



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **28 June 2017**

Week Number **25**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 6 July 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, 5 July 2017**.

The Planning Schedule

The Planning Schedule

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

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

Applications Received

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

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

The decision making levels are:

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

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

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

Decision of Appointed Officers

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

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

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

Planning Schedule – Recommendations

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

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

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

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

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

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

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

Scheme of Delegation

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

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

Planning - Section 43A Scheme of Delegation

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

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

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

(a) Planning Authority Applications

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

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

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

(c) Member Remit to Planning Panel

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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Who to contact in Planning

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

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: coxc@stirling.gov.uk

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

PLANNING ENFORCEMENT
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
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
17/00501/FUL 23 Jun 2017 Ward 4 Stirling North 280249 695353	Construction of new side facing dormer window to closely match existing at 31 Dunster Road, Causewayhead, Stirling, FK9 5HX , for Mr Iain Jamieson per Gareth Hutchison Architect Old Turret Mill The Hosh Crieff PH7 4HA Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00400/FUL 21 Jun 2017 Ward 3 Dunblane & Bridge Of Allan 277234 701476	Proposed dormer to rear of dwelling at 9 Scott Drive, Dunblane, FK15 9JD , for Mrs Margaret Mary Rafferty per Bracewell Stirling Consulting 38 Walker Terrace Tillicoultry FK13 6EF Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00490/FUL 19 Jun 2017 Ward 3 Dunblane & Bridge Of Allan 281418 705252	Erection of a drive-thru pod (Class 1/Class 3) with a circulation route, car parking and other associated works at Land 65M South East Of Balhaldie Filling Station, Dunblane , for Euro Garages Limited per Walsingham Planning Brandon House King Street Knutsford Cheshire Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00503/FUL 21 Jun 2017 Ward 3 Dunblane & Bridge Of Allan 278108 700444	Change of use from Classes 4, 5 and 6 to Class 1 Retail at Block 1 Unit 7, Duckburn Park Ind Estate Road, Dunblane, FK15 0EW , for Ross Poole 37B Fountain Road Bridge Of Allan FK9 4AU Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

17/00507/FUL 23 Jun 2017 Ward 3 Dunblane & Bridge Of Allan 277708 700651	Two storey extension to front of property at 26 Argyle Terrace, Dunblane, FK15 9DN, for Mr John Heaton per Niall Young Architecture (Dunfermline) 5 Queensferry Road Dunfermline KY11 3AX Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00465/FUL 19 Jun 2017 Ward 2 Forth & Endrick 256523 694158	Garage with decking above to rear of dwelling at Gateside Lodge, Buchlyvie, FK8 3PD, for Mrs S Gleave per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00487/FUL 20 Jun 2017 Ward 2 Forth & Endrick 252941 685273	New tennis court to the north-west of the garden including the erection of a 0.9 - 2.75m high fence and gravel path and realignment of the existing access drive at Shepherds Lodge, Ibert Road, Killearn, G63 9PY, for Mr Gavin McCallum per Land Studio The Old Rectory St Mary's Hill Chester CH1 2DW Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00495/FUL 19 Jun 2017 Ward 2 Forth & Endrick 257485 693725	Change of use to form hot food takeaway at Brown The Butcher, Main Street, Buchlyvie, FK8 3LR, for Mr Muhammad Sardar 7 Ross Court Stirling FK7 0QY Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00500/FUL 21 Jun 2017 Ward 2 Forth & Endrick 265037 694722	Installation of replacement windows and door at Rennie Lodge, Castlehill, Kippen, FK8 3DN, for Mrs M Petrie per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00506/NAG 23 Jun 2017 Ward 2 Forth & Endrick 258146 696956	Erection of agricultural building at Land Some 450 Metres South West Of Whitehill, Mye Road, Buchlyvie, for Michael Holmes 51 Kennedy Way Airth FK2 8GG Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated

