



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **22 March 2017**

Week Number **11**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 30 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, 29 March 2017**.

The Planning Schedule

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. Information on all planning applications submitted to the Council may also be obtained from 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.

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.

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.

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: coxc@stirling.gov.uk

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

PLANNING ENFORCEMENT
Enforcement Officer, Lynne Currie:.....
☎ 233673 Email: curriel@stirling.gov.uk
Asst Enforcement Officer, Andrew Gardiner:
☎ 233675 Email: gardinera@stirling.gov.uk

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 Email: withingtoni@stirling.gov.uk

Valid Planning Applications Received

Major Developments

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

Local Developments

Application Number	Description	Decision Level
17/00213/FUL 17 Mar 2017 Ward 7 Bannockburn 281268 690359	Rear extension to dwelling house at 11 Douglas Street, Bannockburn, FK7 8LD , for Mr A Marshall per Mark Thomson 40 Wallace Street Bannockburn FK7 8JG Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00190/FUL 15 Mar 2017 Ward 4 Castle 278487 694959	Change of use from ceramic studio (class 1) to dance studio (class 11) at The Ceramic Experience Stirling Ltd, 158 Drip Road, Raploch, Stirling, FK8 1RR , for Carla Duggan 7 Citizen Jaffray Court Cambusbarron Stirling FK7 9RE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00206/ADV 15 Mar 2017 Ward 4 Castle 279643 693870	Advertisement of the following types: 6No Fascia Signs, 1No Advance Sign and lighting at Land At Former Rainbow Slides, Goosecroft Road, Stirling , for Travelodge Hotels Limited per Ashleigh Signs Limited Asheigh House Beckgridge Road Normanton WF6 1TE Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated
17/00166/NDM 14 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 281745 705149	Demolition of steading buildings at Burnside Of Balhaldie, Dunblane, FK15 0NB , for Blackford Farm Estate per Campbell Of Doune Ltd 78 King Street Crieff PH7 3HB Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated

<p>17/00187/FUL 10 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279639 697021</p>	<p>Rear dormer extension at 6 Stanley Drive, Bridge Of Allan, FK9 4QR, for Morag MacDougall per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00204/FUL 15 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279020 697544</p>	<p>Change of use of existing hotel, integral restaurant, bar and nightclub to offices, retail at basement level, restaurant/bar at ground floor east (existing licenced restaurant), wine merchant at ground floor west, new offices at 1st and 2nd floor levels, dwelling house at 3rd floor level and existing carpark to be retained at Adamo, 24 Henderson Street, Bridge Of Allan, FK9 4HP, for Bridge Of Allan Developments per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00209/FUL 17 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 277732 700577</p>	<p>Two storey side extension at 10 Argyle Grove, Dunblane, FK15 9DU, for Mr & Mrs S Melville per BDA Design 38 Wellpark Crescent Stirling FK7 9HF Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00186/FUL 14 Mar 2017 Ward 2 Forth & Endrick 250672 685430</p>	<p>Erection of 5 dwelling houses at Land To North West Of Red Cottage, Blane Smithy Road, Killearn, for Mr & Mrs John and Lillian McVicar per Robin Thomson 22 Spey Terrace Edinburgh EH7 4PL Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00201/FUL 14 Mar 2017 Ward 2 Forth & Endrick 269424 694021</p>	<p>Extension and alterations and demolition of adjacent lodge house and erection of four car garage and storage facilities at Leckie House, Gargunnoch, FK8 3BN, for Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00205/FUL 15 Mar 2017 Ward 2 Forth & Endrick 266595 686208</p>	<p>Installation of a 20m Lattice Mast, supporting 2 No Antenna, 2 No Transmission Dish, together with associated ground based equipment cabinets, Satellite Dish and ancillary development including permanent generator within secure fencing at Land Some 200 Metres South Of Loch Walton Keepers Cottage, Fintry, for EE Ltd per PHA Communications P O Box 72 Harpenden Hertfordshire AL5 4UP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00194/FUL 14 Mar 2017 Ward 6 Stirling East 280278 691874</p>	<p>Erection of an extension at 22 Gillies Drive, Stirling, FK7 7TY, for Mr & Mrs Culley per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00197/PPP 14 Mar 2017 Ward 6 Stirling East 281292 692487</p>	<p>Erection of dwelling house at Land Some 20 Metres North Of Kerse Mill House, Kersemill, Stirling, for Mr & Mrs J Watt per McCourt Building Design Inverlery Cottage Leny Feus Callander FK17 8AS Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00208/LBC 16 Mar 2017 Ward 5 Stirling West 279536 693200</p>	<p>Proposed internal alteration to remove internal kitchen and revert to original layout at 15C Allan Park, Stirling, FK8 2QG, for Mr & Mrs Ian Johnstone per LJR+H Architects 18 South Tay Street Dundee DD1 1PD Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
<p>17/00212/FUL 17 Mar 2017 Ward 5 Stirling West 279622 690800</p>	<p>Extension of existing garage to form new garden room and roof over garage to be removed and replaced with new roof to enable relocation of solar panel installation at 43 Borestone Place, St Ninians, Stirling, FK7 0PL, for Mr Kenny Bruce per Mparhitecture MacFarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00156/MSC 17 Mar 2017 Ward 1 Trossachs & Teith 262542 700821	Approval of matters previously specified by application reference number 16/00345/PPP (Erection of dwelling in principle) relating to Conditions 1, 2, 3, 4, 6, 9 and 11 and to reference the erection of a dwelling house and detached garage, installation of septic tank and soak away, installation of fuel oil storage tank, ground engineering and improvements to existing access at Land North And Adjacent To Waterside, Thornhill, for Mrs Rona Sutherland per A Paterson Designs Low Clone Mochrum Road Port William Newton Stewart Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
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17/00199/FUL 17 Mar 2017 Ward 1 Trossachs & Teith 272574 701957	Proposed change of use of Unit 12 from Class 4 to Class 1 for the manufacture of pies, pastries etc, incorporating small retail outlet within front vestibule of unit at Land Some 130M North Of Cadell Loan, Station Wynd, Doune, for Taste Of The Trossachs - Wholesale Ltd per McCourt Building Design Inverleryn Cottage Leny Feus Callander FK17 8AS Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@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
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No Council Interest applications have been received this week.

