



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **5 April 2017**

Week Number **13**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 13 April 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, 12 April 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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The Schedule is distributed to all Members of the Council, 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 can also be obtained from www.stirling.gov.uk/onlineplanning.

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
17/00211/LBC 28 Mar 2017 Ward 4 Castle 280786 694154	Replacement of single rear door with double door, replace 3 existing windows with hardwood sash & case and erection of shed at 27 North Street, Cambuskenneth, Stirling, FK9 5NB, for M Parry & L Jones 27 North Street Cambuskenneth Stirling FK9 5NB Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00216/FUL 28 Mar 2017 Ward 4 Castle 277789 693793	Conversion of agricultural barns to form veterinary clinic at Land And Building At Falleninch Farm, Dumbarton Road West, Stirling, for Forth Valley Vets Ltd 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	Delegated
17/00229/FUL 30 Mar 2017 Ward 4 Castle 279693 693285	Change of use from Class 1 retail to Class 2 estate agents/solicitors/financial services office at 23 Port Street, Stirling, FK8 2EJ, for Aberdein Consadine & Company per McEachern Architects 13 Allan Park Stirling FK8 2QG Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00247/FUL 31 Mar 2017 Ward 4 Castle 279618 693306	Proposed erection of student residences with associated access, landscaping and infrastructure works at Land And Property At 14-16 And Former Toilets, Dumbarton Road East, Stirling, for McLaren (Stirling) Ltd per Muir Smith Evans First Floor 23 Castle Street Edinburgh EH2 3DN Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

<p>17/00198/FUL 28 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279211 698537</p>	<p>New dwelling house at Garden Ground To South Of 20, Upper Glen Road, Bridge Of Allan, for Dr and Mrs K Mathewson per Houghton Planning 102 High Street Dunblane FK15 0ER Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00223/FUL 27 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279327 696937</p>	<p>Change of use of grassed area to incorporate a path for access and egress to house at 14 Hillview Drive, Bridge Of Allan, FK9 4BU, for Mr R Murphy 14 Hillview Drive Bridge Of Allan FK9 4BU Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00233/FUL 27 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 277690 701565</p>	<p>Alterations to form entrance porch at Kingarth, Kilbryde Crescent, Dunblane, FK15 9BB, for Mr A Kerr per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00238/FUL 27 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279927 702443</p>	<p>Extension to form car port and garage at Landrick House, Ramsay Drive, Dunblane, FK15 0HY, for Mr J Henderson & Ms M Filshie per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00239/FUL 27 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 279710 696930</p>	<p>Extension and alterations to dwelling house at Anna Rose Cottage, 13 Mayne Avenue, Bridge Of Allan, FK9 4RA, for Mr & Mrs C English 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>17/00248/FUL 30 Mar 2017 Ward 3 Dunblane & Bridge Of Allan 277250 700987</p>	<p>Demolition of existing farm house and erection of 3No. dwelling houses, and associated parking at Anchorscross Farm, Old Doune Road, Dunblane, FK15 9PG, for Mr Murtaza Karim per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00183/FUL 27 Mar 2017 Ward 2 Forth & Endrick 255469 687652</p>	<p>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, for Alma Varia Ltd per Strathendrick Biogas Claylands Farm Balfron G63 0RR Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00228/FUL 29 Mar 2017 Ward 2 Forth & Endrick 256439 678384</p>	<p>Proposed erection of four bedroom detached dwelling house at Land To South East Of Ardunan Lodge, Milngavie Road, Strathblane, for Mr Michael Jackson per AC Architects Lewis House, 213 East Way Hillend Industrial Estate Hillend Dunfermline Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00230/MSC 27 Mar 2017 Ward 2 Forth & Endrick 269329 696729</p>	<p>Erection of one dwelling house at Land And Building To Northwest Of Nethercarse Farmhouse, Stirling, for Mr John Christie per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00244/FUL 30 Mar 2017 Ward 2 Forth & Endrick 256331 679541</p>	<p>Erection of new timber decking at 18 Craigfern Drive, Blanefield, G63 9DP, for Mr Bryan Dawson per Bare Architecture 4 Rannoch Avenue Hamilton ML3 8UD Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00232/FUL 29 Mar 2017 Ward 6 Stirling East 280780 692734</p>	<p>Proposed alterations and extension to existing shop within a petrol station at Kerse Road Garage, Kerse Road, Stirling, FK7 7LA, for Vertex RAS Limited per The Voigt Partnership Ltd Studio 01 Erskine House Commerce Street Arbroath Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00075/FUL 30 Mar 2017 Ward 5 Stirling West 279326 693245</p>	<p>Alterations to garage attic space to form ancillary living accommodation including new external access stair, new dormer/porch, 2 new velux windows, replacement of 1 window and removal of existing velux and existing door changed to a window at 11 Abercromby Place, Kings Park, Stirling, FK8 2QP, for Mr & Mrs David Chaffin per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: C(s)</p>

