



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **31 May 2017**

Week Number **21**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 08 June 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, 07 June 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.

Contents

The Planning Schedule contains information on a range of planning matters.

- 1 Valid Planning Applications Received
- 2 Decisions of Appointed Officers
- 3 Planning Schedule Recommendations
- 4 Planning Panel Recommendations
- 5 Planning Panel Decisions
- 6 Planning Applications Withdrawn
- 7 Applications Approved by Historic Scotland
- 8 Planning Appeals & Public Inquiries
- 9 Local Review Body Decisions
- 10 Planning Enforcement
- 11 Planning Enforcement Matters
- 12 Forestry Planting and Felling Proposals
- 13 Street Naming
- 14 Other Planning Issues

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
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 Email: curriel@stirling.gov.uk
Asst Planning 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
17/00407/PPP 24 May 2017 Ward 5 Stirling West 279890 689906	Proposed residential development and associated works at Land Between Bannock Burn New Line Road And West Of, Glasgow Road, Whins Of Milton , for Hallam Land Management per Lambert Smith Hampton 33 Bothwell Street Glasgow G2 6NL Officer: Jane Brooks-Burnett, Tel: 01786 233672, (Major application) Email: brooksburnettj@stirling.gov.uk View this Application	Planning Panel

Local Developments

Application Number	Description	Decision Level
17/00393/FUL 24 May 2017 Ward 7 Bannockburn 283959 689103	Single storey extension and dormer extension to rear of dwelling house at 1 Armour Avenue, Cowie, FK7 7BY , for Mr & Mrs Rennie 1 Armour Avenue Cowie FK7 7BY Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated

17/00388/FUL 22 May 2017 Ward 4 Stirling North 279570 693493	Exterior alterations to reduce the fascia overhang from 400mm to a 100mm depth and external repainting of windows, doors and walls and change of canopy colour at 2 Baker Street, Stirling, FK8 1BJ , for Greene King Plc per Fusion By Design Rodley House Coal Hill Lane Rodley Leeds Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
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17/00416/FUL 25 May 2017 Ward 4 Stirling North 279697 693444	Change of use of office to residential flat at First Floor, 37A Murray Place, Stirling, FK8 1DQ , for McKenzie Properties per BDA Design 38 Wellpark Crescent Stirling FK7 9HF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
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17/00406/LBC 23 May 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510	Replacement of 3no external doors at Braeport Centre, Braeport, Dunblane, FK15 0AT , for Dunblane Development Trust per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
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17/00410/FUL 26 May 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510	Replacement of 3no external doors and erection of cycle shelter at Braeport Centre, Braeport, Dunblane, FK15 0AT , for Dunblane Development Trust per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00411/FUL 26 May 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510	Refurbishment of windows and replacement of sashes at Braeport Centre, Braeport, Dunblane, FK15 0AT , for Dunblane Development Trust per Robert Paul Architects 102 High Street Dunblane Scotland FK15 0ER Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00412/LBC 24 May 2017 Ward 3 Dunblane & Bridge Of Allan 278213 701510	Refurbishment of windows and replacement of sashes at Braeport Centre, Braeport, Dunblane, FK15 0AT , for Dunblane Development Trust per Robert Paul Architects 102 High Street Dunblane Scotland FK15 0ER Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00409/LAW 25 May 2017 Ward 2 Forth & Endrick 251890 680162	Erection of a pergola at Auchengillan Coach House, Blanefield, G63 9AU , for Mr Robert Davies per S.W. Designs 19 Earl's Hill Balloch Cumbernauld G68 9ET Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Schedule
17/00413/FUL 24 May 2017 Ward 2 Forth & Endrick 250356 686980	Erection of dwelling house (plot 1) at Wishingwell Camping Site Balfroon Station, Drymen, G63 0NJ , for Mr Gary Kermack per Peter Inglis Architects Prospect III Gemini Crescent Dundee UK Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00408/FUL 26 May 2017 Ward 6 Stirling East 280940 693147	Change of use from industrial to retail showroom (Class 1) at 3 Cunningham Road, Stirling, FK7 7SW , per Colliers International 1 Exchange Crescent Conference Square Edinburgh EH3 8AN Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

