



The Planning and Building Standards Service now has a new planning blog! You can find the blog at <https://stirlingplan.wordpress.com/> and this is where you can find the latest news about our Service and some interesting items on local planning history and new developments taking place in the Stirling area.

## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**      *26 April 2017*

**Week Number**      **16**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 4 May 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, 3 May 2017**.



# *The Planning Schedule*

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## **The Planning Schedule**

The Planning Schedule is issued every week and contains information on a range of planning matters.

The Schedule is distributed to all Councillors, Community Councils and statutory consultees. It is available on the Council's internet site – [www.stirling.gov.uk](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council may also be obtained from [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning).

### **Applications Received**

When a Valid Planning Application is registered it is given a unique reference number. If you are enquiring about any of the applications please contact the Officer shown in the Schedule and refer to the application reference number.

The list of applications received includes an indication of the anticipated decision making level which is governed by the Hierarchy of Developments and the Council's Scheme of Delegation. An explanation of the Council's new Section 43A Council report is available at [www.stirling.gov.uk/planning](http://www.stirling.gov.uk/planning).

The decision making levels are:

**Panel** – the application will be determined by the Planning Panel having considered the Planning Officer's recommendation and any other relevant representations. See Hearing Interested Parties.

**Schedule** – the Planning Officer's recommendation on the application will appear in the Schedule under Planning Schedule – Recommendations – see below.

**Delegated** – the application will be determined by an Appointed Officer and his decision will appear in the Schedule under Decisions of Appointed Officers – see below.

### **Decision of Appointed Officers**

Generally applications for developments which are classified as "local developments" under the Hierarchy of Developments will be determined by an Appointed Officer under the Council's Section 43A Scheme of Delegation. There are certain exceptions - see Scheme of Delegation below.

The decisions appear in the Schedule as a matter of record only.

The applicant has a right of review of the Appointed Officer's decision. The Council's Local Review Body will consider any such review. Please refer to Planning Circular 7/2009 Schemes of Delegation and Local Reviews for more information and also at [www.scotland.gov.uk](http://www.scotland.gov.uk).

### **Planning Schedule – Recommendations**

This part of the Schedule contains the Planning Officer's recommendation on an application. At the end of the seven day period the recommendation will become the decision of the Planning Authority unless the Planning & Building Standards Service Manager receives from a Councillor a written objection to the recommendation outlining relevant planning reasons and requesting that the application is referred to the Planning Panel for determination. Such requests must reach the Planning & Building Standards Service Manager before the deadline shown on the front page of this Planning Schedule.

At the end of the seven day period formal Decision Notices will be issued for the recommendations which are not referred to Planning Panel.

**Hearing Interested Parties at Planning Panel:** The Planning Panel may decide if objectors and applicants will be invited to address the Panel on a particular application. Generally this will occur only where it is felt that this will further inform the Panel in its consideration of a Planning Application and will only be used when considering more complex and contentious issues. Contributions will generally be limited to 5 minutes from each side.

**Community Councils:** Any Community Council will be consulted on an application if a written request is made (telephone the Case Officer in first instance). Community Councils are expected to act within the provisions on PAN47, and concern themselves only with cases that raise issues of genuine community interest. Householder applications will rarely involve issues of this kind.

### **Planning Panel Recommendations**

This section contains Planning Officers' recommendations for applications which are scheduled for consideration at the Planning Panel meeting as stated.

### **Planning Panel Decisions**

This section contains the decisions of the Planning Panel.

### **Hierarchy of Developments**

The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 created a classification for all developments across Scotland. The three categories in the hierarchy of development to which all developments will be allocated are:-

- National development;
- Major developments; and
- Local development.

The top tier of developments is national developments and these are contained in the National Planning Framework for Scotland published by the Scottish Ministers in June 2009. The National Planning Framework may be viewed at [www.scotland.gov.uk](http://www.scotland.gov.uk).

