



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **12 April 2017**

Week Number **14**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday 20 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 19 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
17/00210/FUL 6 Apr 2017 Ward 4 Castle 280786 694154	Replacement of single rear door with double door, replace existing aluminium framed 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
17/00236/ADV 3 Apr 2017 Ward 6 Stirling East 281239 692869	Advertisement of the following types: Fascia Sign at 8 Springkerse Retail Park, Stirling, FK7 7TL, for Steinhoff UK LTD per Widd Signs Maserati House Gelderd Road Leeds LS12 1AS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00241/PPP 7 Apr 2017 Ward 5 Stirling West 278566 689644	Formation of a plot and erection of single dwelling house and garage at Garden Ground West Of Howlands Cottage, Sauchieburn, Stirling, for Ms Margaret Porter per Grigor Mitchell Architect Ltd Schop CoWorking 36 St Mary's Street Edinburgh EH1 1SX Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00242/FUL 7 Apr 2017 Ward 2 Forth & Endrick 252941 685273	Erection of two single storey extensions at Shepherds Lodge, Ibert Road, Killearn, G63 9PY, for Mr Gavin McCallum per Ewan Cameron Architects The Lighthouse 11 Mitchell Lane Glasgow G1 3NU Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated

17/00251/FUL 3 Apr 2017 Ward 6 Stirling East 281225 692891	Overcladding of retail warehouse roofs including roof vents at Nos 1-5, 7, 9-10, 12-16, Springkerse Retail Park, Stirling , for Coal Pension Properties Limited per Pritchett Planning Consultancy PO Box 8052 1 Wilton Road Edinburgh EH16 5ZF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00252/FUL 3 Apr 2017 Ward 6 Stirling East 280988 691419	2 storey side extension and single storey rear extension at 15 Mace Court, Balquhiddelock, Stirling, FK7 7XA , for Mr & Mrs R Fleming per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00253/FUL 3 Apr 2017 Ward 2 Forth & Endrick 257482 694053	Demolition of barn and erection of 2No. semi-detached dwelling houses at Land And Building Adjacent And South West Of The Spittal, Stirling , for Mr Thomas Bennie per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00254/FUL 3 Apr 2017 Ward 2 Forth & Endrick 270080 694151	Installation of flue at 22 Millbrae, Gargunnoch, FK8 3BB , for Mr Jon Sutherland per Mparchitecture MacFarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00256/FUL 3 Apr 2017 Ward 5 Stirling West 279163 691449	Siting of container in garden (16m x 10m x 3m) at 22 Macdonald Drive, St Ninians, Stirling, FK7 9ER , for Mrs Jean Ozer 22 Macdonald Drive St Ninians Stirling FK7 9ER Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
17/00257/FUL 4 Apr 2017 Ward 5 Stirling West 278683 692189	Demolition of detached garage and erection of detached garage at 4 Sycamore Place, Torbrex, Stirling, FK8 2PH , for Mr & Mrs D Davidson per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated

17/00258/FUL 6 Apr 2017 Ward 2 Forth & Endrick 256343 679314	Proposed drop-off and accessible parking at Kirk Rooms, Campsie Road, Strathblane, G63 9EQ, for Strathblane Parish Church per Tod & Taylor Architects 43 Manor Place Edinburgh EH3 7EB Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00263/NPA 4 Apr 2017 Ward 1 Trossachs & Teith 261081 703247	Formation of 70 metre forestry track at Land 550M North East Of Glenhead House, Callander, for Forestry Commission Scotland Cowal & Trossachs District Office Aberfoyle Stirling FK8 3XF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00266/MSC 7 Apr 2017 Ward 1 Trossachs & Teith 261178 698497	New timber frame house at Garden Ground South Of Ballangrew Cottage, Port Of Menteith, for Mr Daniel Marshall 19 Woolcarder's Court Cambusbarron FK7 9RA 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
17/00224/FUL 3 Apr 2017 283483 691767	Change of use from office space back to domestic dwellings to form 4No. one bedroom flats at Offices Above 6 - 10 The Square, Main Street, Fallin, for Stirling Council Housing Services Allan Water House Kerse Road Stirling FK7 7SG Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Schedule

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: **Proposed installation of Public Info Screen (Smart Screen) at Pavement Opposite No 41 Friars Street Stirling**

UPRN: **000122070415**
Ward: **Ward 4 Castle**
Reference: **17/00082/FUL**
Type: Full
Date Valid: 16 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Stirling Council Children, Communities And Enterprise Service Old Viewforth Pitt Terrace Stirling