17/00076/LBC
30 Mar 2017
Ward 5 Stirling
West
279326 693245

Alterations to garage attic space to form ancillary living accommodation including new external access stair, new dormer/porch, 2 new velux windows, replacement of 1 window and removal of existing velux and existing door changed to a window at 11 Abercromby Place, Kings Park, Stirling, FK8 2QP, for Mr & Mrs David Chaffin per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE
Officer: Iain Jeffrey, Tel: 01786 233676,
Email: jeffreyi@stirling.gov.uk
[View this Application](#)

Schedule
LB Cat: C(s)

17/00237/PPP
28 Mar 2017
Ward 1 Trossachs
& Teith
274868 697309

Erection of new dwelling house at Land Adjacent To North Of Oakside, Sommer's Lane, Ochertyre, Blairdrummond, for Mr and Mrs David and Catriona Turner per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER
Officer: Mark Laird, Tel: 01786 233678,
Email: lairdm@stirling.gov.uk
[View this Application](#)

Delegated

17/00243/PPP
31 Mar 2017
Ward 1 Trossachs
& Teith
273103 696764

Erection of dwelling in principle at Land 150 Metres East Of Easter Rossburn Farm, Stirling, for Mr and Mrs Andrew and Eleanor Graham per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER
Officer: Mark Laird, Tel: 01786 233678,
Email: lairdm@stirling.gov.uk
[View this Application](#)

Delegated

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**

No Council Interest applications have been received this week.

Proposal of Application Notices

Application Number	Description	Decision Level
PAN-2017-003 27 Mar 2017 Ward 5 Stirling West 276409 691773	Temporary change of use of woodland and surroundings to outdoor filming locations incorporating temporary vehicular access routes, temporary film set prefabricated buildings and structures, construction compound, material storage and filming service area with associated engineering operations and vehicular parking at Land At Murrays Wood And Murrayshall Farm, Polmaise Road To Carron Reservoir, Stirling, for LBP Outlander Series 3 Limited per Pritchett Planning Consultancy PO Box 8052 Edinburgh EH16 5ZF Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	

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: **Dormer extension to rear of dwelling at 81 Station Road Bannockburn FK7 8JP**

UPRN: **000122030987**
Ward: **Ward 7 Bannockburn**
Reference: **17/00155/FUL**
Type: Full
Date Valid: 1 March 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr J Grattan per Mark Thomson 40 Wallace Street Bannockburn FK7 8JG

Decision: **Approve**

PROPOSAL: **Proposed erection of new house in former garden ground at Garden Ground East Of 14 Grant Drive Dunblane**

UPRN: **000122070265**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00606/FUL**
Type: Full
Date Valid: 11 October 2016
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr John Roseman per Bobby Halliday Architects The Studio The Avenue Bridge Of Allan FK9 4FR

Decision: **Approve with Conditions**

PROPOSAL: **New ground floor extensions to rear, new porch, enlargement of one rear dormer and enlargement to roof at front at The Bungalow 92 Main Street Killearn G63 9LF**

UPRN: **000122007350**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00087/FUL**
Type: Full
Date Valid: 8 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Land And Property Holdings Ltd per Entasis Architects LLP 106 Hope Street Glasgow G2 6PH

Decision: **Approve**

PROPOSAL: **Demolition of existing single storey accommodation and erection of 1 1/2 storey extension to east gable at 16 Southview Road Strathblane G63 9JQ**

UPRN: **000122009482**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00135/FUL**
Type: Full
Date Valid: 27 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Trevor Smith per Convery Prenty Architects 20 High Craighall Road Glasgow G4 9UD

Decision: **Approve**

PROPOSAL: **Single storey extension to dwelling at Station House Thornhill Stirling FK8 3JA**

UPRN: **000122047892**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00141/FUL**
Type: Full
Date Valid: 27 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Alterations and extension to car garage and showroom at Volvo Kerse Road Stirling FK7 7RY**

UPRN: **000122028768**
Ward: **Ward 6 Stirling East**
Reference: **17/00175/FUL**
Type: Full
Date Valid: 7 March 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Arnold Clark Automobiles Ltd per Mackie Ramsay Taylor Architects 47 Victoria Street Aberdeen AB10 1QA