Below national developments are major and local developments. Whether a development is a major or local development is determined by whether the development falls above or below certain thresholds. There are 9 thresholds. Where a development meets or exceeds the following thresholds the development will be classed as a major development. Any development below the thresholds will be local developments. The thresholds are:

- 1 All development under Schedule 1 to the Environmental Impact Assessment (Scotland) Regulations 1999.
- 2 Housing where the development comprises 50 or more dwellings or the area of the site is or exceeds 2 hectares.
- 3 Business of general industrial, storage and distribution with a gross floor space of 10,000 square metres or the area of the site is or exceeds 2 hectares.
- 4 Electricity Generation where the generating capacity is or exceeds 20 megawatts.
- 5 Waste Management Facilities where the capacity of the facility is or exceeds 25,000 tonnes per annum or for sludge treatment facilities where the capacity to treat more than 50 tonnes (wet weight) per day of residual sludge.
- 6 Transport and infrastructure projects where the length of road, railway, tramway, waterway, aqueduct or pipeline exceeds 8 kilometres.
- 7 Fish farming where the surface area of water covered is or exceeds 2 hectares.
- 8 Mineral extraction where the site area is or exceeds 2 hectares.
- 9 Other Development not falling wholly within one of the above classes where the gross floor space is or exceeds 5,000 square metres or the area of the site is or exceeds 2 hectares.

## **Scheme of Delegation**

In the case of Major Developments and subject to the right of Councillors to request (for relevant planning reasons) that the application be referred to the Planning Panel for determination, the recommendation of the Planning Officer shall appear in the Planning Schedule and such recommendation will become the decision of the Planning Authority unless the application is referred to the Planning Panel.

Generally, Local Developments will be determined by an Appointed Officer in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 and the Council's Section 43A Scheme of Delegation which is published below. There are seven exceptions listed (a) to (g) below where Local Developments will either be determined by the Planning Panel or appear as a Planning Schedule Recommendation.

### **Planning - Section 43A Scheme of Delegation**

The following is an excerpt from the Council's Scheme of Delegation:

This part of the Scheme of Delegation is operated under Section 43A of the Town and Country Planning (Scotland) Act 1997 and Part 2 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2008.

The Appointed Officer, being the Officer appointed under Section 43A(1) of the Town and Country Planning (Scotland) Act 1997 and EPR52, is authorised to determine any application for planning permission (and any application for consent, agreement or approval required by condition imposed on a grant of planning permission) and being applications which fall within the definition of a local development as specified in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 under the following exceptions:-

#### **(a) Planning Authority Applications**

The application (a) is made by the Planning Authority or a Member of the Planning Authority, or by members of staff directly involved in the planning process or (b) relates to land in the ownership of the Planning Authority or to land in which the Planning Authority have a financial interest. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

#### **(b) Section 43A(6) Remit to Planning Panel**

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning Panel or the Planning & Building Standards Service Manager or any Officer authorised by him (including the Appointed Officer) decide that the application should be remitted to the Planning Panel for determination under Section 43A(6) of the Town and Country Planning (Scotland) Act 1997.

#### **(c) Member Remit to Planning Panel**

Prior to either (a) the determination of the application by the Appointed Officer or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, the Planning & Building Standards Service Manager receives from a Member a written request setting out relevant planning reasons for referral of the application to the Planning Panel for determination and the Planning & Building Standards Service Manager, in consultation with the Chair and Vice Chair of the Planning Panel, agrees to the request.

(d) **Significant Local Objection**

Prior to either (a) the determination of the application by the Appointed Officer, or (b) the request by the Applicant for a review on the grounds of non-determination under Section 43A(8)(c) of the Town and Country Planning (Scotland) Act 1997, and in circumstances where the determination by Appointed Officer would likely to have been to approve the application, the Planning & Building Standards Service Manager receives significant local objections and is satisfied that the objections disclose relevant planning reasons. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(e) **Contrary to local Development Plan**

The application is a significant departure from the Local Development Plan. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(f) **Scottish Ministers**

The application requires to be notified to the Scottish Ministers. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

(g) **Listed Building Consent etc**

Any application which also requires any or all of the following: (i) Listed Buildings Consent, (ii) Conservation Areas Consent; (iii) Hazardous Substances Consent; and (iv) Control of Advertisements Consent. Any application falling within this exception shall be determined through the Weekly Planning Schedule under EPR67.

Only exceptions (a), (b), (f) and (g) shall apply to applications for a householder development falling within Classes 1 to 6 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or a sundry minor operation falling within Classes 7, 8, or 9 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

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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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council can also be obtained from [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning).

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# Who to contact in Planning

If you have a query about a Planning Application or related matter you should contact the appropriate member of staff using their personal direct dial phone number. If they are not available, your call will be automatically redirected to our Planning Support staff who will be pleased to help you. If necessary they can arrange an appointment for you to see somebody who can deal with your particular query. The dialling code for Stirling is (01786).