Decisions of Appointed Officers

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.

PROPOSAL: **Change of use from public open space to private garden ground and driveway for adjacent residential property at Land Adjacent To South East Of 7 Gallamuir Drive Plean**

UPRN: **000122070413**
Ward: **Ward 7 Bannockburn**
Reference: **17/00078/FUL**
Type: Full
Date Valid: 13 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ann Aitchison 7 Gallamuir Drive Plean FK7 8EA

Decision: **Approve with Conditions**

PROPOSAL: **Proposed coffee shop with meeting room and conference facilities within existing business park, along with associated external hard/soft landscaping, car parking and new road layout at Manor Farm Business Park. at Land 30 Metres South Of Manor Farm Nursery Manor Loan Blairlogie**

UPRN: **000122070389**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00814/FUL**
Type: Full
Date Valid: 14 December 2016
Officer: Christina Cox, Telephone: 01786 233682, Email: coxc@stirling.gov.uk

Applicant/Agent: Alix McNicol-CoxTrust per Fergus Purdie Architect 5A Melville Street Perth PH1 5PY

Decision: **Approve with Conditions**

PROPOSAL: **Amendment to house type previously approved under application 14/00782/FUL at Land 40 Metres South Of The Knowe Doune Road Service Road Dunblane**

UPRN: **000122041398**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00840/FUL**
Type: Full
Date Valid: 13 January 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: **Erection of double storey extension to dwelling house at Edgehill North 9 Coneyhill Road Bridge Of Allan FK9 4EL**

UPRN: **000122024876**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00850/FUL**
Type: Full
Date Valid: 10 January 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr P Lynch per Pineload Designs Valley View Lodge Longridge Bathgate EH47 9AB

Decision: Approve with Conditions

PROPOSAL: **Remove existing windows on ground floor and replace with white UPVC new Lorimer Sliding Sash Windows at 9 Westerton Drive Bridge Of Allan FK9 4AX**