<p>17/00402/FUL 22 May 2017 Ward 5 Stirling West 278682 692612</p>	<p>Installation of replacement windows at 9 Dalmorglen Park, Stirling, FK7 9JL, for Mr & Mrs Gammie per Lex Wardrop Architectural Consultant 11 Pine Court Doune FK16 6JE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00401/FUL 25 May 2017 Ward 5 Stirling West 279559 693256</p>	<p>Installation of traditional design sash and case window to replace a modern style dormer window at 5A Allan Park, Stirling, FK8 2QG, for Samantha Punch 5A Allan Park Stirling FK8 2QG Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Schedule</p>
<p>17/00403/LBC 25 May 2017 Ward 5 Stirling West 279559 693256</p>	<p>Installation of traditional design sash and case window to replace a modern style dormer window at 5A Allan Park, Stirling, FK8 2QG, for Samantha Punch 5A Allan Park Stirling FK8 2QG Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Schedule</p>
<p>17/00395/PPP 23 May 2017 Ward 5 Stirling West 278465 689926</p>	<p>Renewal of planning permission 13/00519/PPP for erection of dwelling house under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land 75 Metres West Of Cultenhove Mill, Sauchieburn, Stirling, for Mr and Mrs Alasdair and Morna Lohoar per WYG The Cube 45 Leith Street Edinburgh EH1 3AT Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00398/FUL 25 May 2017 Ward 1 Trossachs & Teith 257300 733713</p>	<p>Remove existing roof and replace with a roof of a steeper pitch to allow first floor accommodation at Beinn Leathan, 3 Pier Road, Killin, FK21 8TL, for Mr Scott Kennedy per Arum Resources Ltd 56 Monteath Street Crieff PH7 3BL Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00399/FUL 23 May 2017 Ward 1 Trossachs & Teith 264880 699552</p>	<p>Erection of an agricultural barn at West Moss Side, Thornhill, FK8 3QJ, for Ms Catharine Sankey West Moss-side Organic Farm Thornhill Stirling Scotland Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</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**

No Council Interest applications have been received this week.

Decisions of Appointed Officers

The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.

PROPOSAL: 12m slimline lattice tower, 3m headframe, 3No. antennas, 2No. 300mm dish, 3No. remote radio units (368x169x636mm), 2No. cabinets (1No. 1300x700x1450mm; 1No. 600x500x1415mm), 1.3m stock proof fence and all ancillary development at Land 50M South East Of 2 And 6 Hillview Terrace Ochilview Cowie

UPRN: 000122070570
Ward: Ward 7 Bannockburn
Reference: 17/00259/FUL
Type: Full
Date Valid: 10 April 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Telefonica UK Limited per Galliford Try 51 Melville Street Edinburgh EH3 7HL

Decision: Approve

PROPOSAL: The purpose of the Certificate is to permit the operation of the premises as a funeral undertakers (Class 2), the previous permission having been restricted to a personal one only at Lloyd Funeral Directors Bruce Street Bannockburn FK7 8LF

UPRN: 000122031738
Ward: Ward 7 Bannockburn
Reference: 17/00329/LAW
Type: Certificate of Lawfulness
Date Valid: 8 May 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: David Henderson-Lloyd Funeral Directors per Hardies Property & Construction Consultants 11 Gladstone Place Stirling FK8 2NN

Decision: Approve with Conditions

PROPOSAL: **Proposed new window to south elevation of dwelling house at 20 Keir Street Bridge Of Allan FK9 4AY**

UPRN: **000122024173**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00301/FUL**
Type: Full
Date Valid: 19 April 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Trudy And Andy Rintoul per Bobby Halliday Architects 3 The Avenue
Bridge Of Allan FK9 4NR

Decision: Approve

PROPOSAL: **Erection of two single storey extensions at Shepherds Lodge Ibert Road Killearn G63 9PY**

UPRN: **000122049635**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00242/FUL**
Type: Full
Date Valid: 20 April 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Gavin McCallum per Ewan Cameron Architects The Lighthouse 11
Mitchell Lane Glasgow G1 3NU

Decision: Approve

PROPOSAL: **Replacement 3 bay timber garage with slate roof, quality oak frame with enclosed workshop at Coach House Watson House Gargunnoch FK8 3BN**