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a>

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 ..... Email: <a href="mailto:curriel@stirling.gov.uk">curriel@stirling.gov.uk</a>
Asst Planning Enforcement Officer, Andrew Gardiner: .....
☎ 233675 ..... Email: <a href="mailto:gardinera@stirling.gov.uk">gardinera@stirling.gov.uk</a>

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 ..... Email: <a href="mailto:withingtoni@stirling.gov.uk">withingtoni@stirling.gov.uk</a>



# *Valid Planning Applications Received*

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## Major Developments

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

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## Local Developments

Application Number	Description	Decision Level
17/00294/LBC 20 Apr 2017 Ward 4 Castle 279647 693460	<b>New internal walls to form practice rooms/office at 23 Arcade, Stirling, FK8 1AX</b> , for Vitor Pinto 15 Arcade Stirling FK8 1AX <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Schedule
17/00162/FUL 19 Apr 2017 Ward 3 Dunblane & Bridge Of Allan 280009 704228	<b>Erection of agricultural shed at Land 300 Metres South East Of Glassingall House, Dunblane</b> , for Mrs Gwen Rae 7 Barnwell Mews 78 Causewayhead Road Causewayhead Stirling <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00295/FUL 18 Apr 2017 Ward 3 Dunblane & Bridge Of Allan 280806 696412	<b>Provision of a new bus layby and alterations to improve pedestrian safety at University Of Stirling, Airthrey Road, Stirling, FK9 4LA</b> , for University Of Stirling per Ian White Associates Landscape Architects 3A Forrest Road Stirling FK8 1UH <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: A
17/00298/FUL 18 Apr 2017 Ward 3 Dunblane & Bridge Of Allan 277648 701607	<b>Erection of replacement sun room on existing footprint at St Brydes, Kilbryde Crescent, Dunblane, FK15 9BB</b> , for Dr John Farley per FDS Design Ltd 1 Douglas Avenue Lenzie Kirkintilloch United Kingdom <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>17/00299/PPP 18 Apr 2017 Ward 3 Dunblane &amp; Bridge Of Allan 281401 696034</p>	<p><b>Proposed erection of a new office building at Land 135 Metres South Of Wallace View, Hillfoots Road, Causewayhead, Stirling,</b> for Falcon Foodservice per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00301/FUL 19 Apr 2017 Ward 3 Dunblane &amp; Bridge Of Allan 279294 697271</p>	<p><b>Proposed new window to south elevation of dwelling house at 20 Keir Street, Bridge Of Allan, FK9 4AY,</b> for Trudy And Andy Rintoul per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00207/FUL 18 Apr 2017 Ward 2 Forth &amp; Endrick 255940 679658</p>	<p><b>Single storey side extension at Bramley, Wester Leddigreen Road, Blanefield, G63 9BL,</b> for John Kennedy per John Kerr 10 Barloan Place Dumbarton G82 3QW <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00242/FUL 20 Apr 2017 Ward 2 Forth &amp; Endrick 252941 685273</p>	<p><b>Erection of two single storey extensions at Shepherds Lodge, Ibert Road, Killearn, G63 9PY,</b> for Mr Gavin McCallum per Ewan Cameron Architects The Lighthouse 11 Mitchell Lane Glasgow G1 3NU <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00287/FUL 19 Apr 2017 Ward 2 Forth &amp; Endrick 252698 679532</p>	<p><b>Removal of existing conservatory and erection of new single storey extension to dwelling house at Carbeth Guthrie Byre, Blanefield, G63 9AT,</b> for Mr Paul Charalambus per Anthony McGuire Flat 2/1, No 29 Corrou Road Newlands Glasgow G43 2DY <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00292/FUL 21 Apr 2017 Ward 2 Forth &amp; Endrick 267932 694540</p>	<p><b>Proposed single storey sun room extension with flue to west elevation of dwelling house at Ceolard, Glinns Road, Kippen, FK8 3JL,</b> for Mr and Mrs Mcdermott per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>17/00297/FUL 18 Apr 2017 Ward 2 Forth &amp; Endrick 261704 686601</p>	<p><b>Proposed extension and alterations to dwelling house at 29 Dunmore Gardens, Fintry, G63 0XN</b>, for Mr Alexander Kelso per Ken Duncan Ltd 3-1 6 Kaims Terrace Livingston EH54 7EX <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00302/FUL 19 Apr 2017 Ward 2 Forth &amp; Endrick 252698 685254</p>	<p><b>Proposed erection of car port to the east and new external canopy to the front elevation of dwelling at White Lodge, Main Street, Killearn, G63 9LF</b>, for Mr Tony Farnsworth per Colin McGowan 25 Branziert Road North Killearn Glasgow United Kingdom <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00291/ADV 19 Apr 2017 Ward 6 Stirling &amp; East 280780 692734</p>	<p><b>Advertisement of the following types: Fascia Signs at Kerse Road Garage, Kerse Road, Stirling, FK7 7LA</b>, for Vertex RAS Limited per The Voigt Partnership Ltd Studio 01 Erskine House Commerce Street Arbroath <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00278/FUL 21 Apr 2017 Ward 1 Trossachs &amp; Teith 272574 701957</p>	<p><b>Proposed change of use of unit 12 from Class 4 to Class 5 for the manufacture of pies, pastries etc, incorporating small ancilliary public sales element at front vestibule at Land Some 130M North Of Cadell Loan, Station Wynd, Doune</b>, for Taste Of The Trossachs - Wholesale Ltd per McCourt Building Design Inverleny Cottage Leny Feus Callander FK17 8AS <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00284/ADV 18 Apr 2017 Ward 1 Trossachs &amp; Teith 276814 695907</p>	<p><b>Advertisement of the following types: Box Sign at Unit 2C The Paddock Stirling Agricultural Centre, Stirling, FK9 4RN</b>, for NFU Mutual per Make Consulting Pure Offices Lake View Drive Nottingham NG15 0DT <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