UPRN: **000122024165**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00083/FUL**
Type: Full
Date Valid: 9 February 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr and Mrs B Souter per CR Smith Glaziers (Dunfermline) Ltd Gardeners Street Dunfermline KY12 0RN

Decision: Approve

PROPOSAL: **Proposed dormer extension, formation of new raised deck areas, installation of flue and new canopy between garage and house at 90 Ochiltree Dunblane FK15 0DF**

UPRN: **000122005300**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00101/FUL**
Type: Full
Date Valid: 10 February 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr J Owen per Ally Croll Architect 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH

Decision: Approve with Conditions

PROPOSAL: **Amendment of house design approved under planning application 11/00270/FUL with associated landscaping, boundary treatments and works to existing trees at Land Adjacent And Southwest Of Blacklaw Drumbeg Loan Killearn**

UPRN: **000122064333**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00847/FUL**
Type: Full
Date Valid: 12 January 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr M Kelvin per Donald Bentley Architect Taynish 4 Barmill Road Beith KA15 1EU

Decision: Approve with Conditions

PROPOSAL: **Formation of 3 new dwellings by sub division of existing dwelling, conversion of existing byre and new build at Land And Buildings Adjacent To East Of Upper Ballaird Buchlyvie**

UPRN: **000122070403**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00028/FUL**
Type: Full
Date Valid: 23 January 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mrs Linda Miller per The Grand Plan 29 Stuart Drive Drymen G63 0BZ

Decision: Approve with Conditions

PROPOSAL: **Erection of single storey side extension and alterations to detached dwelling home. at Linnmoor Milndavie Road Strathblane G63 9EW**

UPRN: **000122009162**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00033/FUL**
Type: **Full**
Date Valid: **16 February 2017**
Officer: **Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk**

Applicant/Agent: **Mr Bill Donnelly per Coogan Architects Studio 15, Omnia Building
Westerhill Road Bishopbriggs G64 2TQ**

Decision: **Approve**

PROPOSAL: **Conversion of existing hotel into 3Nos. residential units at Strathblane Country House 41 Milngavie Road Strathblane G63 9EH**

UPRN: **000122009180**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00045/FUL**
Type: **Full**
Date Valid: **26 January 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **Mr Iain Anderson per McInnes Gardner Architects 7 Lynedoch Crescent
Glasgow G3 6DZ**

Decision: **Approve with Conditions**

PROPOSAL: **Proposed alterations and 2 storey extension to dwelling house with removal of existing sun room at Upper Redhall Stirling FK8 3AE**

UPRN: **000122047765**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00066/FUL**
Type: **Full**
Date Valid: **6 February 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Mr Raymond Mountford per Architectural Technician Services Ltd 13 Taran
Alloa FK10 1RF**

Decision: **Approve**

PROPOSAL: **Proposed alteration to existing timber garage and erection of new car port extension at Waterside Station Road Gargunnoch FK8 3DA**

UPRN: **000122010812**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00072/FUL**
Type: Full
Date Valid: 3 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs J Muir Waterside Station Road Gargunnoch FK8 3DA

Decision: Approve

PROPOSAL: **Erection of single storey side extension to form open plan kitchen/dining area, part conversion of existing garage to form utility room all materials to match existing property at 19 Drummond Place Gargunnoch FK8 3BZ**

UPRN: **000122010862**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00084/FUL**
Type: Full
Date Valid: 8 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mrs Julie Hay per Mparchitecture MacFarlane Gray House Castlecraig Business Park Stirling FK7 7WT

Decision: Approve

PROPOSAL: **Extension to rear of dwelling house at 16 Buchanan Street Balfron G63 0TT**

UPRN: **000122008219**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00086/FUL**
Type: Full
Date Valid: 10 February 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Kenneth Macfadyen per The Hay Partnership (Lomond) Ltd 73 Glasgow Road Dumbarton G82 1RE

Decision: Approve

PROPOSAL: **Application for a temporary showroom building with a permanent change of use of the site as a whole from residential to motor retail (sui generis) at Seamores Milton Whins Of Milton FK7 8EP**

UPRN: **000122039512**
Ward: **Ward 6 Stirling East**
Reference: **16/00742/FUL**
Type: Full
Date Valid: 17 November 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Morrisons (Land Rover) Ltd per McLaren Murdoch And Hamilton 2 West Coates Edinburgh EH12 5JQ