Decision: **Approve**

PROPOSAL: **Proposed demolition of existing social club building and development of new retail premises with associated car parking and external works at Cambusbarron Social Club The Brae Cambusbarron FK7 9LE**

UPRN: **000122043360**
Ward: **Ward 5 Stirling West**
Reference: **16/00429/FUL**
Type: Full
Date Valid: 24 June 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: WS Dunsire & Sons Limited Directors Pension Scheme per Lawrie Orr
Chartered Architect 47 Strathmore Avenue Dunblane FK10 1JA

Decision: **Approve with Conditions**

PROPOSAL: **Replace roof in natural slate, removal of centre chimney and repairs to apex of side gable at Building Shell At 7 To 25 Main Street Cambusbarron**

UPRN: **000122070497**
Ward: **Ward 5 Stirling West**
Reference: **17/00118/FUL**
Type: Full
Date Valid: 16 February 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Kevin Kelly 19 Bobbin Wynd Cambusbarron FK7 9LZ

Decision: **Approve with Conditions**

PROPOSAL: **Erection of dwelling house at Garden Ground To West Of Birch Cottage Aberfoyle**

UPRN: **000122070408**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00042/FUL**
Type: Full
Date Valid: 26 January 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

Decision: **Approve with Conditions**

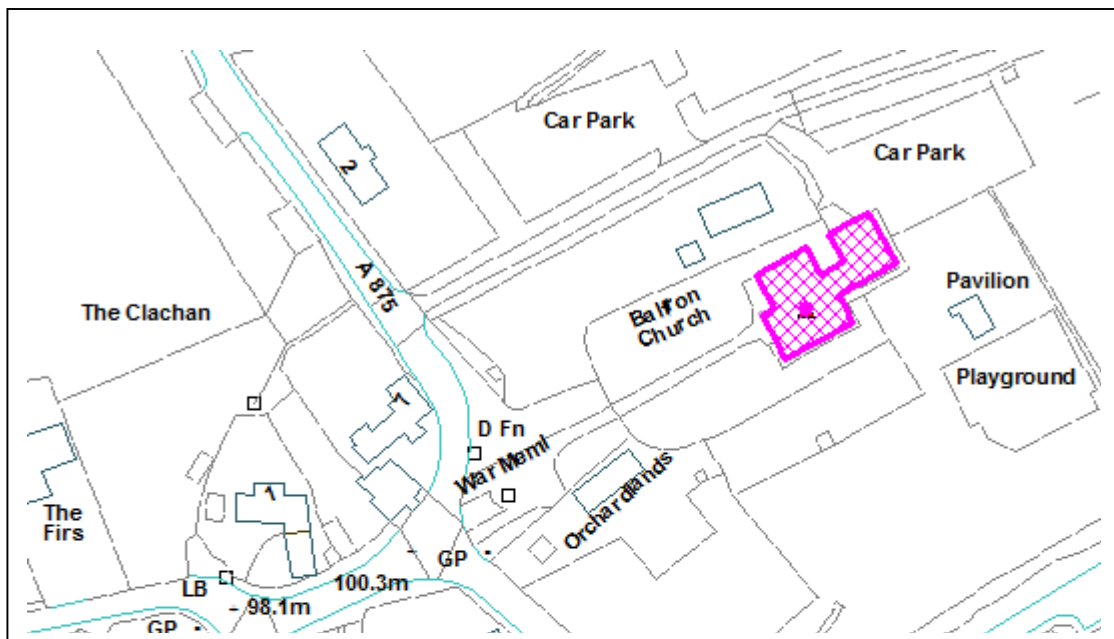
Planning Schedule Recommendations

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: Re-slatting of existing Church Roof, using new Burlington slates of varying width and diminishing course to match traditional appearance/details, in lieu of "repair" with 2nd-hand Scotch slates at Balfron Church Of Scotland Spoker's Loan Balfron G63 0QQ

UPRN: 000122043364
Ward: Ward 2 Forth & Endrick
Reference: 17/00013/LBC
Type: Listed Building Consent
Date Valid: 11 January 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: The Kirk Session Of Balfron Parish Church Of Scotland per James F Stephen Architects Milton Studio 5 Viewfield Place Stirling FK8 1NQ



Recommendation: Approve with Conditions

Subject to the following Conditions:

- Conservation Method Statement:** A Conservation Method Statement for the position of scaffolding in relation to the church building and adjacent grave stones shall be submitted for written approved, prior to the erection of the scaffolding.