## 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
17/00277/FUL 21 Apr 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510	<b>Erection of a wooden gazebo in garden area at Braeport Centre, Braeport, Dunblane, FK15 0AT,</b> for Dunblane Community Preschool per Mhairi Bowley 17 Anderson Street Dunblane FK15 9AJ <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: <a href="mailto:forrestg@stirling.gov.uk">forrestg@stirling.gov.uk</a> <a href="#">View this Application</a>	Delegated LB Cat: C(s)

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**PROPOSAL:**                   **Public Info Screen showing advertisements at Pavement North East Of Church Of The Holy Rude St John Street Top Of The Town Stirling**

UPRN:                           **000122070414**  
Ward:                           **Ward 4 Castle**  
Reference:                   **17/00093/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 with Conditions**

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**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 In Front Of No 33 - 35 King Street Stirling**

UPRN:                           **000122070518**  
Ward:                           **Ward 4 Castle**  
Reference:                   **17/00144/FUL**  
Type:                           **Full**  
Date Valid:                  **6 March 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**

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**PROPOSAL:**                   **To erect carport to cover and protect entrance area and disabled ramp at Braeport Centre Braeport Dunblane FK15 0AT**

UPRN:                           **000122005776**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00145/FUL**  
Type:                           **Full**  
Date Valid:                  **28 February 2017**  
Officer:                       **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent:           **Brayport Centre per 123V Plc Ramsay Street Coalsnaughton FK13 6LH**

**Decision:                    Approve**

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**PROPOSAL:                   Erection of single storey extensions to front and rear of dwelling house at 24 Anne Street Dunblane FK15 9BZ**

UPRN:                         **000122003175**  
Ward:                         **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00149/FUL**  
Type:                         Full  
Date Valid:                 28 February 2017  
Officer:                     Peter McKechnie, Telephone: 01786 233679,  
                                  Email: mckechnie@stirling.gov.uk

Applicant/Agent:           Katrina Pascazio 24 Anne Street Dunblane FK15 9BZ

**Decision:                   Approve**

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**PROPOSAL:                   Installation of replacement windows at Roxana Perth Road Dunblane FK15 0HD**

UPRN:                         **000122005342**  
Ward:                         **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00173/FUL**  
Type:                         Full  
Date Valid:                 8 March 2017  
Officer:                     Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:           Mr P Dorrington per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline Scotland

**Decision:                   Approve**

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**PROPOSAL:                   Rear dormer extension at 6 Stanley Drive Bridge Of Allan FK9 4QR**

UPRN:                         **000122024714**  
Ward:                         **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00187/FUL**  
Type:                         Full  
Date Valid:                 10 March 2017  
Officer:                     Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:           Morag MacDougall per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

**Decision:                   Approve**

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**PROPOSAL:** **Proposed alteration and extension to existing dwelling house at 71 Menteith View Dunblane FK15 0PD**

UPRN: **000122006225**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00214/FUL**  
Type: Full  
Date Valid: 20 March 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Colin Beattie per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX

**Decision: Approve**

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**PROPOSAL:** **Erection of an extension at 22 Gillies Drive Stirling FK7 7TY**

UPRN: **000122027445**  
Ward: **Ward 6 Stirling East**  
Reference: **17/00194/FUL**  
Type: Full  
Date Valid: 14 March 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Culley per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS

**Decision: Approve**

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**PROPOSAL:** **Alterations to existing side extension to create accessible accommodation including raising roof level above first floor area at Cessintully Mill Ballinton Road Thornhill FK8 3QE**

UPRN: **000122048299**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00110/FUL**  
Type: Full  
Date Valid: 20 February 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Stewart Campbell per Grigor Mitchell Architect Ltd 46 Relugas Road Edinburgh EH9 2LZ

**Decision: Approve**

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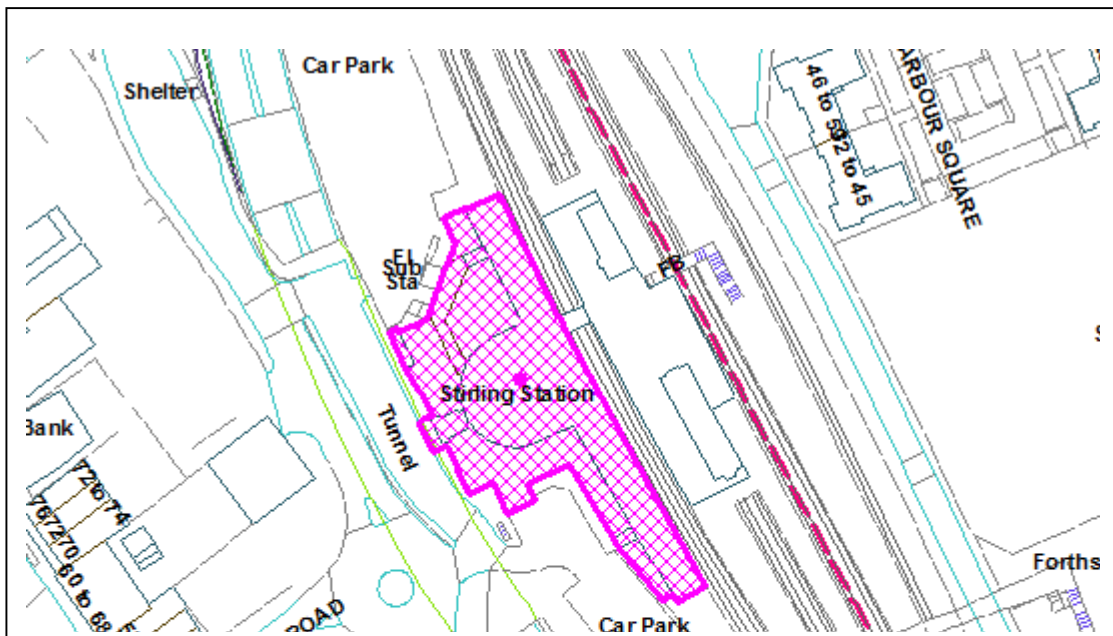
# Planning Schedule Recommendations

All of the applications in this Schedule have been considered against the Development Plan and unless otherwise stated accord with the provisions of the Development Plan, in terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997.

**PROPOSAL:** Rebuild of original sandstone chimney stack using anchor bolts and refit of maintenance ladder at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188  
Ward: Ward 4 Castle  
Reference: 17/00182/LBC  
Type: Listed Building Consent  
Date Valid: 8 March 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Network Rail per IDP Architects Templeton Business Centre 1 Studio 1  
Doges Templeton On The Green Glasgow



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- Mortar details:** An appropriate mix of lime-only mortar shall be used. Mortar details, including protection from elements, shall be agreed in writing with the Planning Authority prior to the commencement of works onsite.
- Style of repointing:** The style of repointing shall match that of the existing original ashlar masonry on the building.

**Reason(s):**

- 1 To minimize impact on the historic fabric of the building and ensure the building character is protected.
- 2 To minimize impact on the historic fabric of the building.

**Status Constraints:**

Conservation Area,  
LB Cat: A

**Supplementary Information:**

This proposal is for the rebuild of the original sandstone chimney stack at Stirling Railway Station. This would involve the use of anchor bolts and refit of the maintenance ladder. Stirling Railway Station is a category A Listed Building, and as such Listed Building Consent is required for the works. The proposed chimney stack rebuild is restorative, whilst the anchor bolts and maintained ladder will allow for the chimney to be securely fitted and safely maintained.