Decision: **Approve with Conditions**

PROPOSAL: **1 x non-illuminated fascia, 3 x internally illuminated logos, 2 x non-illuminated wall mounted aluminium panels and 3 x non-illuminated post mounted aluminium panels at Co-op Food Store Pike Road Balquhiddelock Stirling FK7 7XJ**

UPRN: **000122031887**
Ward: **Ward 6 Stirling East**
Reference: **17/00041/ADV**
Type: Advertisement
Date Valid: 23 January 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Food Programme Delivery Orchid Group per Futurama Signs Olympia House Lockwood Court Middleton Grove Leeds

Decision: **Approve with Conditions**

PROPOSAL: **Advertisement of the following types: Fascia Sign, Advance Sign at Morrisons Garage Milton Whins Of Milton FK7 8HQ**

UPRN: **000122025135**
Ward: **Ward 6 Stirling East**
Reference: **17/00052/ADV**
Type: Advertisement
Date Valid: 22 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Morrisons (Land Rover) Ltd per McLaren Murdoch And Hamilton 2 West Coates Edinburgh EH12 5JQ

Decision: **Approve**

PROPOSAL: **Proposed single storey extension to rear of property in order to create increased living accommodation at 21 Argyll Avenue Stirling FK8 1UL**

UPRN: **000122029303**
Ward: **Ward 6 Stirling East**
Reference: **17/00114/FUL**
Type: Full
Date Valid: 15 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Angus Swanson per CUBE RE:treat 80 Barons Hill Avenue
Linlithgow EH49 7JG

Decision: Approve

PROPOSAL: **Fascia signage, box sign, canopy signage, 1 x Store totem, 1 x petrol filling station totem at 17 Springkerse Retail Park Stirling FK7 7SR**

UPRN: **000122044944**
Ward: **Ward 6 Stirling East**
Reference: **17/00133/ADV**
Type: Advertisement
Date Valid: 24 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Wm Morrison Supermarkets PLC per Butterfield Signs Ltd 174 Sunbridge
Road Bradford West Yorkshire BD1 2RZ

Decision: Approve with Conditions

PROPOSAL: **Renewal of planning permission 13/00704/FUL for change of use from office building to hotel comprising 96No. guest rooms with public area (reception, bar, lounge area and restaurant) under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land And Building At Drummond House Wellgreen Place Stirling**

UPRN: **000122068785**
Ward: **Ward 5 Stirling West**
Reference: **17/00059/FUL**
Type: Full
Date Valid: 31 January 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: ZR Properties per A10 Architects Ltd 12 Moss-side Road Glasgow G41
3TL

Decision: Approve with Conditions

PROPOSAL: Erection of steel portal frame agricultural building at Land 115M North East Of Rosehall Stirling

UPRN: **000122070411**
Ward: **Ward 5 Stirling West**
Reference: **17/00063/FUL**
Type: Full
Date Valid: 1 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr MacGregor per Robinsons Scotland Ltd Broomhouses 2 Industrial Estate Glasgow Road Lockerbie DG11 2SD

Decision: Approve with Conditions

PROPOSAL: Formation of forestry road (764 metres), turning circle and 2No. passing places at Land 840M East Of Myres Farm Canglour Chartershall Stirling

UPRN: **000122070507**
Ward: **Ward 5 Stirling West**
Reference: **17/00127/NAG**
Type: Agricultural Notification
Date Valid: 22 February 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: The Barrwood Trust per Eamonn Wall & Co Woodland Design And Management 15 West Burnside Dollar FK14 7DP

Decision: Approve

PROPOSAL: Erection of a steel portal framed workshop at Upper Spittalton Thornhill FK9 4XE

UPRN: **000122047813**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00024/FUL**
Type: Full
Date Valid: 20 January 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr J Burnett per MG Architectural Services Craighead Farm Mauchline East Ayrshire KA5 6EX

Decision: Approve

PROPOSAL: **Proposed borehole water treatment kiosk (2500mm (W) x 1500mm (D) x 2000mm (H)) at Lochay Power Station Killin FK21 8UA**

