan  
Reference:                 EN/17/015/LBENF  
Case Officer:             Andrew Gardiner, Telephone: 01786 233675,  
                                  Email: gardinera@stirling.gov.uk

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### *Delegated Decisions*

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#### **Cases Closed**

None

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

None

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

None

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### *Enforcement Notices Served*

None

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## *Amenity Notices Served*

None

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

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

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