UPRN: **000122050985**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00288/FUL**
Type: Full
Date Valid: 12 April 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: William Alistair Scott Coach House Watson House Gargunnoch FK8 3BN

Decision: Approve

PROPOSAL: **Proposed extension and alterations to dwelling house at 29 Dunmore Gardens Fintry G63 0XN**

UPRN: **000122038910**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00297/FUL**
Type: Full
Date Valid: 18 April 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Alexander Kelso per Ken Duncan Ltd 3-1 6 Kaims Terrace Livingston EH54 7EX

Decision: **Approve**

PROPOSAL: **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**

UPRN: **000122042273**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00302/FUL**
Type: Full
Date Valid: 19 April 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Tony Farnsworth per Colin McGowan 25 Branziert Road North Killearn Glasgow G63 9RE

Decision: **Approve**

PROPOSAL: **Approval of matters previously specified by application reference number 16/00345/PPP (Erection of dwelling in principle) relating to Conditions 1, 2, 3, 4, 6, 9 and 11 and to reference the erection of a dwelling house and detached garage, installation of septic tank and soak away, installation of fuel oil storage tank, ground engineering and improvements to existing access at Land North And Adjacent To Waterside Thornhill**

UPRN: **000122070205**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00156/MSC**
Type: Matters Specified by Condition
Date Valid: 17 March 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs Rona Sutherland per A Paterson Designs Low Clone Mochrum Road Port William Newton Stewart

Decision: **Approve with Conditions**

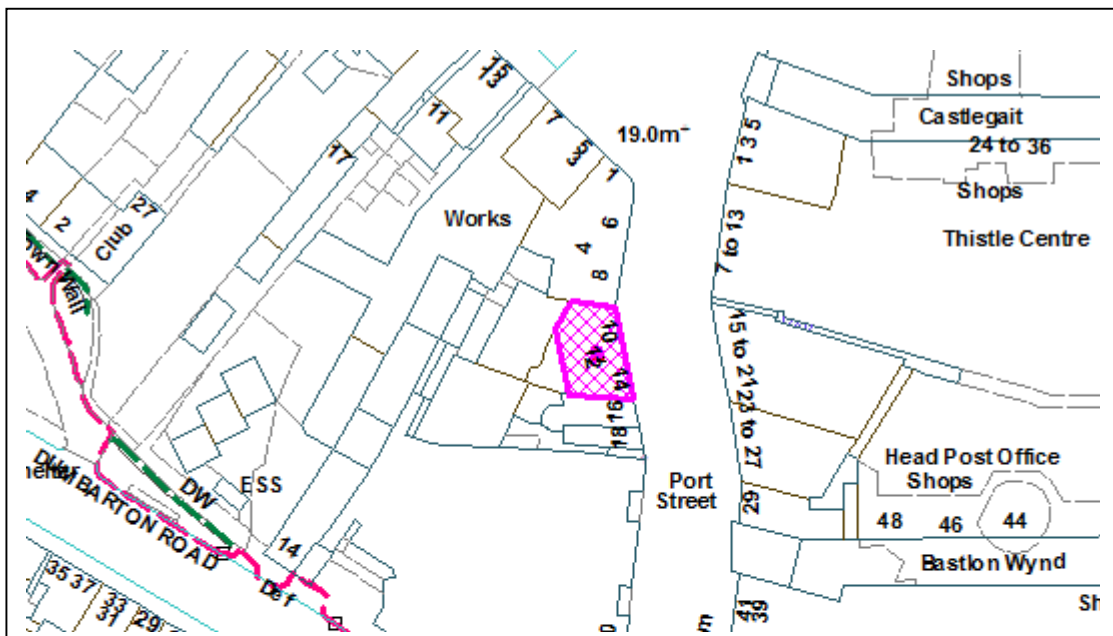
Planning Schedule Recommendations

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: Refurbishment of existing timber sash and case windows and installation of low profile double glazing at Second Floor 12A Port Street Stirling FK8 2LD

UPRN: 000122020413
Ward: Ward 4 Stirling North
Reference: 16/00655/LBC
Type: Listed Building Consent
Date Valid: 19 January 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Singh per McEachern Architects 13 Allan Park Stirling FK8 2QG



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Recommendation: Refuse

Reason(s):

- 1 In the opinion of the planning authority the application has failed to accord with Policy 7.5 of the Adopted Stirling Council Local Development Plan, as information provided has shown that the proposed replacement of the existing glass with new glazing results in a material loss of historic "Crown Glass", which in turn adversely impacts upon the character of the conservation area and the listed building.