UPRN: **000122064475**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00034/FUL**
Type: Full
Date Valid: 25 January 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: SSE Grampian House 200 Dunkeld Road Perth PH1 3GH

Decision: Approve

PROPOSAL: **Prior Notification for Forestry-related building works (non-residential) at Land Some 140 Metres East Of Cuildochart Killin**

UPRN: **000122070522**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00171/NAG**
Type: Agricultural Notification
Date Valid: 6 March 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: TFP 2008 LLP per Bruce Spalding Unit 1 1 Duckburn Park Stirling Road Dunblane

Decision: Approve

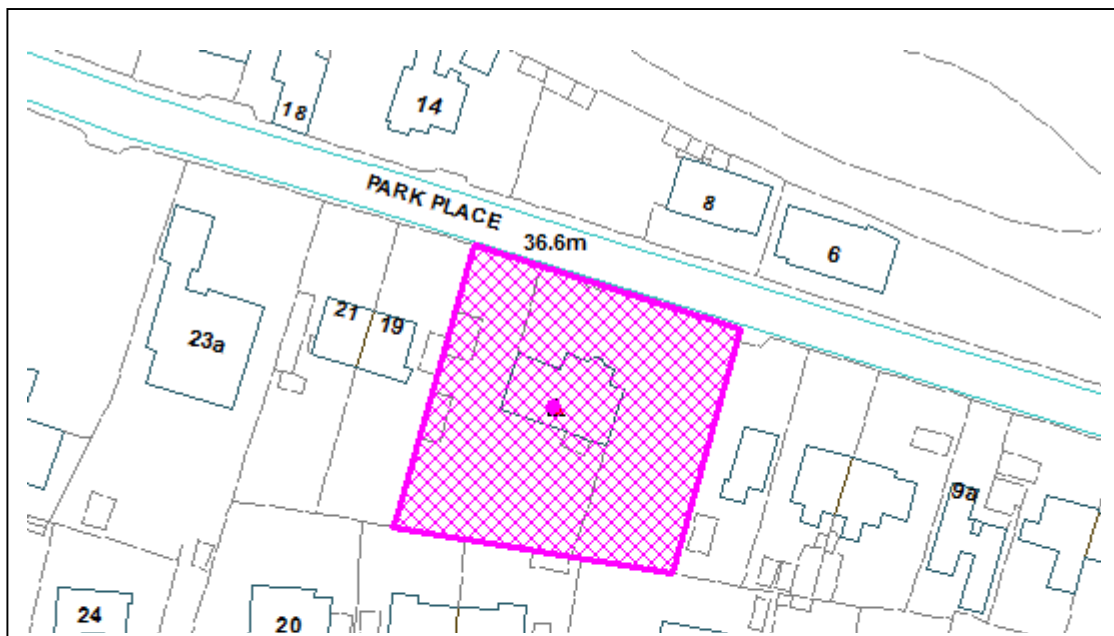
Planning Schedule Recommendations

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: Demolition of existing bay window and sun room and erection of a new single storey rear extension at 17 Park Place Stirling FK7 9JR

UPRN: 000122012547
Ward: Ward 5 Stirling West
Reference: 16/00634/FUL
Type: Full
Date Valid: 24 October 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Duncan Ogilvie 17 Park Place Stirling FK7 9JR



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Details of infill:** Before the development hereby permitted commences, details of the proposed infill of the opening serving the existing extension shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the details of the proposed windows style, glazing type and frame material shall be submitted to and approved in writing by the Planning Authority
- Bi-fold doors:** The proposed bi fold doors shall be timber framed. For the avoidance of doubt, permission is not granted for aluminium frames. Details relating to the glazing type shall also be submitted to and approved in writing by the Planning Authority prior to their installation.

- 3 **Slate Detail:** Before the development hereby permitted commences, details of the proposed slate shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt details of the slate type, size and laying method shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- 1 To ensure that the materials used are compatible with existing development in the near vicinity.
- 2 To ensure that the materials used are compatible with existing development in the near vicinity.
- 3 To ensure that the materials used are compatible with existing development in the near vicinity.