Decision: **Approve**

PROPOSAL: **Public Info Screen showing advertisements at Pavement Opposite No 41 Friars Street Stirling**

UPRN: **000122070415**
Ward: **Ward 4 Castle**
Reference: **17/00094/ADV**
Type: Advertisement
Date Valid: 16 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Stirling Council per ADS Interactive Polaroid Building Block 8, Vale Of Leven Industrial Estate Dumberton G82 3PW

Decision: **Approve**

PROPOSAL: **Advertisement of the following types: 6No Fascia Signs, 1No Advance Sign and lighting at Land At Former Rainbow Slides Goosecroft Road Stirling**

UPRN: **000122019882**
Ward: **Ward 4 Castle**
Reference: **17/00206/ADV**
Type: **Advertisement**
Date Valid: **15 March 2017**
Officer: **Jane Brooks-Burnett, Telephone: 01786 233672, Email: brooksburnettj@stirling.gov.uk**

Applicant/Agent: **Travelodge Hotels Limited per Ashleigh Signs Limited Ashleigh House Beckbridge Road Normanton WF6 1TE**

Decision: **Approve with Conditions**

PROPOSAL: **Advertisement of the following types: Fascia Sign at 28 Henderson Street Bridge Of Allan FK9 4HR**

UPRN: **000122024890**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00147/ADV**
Type: **Advertisement**
Date Valid: **20 March 2017**
Officer: **Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk**

Applicant/Agent: **Toy HUB 7 High Street Dunblane FK15 0EE**

Decision: **Approve with Conditions**

PROPOSAL: **Change of use from shop (Class 1) to financial services office (Class 2) at 12 High Street Dunblane FK15 0AD**

UPRN: **000122005604**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00157/FUL**
Type: **Full**
Date Valid: **2 March 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **RJWM Ltd 81 Montgomery Crescent Dunblane FK15 9FB**

Decision: **Approve**

**PROPOSAL: Single storey rear extension at 3 Symon Field Dunblane
FK15 0GA**

UPRN: **000122006263**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00160/FUL**
Type: Full
Date Valid: 3 March 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr & Mrs Inman per T Square Architects 39 Allanvale Road Bridge Of Allan
FK9 4PA

Decision: Approve

**PROPOSAL: Garden room extension to the rear of the existing dwelling,
with white windows and doors to match the existing house
at 10 Cockburn Avenue Dunblane FK15 0FP**

UPRN: **000122049873**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00168/FUL**
Type: Full
Date Valid: 6 March 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Graeme Patrick 10 Cockburn Avenue Dunblane FK15 0FP

Decision: Approve

**PROPOSAL: Proposed extension to existing workshop and store to form
additional floor area with internal alterations to form new
openings, office and toilet facility at Unit 1 Dunmore Street
Balfron G63 0TU**

UPRN: **000122008330**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00055/FUL**
Type: Full
Date Valid: 30 January 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mrs Elspeth Bennie per LEH Architects 6 Endrick Way Croftamie Glasgow
G63 0DH

Decision: Approve with Conditions

PROPOSAL: Erection of 2 single storey extensions at lower ground floor level at 8 Chestnut Avenue Killearn G63 9SJ

UPRN: **000122007750**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00177/FUL**
Type: Full
Date Valid: 7 March 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Iain MacPherson per Thomas Robinson Architects The Red House
Main Street Croftamie Glasgow

Decision: Approve

PROPOSAL: Digital fascia signage at 4 And 5 Springkerse Retail Park Stirling

UPRN: **000122070122**
Ward: **Ward 6 Stirling East**
Reference: **17/00123/ADV**
Type: Advertisement
Date Valid: 20 February 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Scanlite Visual Communications per Fylde Planning Service 13 Winslow
Avenue Poulton-Le-Fylde FY6 7PQ

Decision: Approve

PROPOSAL: Installation of a BT broadband cabinet which provides super-fast fibre optic broadband to the area - on behalf of the BDUK Scotland Program at Pavement To Front Of No. 2 Birkhill Road Stirling

UPRN: **000122070412**
Ward: **Ward 5 Stirling West**
Reference: **17/00065/FUL**
Type: Full
Date Valid: 21 February 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: **Installation of ATM (retrospective) at Home Bargains
Glasgow Road Whins Of Milton FK7 8ER**