- 2 In the opinion of the planning authority the application has failed to accord with Policy 7.2 and 7.3 of the Stirling Council Adopted Local Development Plan as the loss of the historic “Crown Glass” will not preserve or enhance the character and appearance of the conservation area or the listed building. Policy 7.2 and 7.3 of the Adopted Stirling Council Local Plan seeks to retain: natural features, original features/fabric and built features, which contribute to the character of the conservation area and preserve the listed buildings character. The removal of the “Crown Glass” will not preserve the character of the conservation area or the listed building, as it will erode the character through the loss of these original features.

Status Constraints:

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

Supplementary Information:

The application does not accord with Stirling Councils Adopted and proposed local plan policies for window replacement in the conservation area.

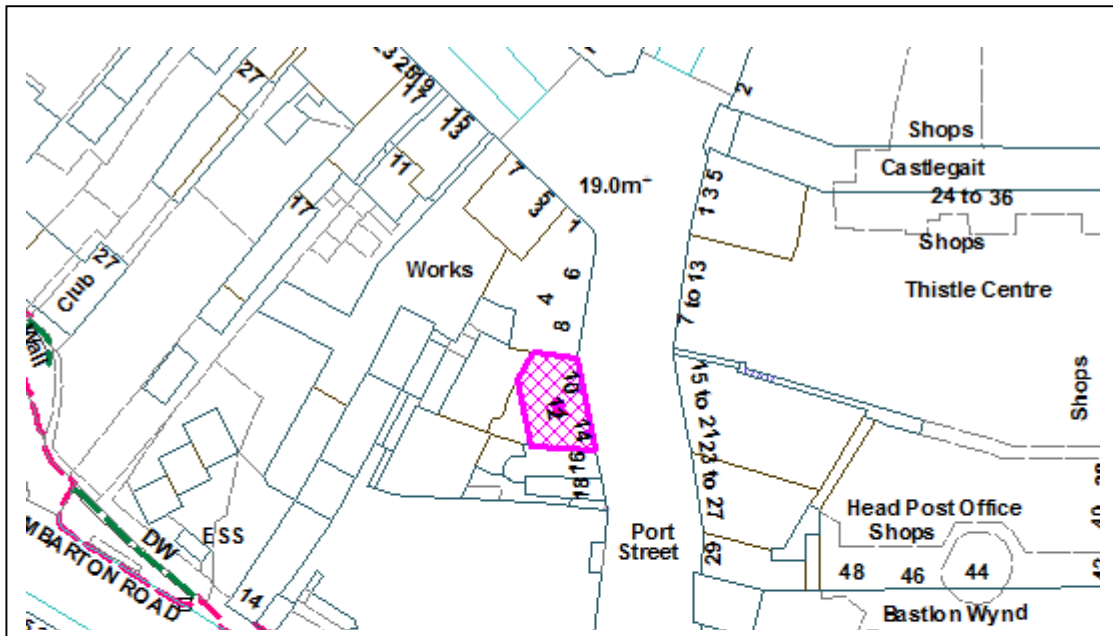
Community Council:

No consultation sent or requested.

PROPOSAL: Refurbishment and reglazing of existing sash and case windows at Second Floor 12A Port Street Stirling FK8 2LD

UPRN: 000122020413
Ward: Ward 4 Stirling North
Reference: 17/00032/FUL
Type: Full
Date Valid: 19 January 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Singh per McEachern Architects 13 Allan Park Stirling FK8 2QG



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Recommendation: Refuse

Reason(s):

- 1 In the opinion of the planning authority the application has failed to accord with Policy 7.5 of the Adopted Stirling Council Local Development Plan, as information provided has shown that the proposed replacement of the existing glass with new glazing results in a material loss of historic "Crown Glass", which in turn adversely impacts upon the character of the conservation area and the listed building
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Status Constraints:

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

Supplementary Information:

Report of Handling

Summary of Representations

None

Summary of Consultation Responses

Historic Environment Scotland: No comments to make on the proposals.