Status Constraints:

Article 4 Directions,
Conservation Area,
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

No consultations sent or requested regarding this application

Development Plan and Other Material Considerations

Stirling Local Development Plan

Policy 1.1: Site Planning (relevant sections)

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

(a) The siting, layout and density of new development should; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.

(b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.

(c) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing, and should use materials, finishes and colours which complement those prevalent.

(d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

Policy 7.2: Development within and outwith Conservation Areas

(a) Development within a Conservation Area and development outwith that will impact on the Conservation Area shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:

-

(i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges. [See Policy 7.4 for the treatment of boundaries / hardstandings in Conservation Areas and Listed Buildings].

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

(b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.

(c) Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a)(ii) and Policy 7.3. Proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not commence until evidence is given of contracts let for the approved redevelopment

Policy 7.3: Development affecting Listed Buildings

(a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

(b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply: -

(i) The building is no longer of special interest.

(ii) The building is beyond repair.

(iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

(iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(c) Understanding the architectural and historic significance of a building or structure is an important pre-requisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required. In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

Summary of assessment

This application seeks permission for the erection of a single storey rear extension in place of an existing rear extension at 17 Park Place, Stirling. The property is a large, detached, B Listed property situated within a large plot measuring approximately 2100 square metres. The site and property are situated within the Kings Park Conservation Area.

The property currently has a single storey extension situated on the rear elevation. The existing extension measures approximately 4 metres x 6.5 metres. The extension is single storey, with a hipped roof and measures approximately 4.2 metres in height. The proposed extension will not be situated in the same site as the existing/demolished extension. The extension will be situated on the south west corner of the property. The extension will measure approximately 3.9 metres x 8.3 metres and will be single storey in nature and will measure 4.2 metres in height. The extension will be finished in sandstone to relate to the existing dwelling and will have a natural slate roof. The majority of the southern elevation will be glazed.

The proposals although larger than the existing are better designed and will relate to the proposed dwelling. The extension will be accessed by a large existing opening and a new opening. The opening created to accommodate the previous extension will be built up to create a set of windows. The proposals are not deemed to detract from the visual amenity of the Conservation area due to its position on the rear elevation and given its single storey nature and sympathetic finish, although being contemporary in nature. The extension is not deemed to have a detrimental impact on the buildings setting or generally in terms of its design, materials and scale.

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

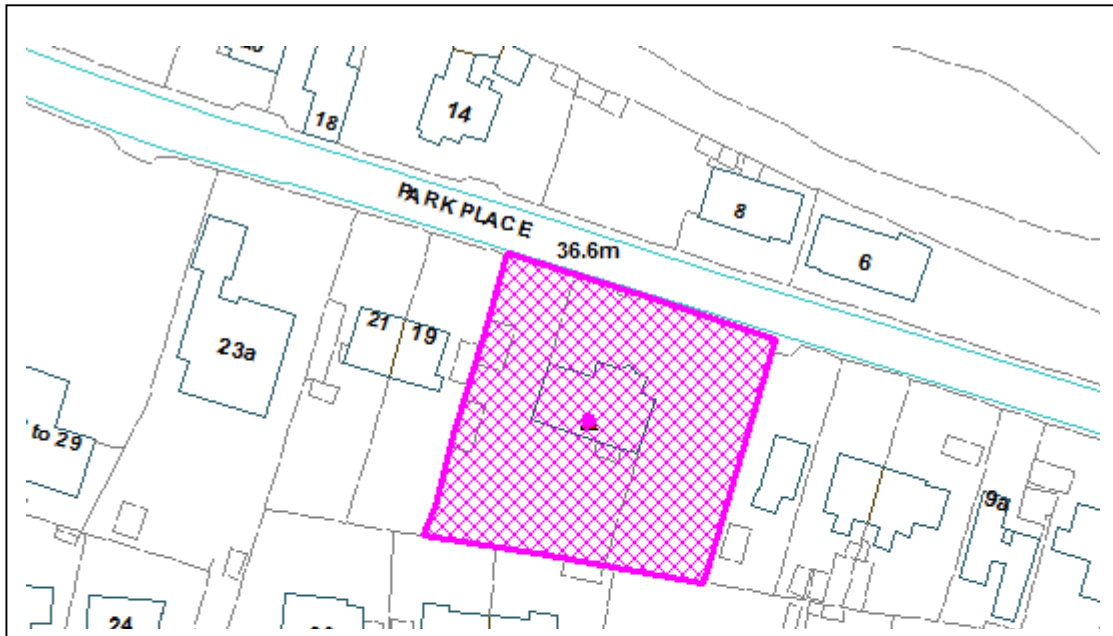
Community Council:

No consultation sent or requested.