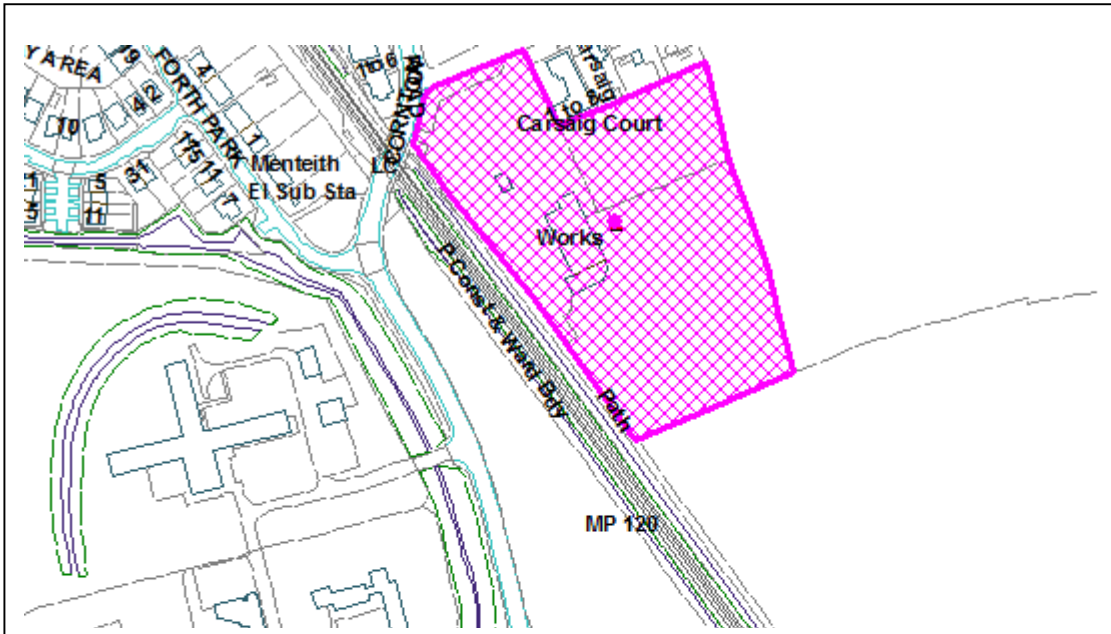
**Community Council:**

No consultation sent or requested.

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**PROPOSAL: Residential use at Land Adjacent To South And West Of Carsaig Court Cornton Road Bridge Of Allan**

UPRN: **000122059729**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00165/CAD**  
Type: Certificate of Appropriate Alt Dev  
Date Valid: 6 March 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: Smart & Co Drumtully Dalginross Comrie PH6 2HE



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- 1 **Affordable Housing:** Any future application requires to address how affordable housing will be provided.
- 2 **Flood Risk Assessment:** Any future application requires a Flood Risk Assessment to determine the developable area.
- 3 **Site Design and Layout:** Any future application requires to take account of the proposals for the replacement Cornton Crossing.

**Reason(s):**

- 1 To ensure that issues relating to affordable housing provision are adequately taken account of by a future planning application.
- 2 To ensure that appropriate account is taken of flood risk.
- 3 To ensure that the land required for the Cornton Crossing replacement is safeguarded.

**Status Constraints:**

Floodland,

**Supplementary Information:**

The application seeks confirmation that the land identified would be suitable for residential use and that planning permission would, in principle, be likely to be supported had it not been for land required by Network Rail to enable the closing of Cornton Crossing.

The application sites have a mixed planning history. The site on the accompanying land take plan, marked Area 1 land take, forms part of the site that is subject to a planning application. This application, 04/00896/OUT, was minded to approval, subject to a conclusion of a Section 75 Legal Agreement, regarding an affordable housing contribution. The Legal Agreement has not been concluded and no decision has been issued.

In 2012, Stirling Council published a Proposed Local Development Plan which showed the site, as identified in the above planning application, as an allocation for housing, H007 Adjacent Carsaig Court, with a capacity of 31 units. When the plan was submitted for examination the reporter recommended removing the site from the development plan, noting that: "Site H007 is located immediately beside the existing road level crossing and losing it to development at this stage would reduce the possible rail crossing options even more. Instead, and bearing in mind all of the above, H007 should be safeguarded until it can be ruled out from any level crossing redevelopment scheme. Once that has all been clarified, if it transpires that H007 is not needed for the road/rail safety improvements, the site could then be released for development because it does have value and potential for housing."