Development Plan and Other Material Considerations

The Policies applicable in consideration of this application are as follows:

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

Policy 7.2 of the Adopted Stirling Council Local Development Plan Sept 2014: States that development within a Conservation Area that will impact on the conservation area shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area, having regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:

i) Retain existing natural and built features, which contribute to the character of the conservation area.

Policy 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014: states that the layout, design, materials, scale, siting and use of any development must preserve the character of the listed building and its setting.

Policy 7.5 of the Adopted Stirling Council Local Development Plan Sept 2014: New/Replacement Windows for Listed Buildings and in Conservation Areas

There will be a presumption in favour of the retention (with traditional repair/sympathetic refurbishment if required) of original windows or other windows of historic significance. Replacement of, or alteration to, existing windows will be considered as follows: -

(a) Where original windows or other windows of historic significance are proven to be beyond repair, replacement matching them in every respect including materials, dimensions, profiles, opening method and finish will be acceptable. Reuse of historic glass and other features may be required.

(b) Where original windows, or other windows of historic significance, no longer exist, support will be given to proposals, which reinstate a historically correct window type, including design, material and opening method.

(c) Double-glazing may be acceptable where part (a) or (b) of this policy applies or where it can be incorporated within the existing joinery, and, only where there will be no loss of historic glass and no adverse impact on the character or appearance of the Listed Building or Conservation Area.

(d) Secondary glazing is supported where it can be internally installed without detriment to the external appearance of the building or internal features of interest.

Summary of Submission

Planning permission is being sought to refurbish existing timber sash and case windows (7 in total) including replacement of the existing glass with low profile double glazing at this flatted property, which is category B listed and is within the Stirling Town and Royal Park Conservation Area. The building contains a number of flats and is of traditional appearance and the existing windows to be altered are timber, single glazed and of sliding sash and case opening mechanism. The windows require to be refurbished and repaired and the application is seeking to achieve this along with replacing all of the glass with new double glazed units, inserted into the existing timber frames. This replacement can be supported where the proposals do not involve the loss of original Crown Glass which is the glass used when the windows were originally constructed. To ascertain whether the existing glass was crown glass the agent was asked to commission a survey of the windows to determine this. The survey received confirmed that the majority of the glass in the windows appears to be the original Crown Glass.

For the reasons set out below it is considered that these proposals do not accord with the Adopted Local Development Plan Policies set out above:

The application does not accord with policy 7.5 of the adopted local development plan as the proposed replacement of the existing glass with new glazing results in a material loss of historic "Crown Glass", which in turn adversely impacts upon the character of the conservation area and the listed building.

In light of the above, the proposals are not considered to accord with the adopted conservation area or listed buildings policies 7.2 and 7.3 set out above, as the loss of the historic "Crown Glass" will not preserve or enhance the character and appearance of the conservation area or the listed building. Policy 7.2 and 7.3 of the Adopted Stirling Council Local Plan seeks to retain: natural features, original features/fabric and built features, which contribute to the character of the conservation area and preserve the listed buildings character. The removal of the "Crown Glass" will not preserve the character of the conservation area or the listed building, as it will erode the character through the loss of these original features. This policy also seeks to ensure that proposals accord with the special architectural and visual qualities of the conservation area and it cannot be argued that the works proposed have had particular regard to architectural features of this building.

For these reasons the application is recommended for refusal.