PROPOSAL: **Proposed demolition of existing bay window and sun room and erection of a new single storey rear extension at 17 Park Place Stirling FK7 9JR**

UPRN: **000122012547**
Ward: **Ward 5 Stirling West**
Reference: **16/00702/LBC**
Type: Listed Building Consent
Date Valid: 24 October 2016
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Duncan Ogilvie 17 Park Place Stirling FK7 9JR



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Recommendation: **Approve with Conditions**

Subject to the following Conditions:

- 1 **Details of infill:** Before the development hereby permitted commences, details of the proposed infill of the opening serving the existing extension shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the details of the proposed windows style, glazing type and frame material shall be submitted to and approved in writing by the Planning Authority.
- 2 **Bi-fold doors:** The proposed bi fold doors shall be timber framed. For the avoidance of doubt, permission is not granted for aluminium frames. Details relating to the glazing type shall also be submitted to and approved in writing by the Planning Authority.
- 3 **Slate Detail:** Before the development hereby permitted commences, details of the proposed slate shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt details of the slate type, size and laying method shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- 1 To ensure that the materials used are compatible with existing development in the near vicinity.

- 2 To ensure that the materials used are compatible with existing development in the near vicinity.
- 3 To ensure that the materials used are compatible with existing development in the near vicinity.

Status Constraints:

Article 4 Directions,
Conservation Area,
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

This application seeks permission for the erection of a single storey rear extension in place of existing rear extension at 17 Park Place, Stirling. The property is a large, detached, B Listed property situated within a large plot measuring approximately 2100 square metres. The site and property is situated within the Kings Park Conservation Area.

The property currently has a single storey extension situated on the rear elevation. The existing extension measures approximately 4 metres x 6.5 metres. The extension is single storey, with a hipped roof and measures approximately 4.2 metres in height. The proposed extension will not be situated in the same site as the existing/demolished extension. The extension will be situated on the south west corner of the property. The extension will measure approximately 3.9 metres x 8.3 metres and will be single storey in nature and will measure 4.2 metres in height. The extension will be finished in sandstone to relate to the existing dwelling and will have a natural slate roof. The majority of the southern elevation will be glazed.

The proposals although larger than the existing is better designed and will relate to the proposed dwelling. The extension will be accessed by a large existing opening and a new opening. The opening created to accommodate the previous extension will be built up to create a set of windows. The proposals are not deemed to detract from the visual amenity of the Conservation area due to its position on the rear elevation and given its single storey nature and sympathetic finish, although being contemporary in nature. The extension is not deemed to have a detrimental impact on the buildings setting or generally in terms of its design, materials and scale.

Community Council:

No consultation sent or requested.

Planning Applications Withdrawn

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.

PROPOSAL: 1No. greenhouse, 4Nos. polytunnels containing ground level fish tanks and water tanks and 2Nos. sea containers (one for office and toilet and the other containing smoker and storage) at Land 150 Metres North East Of Claylands Fintry

UPRN: 000122068024
Ward: Ward 2 Forth & Endrick
Reference: 16/00679/FUL
Type: Full
Date Valid: 2 November 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Alma Varia Ltd per Stewart Renewables Ltd 8 The Oaks Killearn G63 9SF

Decision: Withdrawn

Planning Enforcement – week ending 17/03/17

New Cases Received

Issue: Beach of Condition
Address: Easter Cornton Road, Causewayhead, Stirling,
Ward: Ward 4 Castle
Reference: EN/17/016/NONCOM
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Siting of pole
Address: Sauchieburn, Stirling, FK7 9PZ
Ward: Ward 5 Stirling West
Reference: EN/17/017/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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