- 2 **Dowelling Details:** The dowels shall be no more than 10 millimetres in diameter and the holes drilled shall be no greater than 12 millimetres; details of the mortar/epoxy shall be submitted to the Planning Authority for written approval before the start of work on dowelling.
- 3 **Lime mortar of cope/skews:** Prior to the start the lime mortar work on the cope and skews, details of the natural hydraulic lime strength and timeline/dates for the work shall be submitted to the Planning Authority for written approval.
- 4 **Roof cleaning:** Prior to the start of roof cleaning work, details of the method of roof cleaning shall be submitted for written approval to the Planning Authority.

Reason(s):

- 1 To protect the fabric of the building and grave stones, in the interest of preservation of the listed building and curtilage.
- 2 To ensure that the detailing of dowelling work preserve the character of the listed building.
- 3 To ensure that the detailing of lime mortar work preserves the character of the listed building.
- 4 To ensure that the method of roof cleaning preserves the character of the listed building.

Status Constraints:

Conservation Area,
Within 50m of Listed Building
Met Office Radar Consultation Zones,
Tree Preservation Order,

Supplementary Information:

Balfron Church is a Listed Building category B grade.

The proposal is to re-roof Balfron Church of Scotland building. The natural slates on the roof are beyond repair with a minimum of 70% of the slates requiring replacement and therefore the principle of replacement is acceptable.

The proposal is to use Burlington Blue/Grey which is appropriate for character of the listed building.

Consultation replies: Historic Environment Scotland have no comment on the proposals. The Conservation Officer supports the application and requires additional details covering method for scaffolding, dowelling, application of the lime mortar and roof cleaning. Subject to adherence to the above conditions, which cover these matters, it is considered that the works will be sympathetic to the character of this Category B Listed Building.

The proposals will result in a restoration and repair of the building that is currently in a state of disrepair and warrant support. The proposals comply with Local Development Plan Policy 7.3: Development affecting Listed Buildings.

Community Council:

No consultation sent or requested.

Community Council:

No consultation sent or requested.

Planning Panel Recommendations

Planning Panel – 13 April 2017

The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 13 April 2017.

PROPOSAL: Residential development of up to 433 homes, 0.7 hectares of employment land, nature park, roundabout and associated infrastructure at Land To South Of Bannockburn Road And North West Of Bowling Club Main Street Cowie

UPRN: 000122056243
Ward: Ward 7 Bannockburn
Reference: 14/00546/PPP
Type: Planning Permission in Principle
Date Valid: 2 September 2014
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Taylor Wimpey UK Ltd Masterton Park 1 South Castle Drive Dunfermline KY11 8NX

Recommendation: Refuse

PROPOSAL: Residential development of up to 67 dwellings, employment land, roads, landscaping, nature park and drainage at Land Rear Of Bowling Green Main Street Cowie

UPRN: 000122058504
Ward: Ward 7 Bannockburn
Reference: 14/00652/PPP
Type: Planning Permission in Principle
Date Valid: 6 November 2014
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Omnivale Ltd per Andrew McCafferty Associates Burn House Collessie Auchtermuchty Cupar

Recommendation: Refuse

PROPOSAL: **Planning Permission in Principle for residential development, access, open space, landscaping and associated works at Land Some 100 Metres North Of Dunblane Cemetery Barbush Dunblane**

UPRN: **000122059300**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **16/00774/PPP**
Type: **Planning Permission in Principle**
Date Valid: **8 December 2016**
Officer: **Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk**

Applicant/Agent: **Gladman Developments Ltd 2 Eliburn Office Park Eliburn Livingston EH54
6GR**

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

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

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

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

Recommendation: **Approve with Conditions**

PROPOSAL: **Erection of 185 dwelling houses, formation of new vehicular access, roads, SUDs, open space and other associated engineering operations at Land Adjacent To North Of Newpark Farmhouse Coxithill Road St Ninians Stirling**

UPRN: **000122069528**
Ward: **Ward 5 Stirling West**
Reference: **15/00669/FUL**
Type: **Full**
Date Valid: **20 October 2015**
Officer: **Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk**

Applicant/Agent: **Ogilvie Homes Ltd per JM Planning Services 20 Braemar Drive Duloch
Park Dunfermline KY11 8ES**

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

Planning Enforcement – week ending 31/03/17

New Cases Received

Issue: Deviation from approved application
Address: Targe Wynd, Balquhiddelock, Stirling, FK7 7XR
Ward: Ward 6 Stirling East
Reference: EN/17/018/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Storage of material
Address: St Thomas Well, Stirling, FK7 9PR
Ward: Ward 5 Stirling West
Reference: EN/17/006/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: No Breach of planning control

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Enforcement Notices Served

None

Amenity Notices Served

None