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

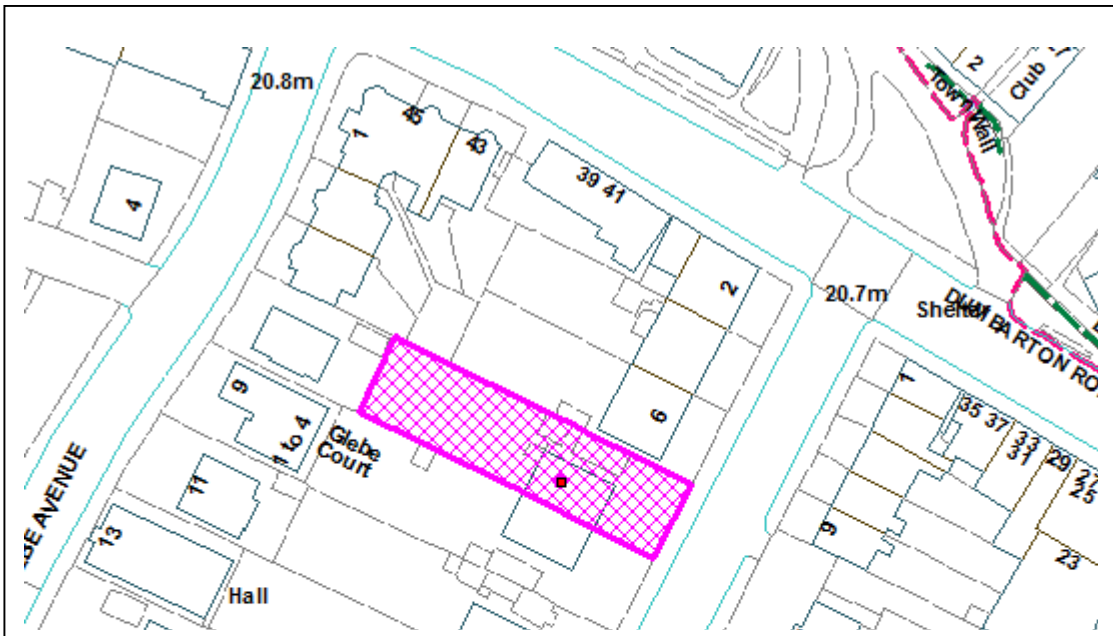
Community Council:

No consultation sent or requested.

PROPOSAL: Change of use and alterations to convert offices to 1No. domestic dwelling at 8 Allan Park Stirling FK8 2QG

UPRN: 000122019339
Ward: Ward 5 Stirling West
Reference: 17/00270/FUL
Type: Full
Date Valid: 12 April 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr A Quin And Mr P Anderson per McEachern Architects 13 Allan Park Stirling FK8 2QG



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Recommendation: Approve

Status Constraints:

Article 4 Directions,
Conservation Area,
Within 50m of Listed Building

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

No consultations sent or received.

Development Plan and Other Material Considerations

Policy 1.1: Site Planning

All new development, including alterations and extensions to existing buildings, are required to positively contribute to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria: -

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

Conservation Area Character Appraisal: King's Park

King's Park Conservation Area is characterised by: Its buildings: early 19th century properties. Chiefly, Allan Park, Albert Place (south side), Park Terrace, Melville & Pitt Terraces.? Predominantly residential with some commercial uses.

Summary of Submission

The proposal seeks planning permission to change the use of this category C listed, 3 storey semi-detached property, currently Class 2 (Financial/professional and other services). The property has a large rear garden, as well as a blocked up garage and off-street parking to the front. The proposal would return the property to its historic use of Class 9: (Residential dwelling house).

The understair window at basement level has been removed, and is proposed to be reinstated as part of this application. The new window would be white timber frame, in keeping with the rest of the property. The only other external work proposed is the removal of the sign board to the front of the property. The garage, is not proposed to be altered or opened within this application, and as such will remain without change.

Within the basement of the property, the room adapted to be a strong room would have its lining removed, so to revert it back to a standard room. This room will also have the window reinstated, as outlined above. The current cloaks would be a shower room and storage cupboards in the two rear rooms would be removed. On the ground floor no physical changes are proposed. On the first floor, the existing door to the cloaks would be blocked up, and a new opening from the rear room created to provide an en-suite.

It is considered that the proposal within application 17/00270/FUL would be in keeping with its surroundings, in an area that is predominantly residential with some commercial use. The development can be safely accessed and does not detract from the sense of identity within the street. Overall, the return of this property to a residential dwelling is considered to be in accordance with relevant planning policies and guidance.

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.