<p>17/00493/FUL 19 Jun 2017 Ward 6 Stirling East 279786 690850</p>	<p>Application under Section 42 of the Town & Country Planning (Scotland) Act 1997 to remove Condition 2 of planning permission 08/00312/DET in regards to staff parking at 121 Glasgow Road, St Ninians, Stirling, FK7 0PF, for Arnold Clark Automobiles Ltd per MRT Architects 47 Victoria Street Aberdeen AB10 1QA Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00505/FUL 22 Jun 2017 Ward 6 Stirling East 279762 690955</p>	<p>Erection of double garage at Dumyat, 107 Glasgow Road, St Ninians, Stirling, FK7 0PF, for Mr S Hogg per Architectural Design Services 3 Ritchie Place Bo'ness EH51 9TU Officer: Mark Laird, Tel: 01786 233678, Email: lairdm @stirling.gov.uk View this Application</p>	
<p>17/00491/FUL 20 Jun 2017 Ward 5 Stirling West 277756 692374</p>	<p>Change of use from open space to garden ground at 12 Woodside Court, Cambusbarron, FK7 9PH, for Jennifer Finlayson 12 Woodside Court Cambusbarron FK7 9PH Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00497/FUL 20 Jun 2017 Ward 5 Stirling West 277835 691974</p>	<p>Single story side and rear extension to existing semi-detached dwelling house at 102 Gillies Hill, Cambusbarron, FK7 9PQ, for Mr James Cuthill per Andrew Gardner 27 Marshall Way Tullibody FK10 2GA Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00502/FUL 20 Jun 2017 Ward 5 Stirling West 278787 692636</p>	<p>Replacement of existing windows and doors at 6 Dalmorglen Park, Stirling, FK7 9JL, for Mr Ronnie Horne per IDraw Plans Limited 37 Peasehill Brae Rosyth KY11 2AP Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00391/LBC 19 Jun 2017 Ward 1 Trossachs & Teith 272826 701477</p>	<p>Proposed alterations to previously consented shopfront (15/00430/LBC) and installation of ATM and 2no satellite dishes at Land And Buildings To Rear Of 52 To 54 Main Street, Castlehill, Doune, for The Co-Operative Group Limited per AMCA Architects Castlecroft Business Centre Tom Johnston Road Dundee United Kingdom Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>

<p>17/00392/FUL 19 Jun 2017 Ward 1 Trossachs & Teith 272826 701477</p>	<p>Alterations to previously consented shopfront (15/00429/FUL) and installation of ATM and 2no satellite dishes at Land And Buildings To Rear Of 52 To 54 Main Street, Castlehill, Doune, for The Co-operative Group Limited per AMCA Architects Castlecroft Business Centre Tom Johnston Road Dundee DD4 8XD Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
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<p>17/00496/FUL 20 Jun 2017 Ward 1 Trossachs & Teith 266298 699924</p>	<p>Erection of lock-up garage and log store, and extension of existing driveway at 29 The Hill, Thornhill, FK8 3PT, for Mr Gordon McClure per PPD Bankers Brae Balfron Glasgow G63 0PY Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
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Developments in which there is Council Interest

These are applications where the Council has a financial interest in the land or the applicant is the Council.

Application Number	Description	Decision Level
<p>17/00485/FUL 23 Jun 2017 Ward 4 Stirling North 279557 693436</p>	<p>Proposed installation of Public Info Screen (Smart Screen) at Pavement In Front Of No 2, Spittal Street, Stirling, for Stirling Council 2 Pitt Terrace Old Viewforth Stirling FK8 2ET Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00486/ADV 23 Jun 2017 Ward 4 Stirling North 279557 693436</p>	<p>Proposed installation of Public Info Screen (Smart Screen) at Pavement In Front Of No 2, Spittal Street, Stirling, for Mr Kyle Barrie per ADS Interactive Polaroid Building Block 8, Vale Of Leven Industrial Estate Dumbarton G82 3PW Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>

Proposal of Application Notices

Application Number	Description
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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: **Erection of new dwelling house (PPP ref: 16/00649/PPP) at Garden Ground Of No. 13 St Anne's Crescent Bannockburn**

UPRN: **000122070281**
Ward: **Ward 7 Bannockburn**
Reference: **17/00309/MSC**
Type: Matters Specified by Condition
Date Valid: 12 May 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Helen Buchanan 7 Milnepark Road Bannockburn FK7 8NT

Decision: **Approve with Conditions**

PROPOSAL: **Single storey extensions to rear and side of dwelling house at 8 Oak Drive Fallin FK7 7EL**

UPRN: **000122033475**
Ward: **Ward 7 Bannockburn**
Reference: **17/00380/FUL**
Type: Full
Date Valid: 17 May 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs J Austin per David Taylor 92 Loudenhill Road Glasgow Lanarkshire G33 1GG

Decision: **Approve**

PROPOSAL: **Single storey extension and dormer extension to rear of dwelling house at 1 Armour Avenue Cowie FK7 7BY**

UPRN: **000122032954**
Ward: **Ward 7 Bannockburn**
Reference: **17/00393/FUL**
Type: Full
Date Valid: 24 May 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Rennie 1 Armour Avenue Cowie FK7 7BY

Decision: **Approve**

PROPOSAL: **Advertisement of the following types: Fascia, window vinyls, free standing box sign at Municipal Buildings 8 - 10 Corn Exchange Road Stirling FK8 2HU**

UPRN: **000122052493**
Ward: **Ward 4 Stirling North**
Reference: **17/00326/ADV**
Type: **Advertisement**
Date Valid: **2 May 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **Stirling Council Project Delivery per Stallan Brand 80 Nicholson Street Glasgow G5 9ER**

Decision: Approve with Conditions

PROPOSAL: **Advertisement of the following types : Fascia Sign, Hoarding installation of 3 x sets of replacement externally illuminated individual letters, 2 x replacement non illuminated amenity boards, 2 x replacement illuminated menu cases, 1 x non illuminated door plaque at 2 Baker Street Stirling FK8 1BJ**