The site therefore did not feature in the adopted Stirling Local Development Plan 2014. Given the planning history of the site, it is considered clear that the site, within the boundaries of the application, is acceptable for residential use. Had it not been for the uncertainty over the land required by Network Rail then the site would likely have been carried over into the adopted Local Development Plan 2014, and if undeveloped, carried forward into the Proposed Local Development Plan 2016.

The site on the accompanying land take plan, marked Area 2 land take, does not benefit from the planning history of that of Area 1. In this regard, it is necessary to look to the adopted Local Development Plan to provide a policy context. Primary Policy 2 states that the Core Area will be the preferable location for new build development outwith allocated sites. The Proposed Local Development Plan is also a material consideration, however Primary Policy 2 retains the Core Area approach to development outwith allocated sites. The site is brownfield land and outwith the Countryside Policy Boundary. In principle there is support for residential development on this site.

However, it is considered that there are a number of matters that would need to be addressed by any application, for either/both sites. In this regard, planning permission would likely have only been granted subject to conditions relating to developer contributions and flood risk.

In conclusion, both sites would likely be supported, in principle, for residential development in the future, subject to detailed matters as outlined in the conditions. It is therefore considered appropriate to recommend approval for the Certificate of Appropriate Alternative Development. The granting of this certificate does not replace a planning application and it would be for a planning application to fully assess and address detailed matters. However, in the interests of clarity, conditions for matters that would need to be addressed by a planning application have been attached to this decision.

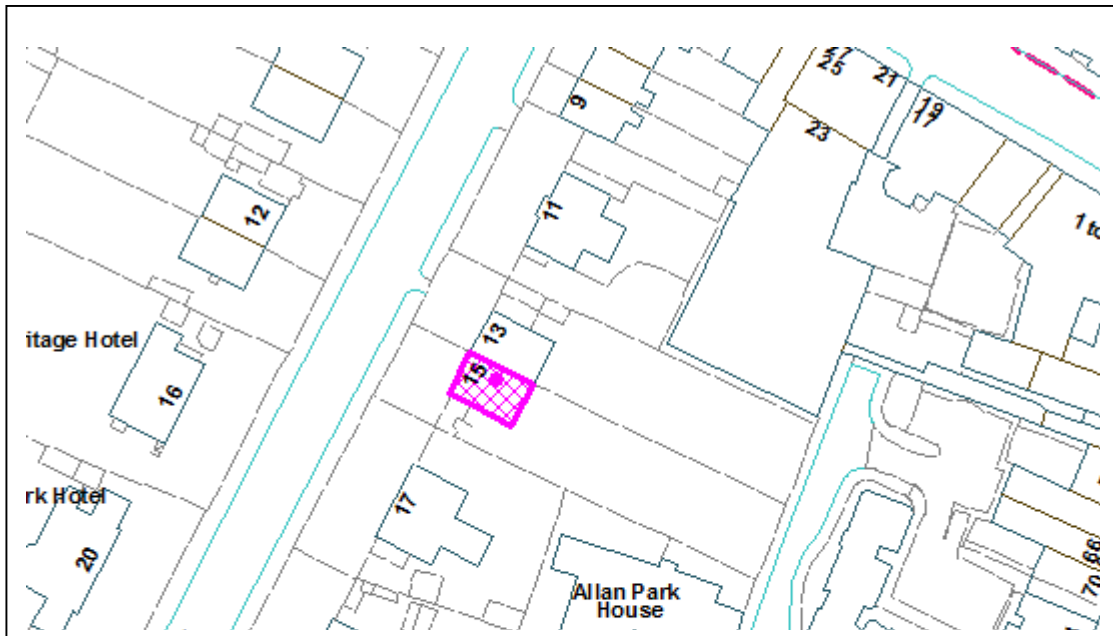
**Community Council:**

No consultation sent or requested.

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**PROPOSAL:** **Proposed internal alteration to remove internal kitchen and revert to original layout at 15C Allan Park Stirling FK8 2QG**

UPRN: **000122019604**  
Ward: **Ward 5 Stirling West**  
Reference: **17/00208/LBC**  
Type: **Listed Building Consent**  
Date Valid: **16 March 2017**  
Officer: **Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk**  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: **Mr & Mrs Ian Johnstone per LJR+H Architects 18 South Tay Street Dundee  
DD1 1PD**



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**Recommendation:** **Approve**

**Status Constraints:**

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

**Supplementary Information:**

As a category B Listed Building internal works within the property require Listed Building Consent. The proposal removes a later addition to the property and supports the restoration of the Listed Building's original form.