Summary of terms of Section 75 Legal Agreements

None

Directions Under Regulations 30, 31 or 32

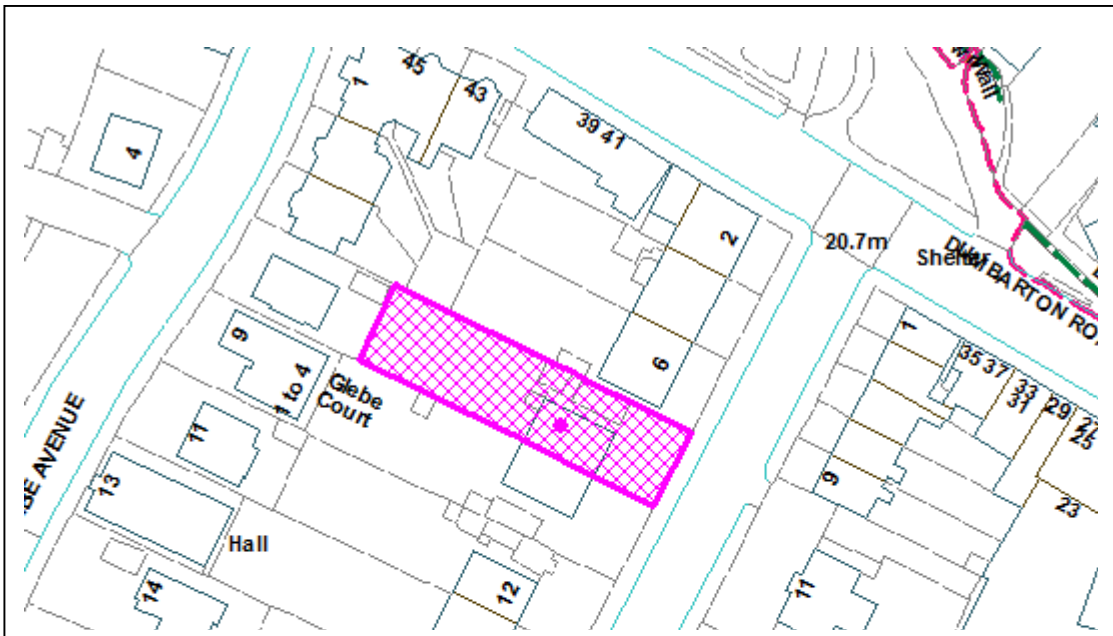
None

Community Council:

No consultation sent or requested.

PROPOSAL: Alterations to convert offices to 1No. domestic dwelling at 8 Allan Park Stirling FK8 2QG

UPRN: 000122019339
Ward: Ward 5 Stirling West
Reference: 17/00271/LBC
Type: Listed Building Consent
Date Valid: 12 April 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning
Applicant/Agent: Mr A Quin And Mr P Anderson per McEachern Architects 13 Allan Park Stirling FK8 2QG



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **First floor cloaks door:** The door to the first floor cloaks shall be locked and retained in situ unless otherwise agreed with the Planning Authority.

Reason(s):

- 1 To retain the symmetry of the hallway on the first floor.

Status Constraints:

Article 4 Directions,
Conservation Area,
Within 50m of Listed Building

Supplementary Information:

This proposal is for the works associated with a change of use to a domestic dwelling, it is noted that:

- Any future change of external colours (door/gate/boundary, or landscaping to the front should be agreed with the Planning Authority.
-
- Any works to the outbuilding not shown on the plans should be agreed in writing with the Planning Authority prior to works taking place.
-
- Any works alteration/landscaping works to the front garden should be agreed with the Planning Authority prior to works taking place.
-
- The Planning Authority would encourage the alarm box, currently on the front elevation, to be relocated to the side elevation.

Community Council:

No consultation sent or requested.

Planning Enforcement – week ending 26/05/17

New Cases Received

Issue: Erection of Garage
Address: Oak Crescent, Plean, FK7 8DP
Ward: Ward 7 Bannockburn
Reference: EN/17/039/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Siting of estate agents sign
Address: Balquhiddelock, Stirling,
Ward: Ward 6 Stirling East
Reference: EN/17/040/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alterations to shopfront
Address: Henderson Street, Bridge Of Allan, FK9 4HR
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/042/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

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

Supplementary Information: No breach of planning control

Issue: Alleged formation of additional parking spaces
Address: Polmaise Park, Main Street, Fallin, FK7 7JH
Ward: Ward 7 Bannockburn
Reference: EN/17/032/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning 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.