UPRN: **000122070503**

Ward: **Ward 5 Stirling West**

Reference: **17/00184/FUL**

Type: Full

Date Valid: 8 March 2017

Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Notemachine UK Ltd Russell House Elvicta Business Park Crickhowell
Powys

Decision: **Approve**

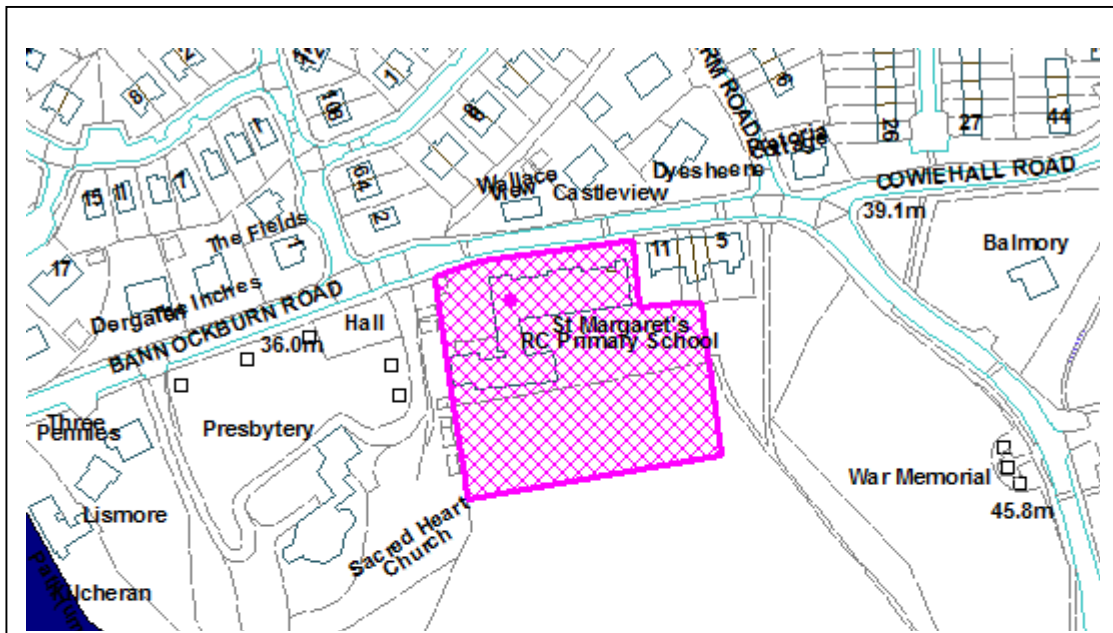
Planning Schedule Recommendations

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 school at St Margaret's Primary School
Bannockburn Road Cowie FK7 7BG

UPRN: 000122033162
Ward: Ward 7 Bannockburn
Reference: 17/00170/NDM
Type: Demolition Notification
Date Valid: 13 March 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Stirling Council per Stirling Council Infrastructure Delivery Teith House Kerse Road Stirling



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Recommendation: Approve

Subject to the following Conditions:

Status Constraints:

Countryside Policy,

Supplementary Information:

This notification relates to the demolition of the former St. Margaret's Primary School. The Primary School has relocated to new premises elsewhere in Cowie.

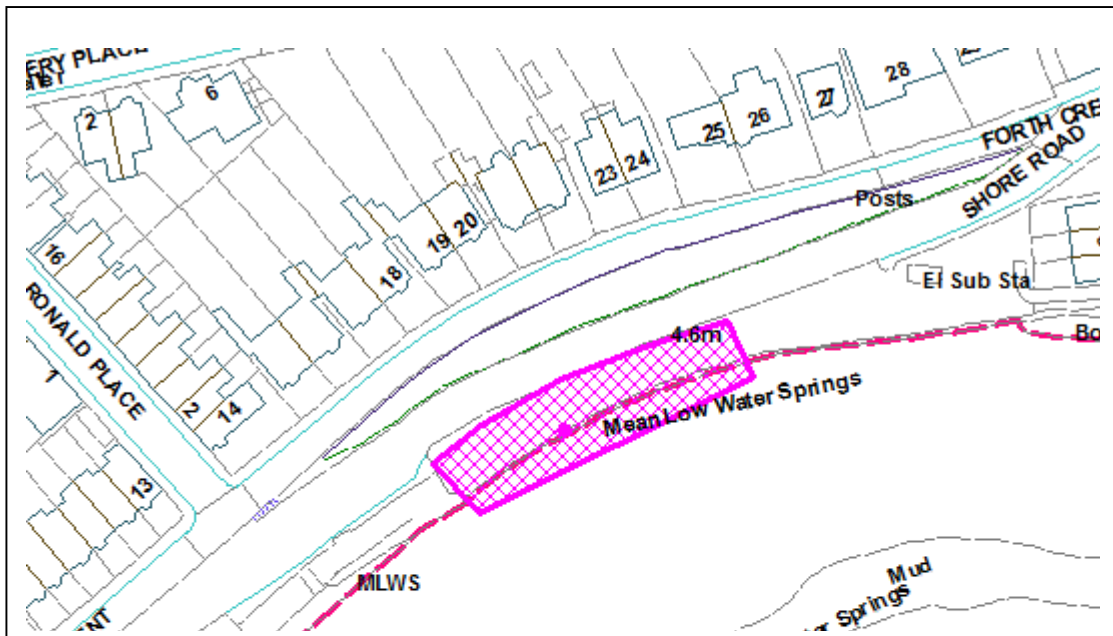
Community Council:

No consultation sent or requested.

PROPOSAL: Formation of deck as part of harbour wall repair works allowing reinstatement and expansion of area of land at Harbour Wall Shore Road Riverside Stirling

UPRN: 000122070216
Ward: Ward 6 Stirling East
Reference: 17/00112/FUL
Type: Full
Date Valid: 16 February 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Stirling Council Teith House Kerse Road Stirling FK7 7QA



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Programme of Archaeological Works:** No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

Reason(s):

- 1 To safeguard and record the archaeological potential of the area.

Status Constraints:

Historic Scotland Battlefield Site
Floodland,

Supplementary Information:

Report of Handling

Summary of Representations

No letters of comment received.

Summary of Consultation Responses

SEPA – Works will be authorised by Marine Scotland not SEPA. No objection re flood risk.

SNH – The proposal is unlikely to have a significant effect on any qualifying species of the River Teith Special Area of Conservation (SAC) or the Firth of Forth Special Protection Area (SPA) and as such an appropriate assessment is not required. Also referred to advice given for previous applications (16/00408/FUL and 16/00502/FUL) which stated that the mitigation and good practice set out in the Environmental Appraisal Report was suitable and proportionate. SNH left the assessment to the planning authority with regard to the application of conditions to ensure that the measures were secured. On review of the general mitigation measures set out in the Environmental Appraisal Report, it was considered that conditions were not required since the measures were subject to control under separate legislation (SEPA's Pollution Prevention Guidelines).

Riverside Community Council – Consultation issued on 24th February 2017. To date, no response received.

Development Plan and Other Material Considerations

Development Plan:

The relevant development plan for the area is the Stirling Council Local Development Plan, September 2014. Policies of relevance include:

Primary Policy 1: Placemaking states that development of all scales must be designed and sited in relation to the character and amenity of the place, urban or rural, where they are located. Development must be of quality, having regard to any relevant design guidance, landscape character guidance etc. Policy 1.1: Site Planning – seeks to ensure that all new development contributes in a positive manner to the quality of the surrounding built and natural environment. A number of criteria are set out which include, inter alia, that the design of a proposal should be appropriate to the building to which it relates and to its wider surroundings. Reference is made to SG01 (Placemaking) which supports this policy. Policy 1.3: Green Network and Open Space – seeks to ensure that proposals adjacent to green corridors should maintain or enhance its functionality and connectivity. SG02 supports this policy. SG02 highlights that the CSGN (Central Scotland Green Network) is a strategic network which includes waterways. CSGN in Stirling relates to the green network as a natural venue for active travel, leisure, recreation, biodiversity, business, education and cultural needs. The core principles of the Green Network are connectivity and multi-functionality. The River Forth Corridor (City) Forthside is identified as a specific project which could contribute towards the aims of the Green Network. The Forthside project was to improve access to and along river margins.

Primary Policy 3: Provision of Infrastructure states where appropriate, transport infrastructure corridors, open space and Green Corridor provision etc should be integrated within the Green Network.

Policy 3.1: Addressing the Travel Demands of New Development states that development should aim to reduce its travel demands and to ensure that residual demands are met in a manner which ensures a safe and realistic choice of access by walking, cycling, public transport and motor vehicles.

Primary Policy 5: Flood Risk Management states that development proposals on areas shown to be at risk of flooding on SEPA Flood Maps should be avoided.

Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes. Part (a) of this policy states that development which would have a significant adverse effect upon the archaeology, landscape features, character and setting of sites listed in the Inventory of Historic Battlefields will not be supported unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised.

Primary Policy 8: Conservation and Enhancement of Biodiversity states that the protection, conservation and enhancement of wildlife, its habitats and other natural features in international and national designated sites will be supported in line with statutory requirements.

Policy 8.1: Biodiversity Duty states that all development proposals will be assessed for their potential impact upon biodiversity.

Primary Policy 13: The Water Environment states that all development must minimise and mitigate any potential impacts on the water environment. When considering any proposals likely to impact upon the water environment, the Council will ensure proposals accord with the protection and improvement objectives of the Water Framework Directive and assist the delivery of measures in the Scotland River Basin Management Plan, forthcoming Flood Risk Management Plans and appropriate biodiversity, marine planning and green network considerations.

Primary Policy 15: Tourism and Recreational Development states that proposals for tourism and recreational development should:

- a) Increase the volume and value of tourism and recreation to the local economy;
- b) Preserve and enhance the quality of the natural and historic environment, and the visitor experience
- d) Improve the provision of recreational facilities which promote local community well-being, health and quality of life benefits.

Policy 15.1: Tourism development including facilities and accommodation states that proposals for tourism and recreational development including facilities and accommodation, will be supported where they:

- (I) Are commensurate in scale with their location and setting within the built and natural environment;
- (II) Complement existing tourist facilities and help facilitate the sustainable management of tourists at or between major tourist destinations;
- (III) Promote a wider spread of visitors and therefore economic benefits; and
- (IV) Promote responsible access to, interpretation of, and effective management and enhancement of the natural and historic environment, and cultural heritage.

Material Considerations:

Non-statutory Supplementary Guidance SG08B: City Centre Development Framework - The City Centre Strategy identified 10 key objectives including integrating the Stirling Green Network concept into the City Centre, to enhance the quality of the physical environment and experience for all modes, to consider how best to integrate development sites to maximise their contribution towards achieving better connectivity, accessibility and physical environment for the City Centre.

Stirling City Development Framework: City Deal Masterplan - The Masterplan outlines six signature capital projects and enabling infrastructure to assist delivery of the Framework vision. One of the projects is 'The River' and includes boat stops as well as completing and upgrading a cycle walking path along the full length of the stretch of the river passing through the City. One of the identified boat stops is The Historic Harbour. It notes that boat stops will include small areas for parking and also incorporate other convenient facilities such as toilets. It should be noted that no such facilities (parking, toilets) are proposed as part of this development.

Summary of Submission

The proposal seeks detailed planning permission for the formation of a deck. Planning permission has already been granted in this area for repair works to a collapsed section of the harbour wall which included reinstating a section of timber-piled retaining wall adjacent to the River Forth and to reinforce adjacent sections of the wall to prevent similar failures (ref: 16/00408/FUL). Planning permission was also granted (ref: 16/00502/FUL) for a floating pontoon fixed to the riverbank wall at this location. This proposal seeks to install a deck along the surface of the area that will be reinstated under application 16/00408/FUL. It is proposed that the deck will be formed from 'a fibre re-enforced polymer' with a finish to resemble timber decking and will be a maximum of 64 metres long by 8 metres wide. The deck will reach from the back of the refurbished footpath on the site out towards the river at a 2% slope with a guard rail at the river edge. SEPA raised no issue with regard to flood risk since water from the river will be able to flow under and over the proposed deck though it was noted that, given the elevation of the deck, it is likely that it will be submerged on a fairly frequent basis.

The proposal will achieve placemaking and green network objectives. It will not adversely affect flood risk, biodiversity nor the battlefield designation. It is considered that this proposal complies with the development plan and is therefore recommended for approval.

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.

Planning Applications Withdrawn

PROPOSAL: 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

UPRN: 000122062045
Ward: Ward 1 Trossachs & Teith
Reference: 17/00199/FUL
Type: Full
Date Valid: 17 March 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Taste Of The Trossachs - Wholesale Ltd per McCourt Building Design
Inverlony Cottage Leny Feus Callander FK17 8AS

Decision: Withdrawn

Planning Enforcement – week ending 07/04/2017

New Cases Received

None

Delegated Decisions

Cases Closed

Issue: Erection of fence.
Address: Main Street, Fintry, G63 0XB
Ward: Ward 2 Forth & Endrick
Reference: EN/15/086/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Planning permission has been approved.

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.