**Community Council:**

No consultation sent or requested.

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## *Planning Applications Withdrawn*

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**PROPOSAL:**                    **Removal of existing conservatory and erection of extension to dwelling house at Carbeth Guthrie Byre Blanefield G63 9AT**

UPRN:                            **000122039063**

Ward:                            **Ward 2 Forth & Endrick**

Reference:                    **17/00222/FUL**

Type:                            Full

Date Valid:                    22 March 2017

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

Applicant/Agent:            Mr Paul Charalambus per Plans Direct Flat 2/1 29 Corroul Road Glasgow G42 3DY

**Decision:**                    **Withdrawn**

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## ***Planning Enforcement – week ending 21/04/17***

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### ***New Cases Received***

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None

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### ***Delegated Decisions***

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#### ***Cases Closed***

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Issue: Potential amenity issue.  
Address: Cowie Road, Bannockburn,  
Ward: Ward 7 Bannockburn  
Reference: EN/17/024/AMENIT  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The condition of the land would not warrant the service of an Amenity Notice.

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

None

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

None

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#### ***Planning Enforcement Notices Served***

None

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#### ***Amenity Notices Served***

None

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

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

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## *Other Planning Issues*

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**ISSUE: REQUEST FOR SCREENING OPINION UNDER THE ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 2011.**

**ERECTION OF 12 HOLIDAY CHALETS ON LAND 190 METRES NORTH OF BARN KNOWE, STIRLING.**

Officer: Iain Jeffrey, Telephone: 01786 233676, Email: [jeffreyi@stirling.gov.uk](mailto:jeffreyi@stirling.gov.uk)

### **The Proposal:**

The Council has received a request from Andrew Bennie Planning Limited, 3 Abbott's Court, Dullatur, G68 0AP for an opinion on Environmental Impact Assessment (EIA) Screening in relation to the above proposal.

The site is located within the grounds of Sauchieburn House/Estate. The proposed cottages will be for holiday let and be a managed chalet development. The proposed approach road would be the road past Woodside, Ardsonas & the Lodge.

A planning application for residential development has not been submitted for the site.

### **Assessment:**

In assessing the characteristics of development, the planning authority must have regard to the size of the development, the cumulation with other development, the use of natural resources, the production of waste, pollution and nuisances and the risk of accidents.

In assessing the location of the development, the planning authority must have regard to the environmental sensitivity of geographical areas likely to be affected by the development in particular to the existing land use; the relative abundance, quality and regenerative capacity of natural resources in the area; and, the absorption capacity of the natural environment, in this case, relative to densely populated areas and landscapes of historical, cultural or archaeological significance.

In assessing the characteristics of the potential impact, the planning authority must have regard to the potential significant effects of the development in relation to the set of criteria set out above having regard in particular to the extent of the impact (geographical area and size of the affected population); the trans-frontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; and the duration, frequency and reversibility of the impact.

The application site is within an area where there was tree planting that has very largely been cleared. It is not within a 'sensitive area', such as a Special Area of Conservation, a Special Protection Area, or a Site of Special Scientific Interest. However, it is within a Local Landscape Area as designated in the Stirling Local Development Plan and may have an impact on landscape setting. The proposed development would directly impact on the remains of at least 2 lime kilns and so has archaeological significance.

**Recommendation:**

The proposals do not constitute a Schedule 1 development under the terms of the EIA regulations. The proposal is a Schedule 2 development as it meets criteria within Tourism and Leisure developments within category 12. The scale of proposed development does not warrant the submission of an Environmental Impact Assessment. It is considered that the potential environmental impact of a new chalets is not so significant that an EIA is required. Whilst an Environmental Impact Assessment is not required, a planning application for 12 chalets would require a number of relevant professional reports. The following reports/assessments require to be submitted with a planning application are:

- Planning Statement that includes a landscape and visual impact appraisal and effect on setting of the Local Landscape Area.
  - Plan showing land and road owned by applicant and road improvement/upgrade from initial section of private road from C55 Chartershall Road to the site entrance.
  - Access Statement – to take account of Core Path during and after construction to protect access rights.
  - Proposal for water supply and private treatment of foul waters/drainage.
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