UPRN: **000122019220**
Ward: **Ward 4 Stirling North**
Reference: **17/00349/ADV**
Type: **Advertisement**
Date Valid: **12 May 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk**

Applicant/Agent: **Greene King Pub Co per Ashleigh Signs Limited Asheigh House Beckbridge Road Normanton WF6 1TE**

Decision: Approve

PROPOSAL: **Proposed extension to the rear of existing dwelling house at 35A Dumyat Road Causewayhead Stirling FK9 5HA**

UPRN: **000122069088**
Ward: **Ward 4 Stirling North**
Reference: **17/00351/FUL**
Type: **Full**
Date Valid: **8 May 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Mr James McCreath per Cooper Architectural Services 11 Greenside Newmilns KA16 9AU**

Decision: Approve

PROPOSAL: **Single storey extension to rear of dwelling house at 26 Buchanan Drive Causewayhead Stirling FK9 5HE**

UPRN: **000122022699**
Ward: **Ward 4 Stirling North**
Reference: **17/00375/FUL**
Type: **Full**
Date Valid: **17 May 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk**

Applicant/Agent: **Ms C McKenzie per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH**

Decision: Approve

PROPOSAL: **New fascia sign , new Heritage projecting sign with trough lighting and new anodised aluminium Opening Hours plaque at 16 Murray Place Stirling FK8 2DD**

UPRN: **000122019853**
Ward: **Ward 4 Stirling North**
Reference: **17/00455/ADV**
Type: **Advertisement**
Date Valid: **5 June 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk**

Applicant/Agent: **Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR**

Decision: Approve

PROPOSAL: **Erection of a wooden gazebo in garden area at Braeport Centre Braeport Dunblane FK15 0AT**

UPRN: **000122005776**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00277/FUL**
Type: **Full**
Date Valid: **21 April 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Dunblane Community Preschool per Mhairi Bowley 17 Anderson Street Dunblane FK15 9AJ**

Decision: Approve

PROPOSAL: **Formation of 2No. dormer windows on rear elevation at 1 Old Doune Road Dunblane FK15 9BL**

UPRN: **000122004461**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00350/FUL**
Type: **Full**
Date Valid: **9 May 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Evolve Scotland Ltd per Dawson Estate Property Management 9 Roman Avenue Glasgow G15 6UR**

Decision: **Approve**

PROPOSAL: **Two storey extension to rear of dwelling at 8 Argyle Park Dunblane FK15 9DZ**

UPRN: **000122003420**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00397/FUL**
Type: **Full**
Date Valid: **19 May 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Mr Michael Wynd per Robert Paul Architects 102 High Street Dunblane FK15 0ER**

Decision: **Approve**

PROPOSAL: **Construction of a new dwelling house with integral garage and workshop along with all related drainage, services, landscaping and roadways (PPP reference 15/00171/PPP) at Land 65 Metres North West Of Cashley Farm Tigh Na Bo Buchlyvie**

UPRN: **000122069501**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00752/MSC**
Type: **Matters Specified by Condition**
Date Valid: **28 November 2016**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Mr David Southcott per William Goldie The Bothy Boturich Balloch Alexandria**

Decision: **Approve with Conditions**

PROPOSAL: **Proposed house comprising of 1.5 storey accommodation with slate roof and white rendered external walls (PPP reference 15/00170/PPP) at Land 55 Metres North West Of Cashley Farm Tigh Na Bo Buchlyvie**

UPRN: **000122069500**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00116/MSC**
Type: **Matters Specified by Condition**
Date Valid: **17 February 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Ms Kirsty Forsyth per JP Curran The Barn Mount Farm Fintry G63 0YH**

Decision: Approve with Conditions

PROPOSAL: **Two storey extension to side (west) and single storey extension to front (north) of dwelling house at Meikle Boquhan Fintry G63 0LQ**

UPRN: **000122047088**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00365/FUL**
Type: **Full**
Date Valid: **12 May 2017**
Officer: **Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk**

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

Decision: Approve

PROPOSAL: **Erection of sunroom to rear of dwelling house at 15 Balglass Drive Balfron Glasgow G63 0UA**

UPRN: **000122069234**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00383/FUL**
Type: **Full**
Date Valid: **19 May 2017**
Officer: **Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk**

Applicant/Agent: **Mr S Ritchie per Hunter Conservatories & Sunrooms Arran House Drybridge Road Dundonald KA2 9AF**

Decision: Approve

PROPOSAL: **Erection of new house (PPP reference - 14/00714/PPP) at
Land 70 Metres South West Of Easter Rossburn
Farmhouse Stirling**

UPRN: **000122069398**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00327/MSC**
Type: Matters Specified by Condition
Date Valid: 28 April 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr & Mrs Killen per A G Clarkson Architect Twisted Oaks Nunwood Road
Dumfries DG2 0HX

Decision: **Approve - MSC**

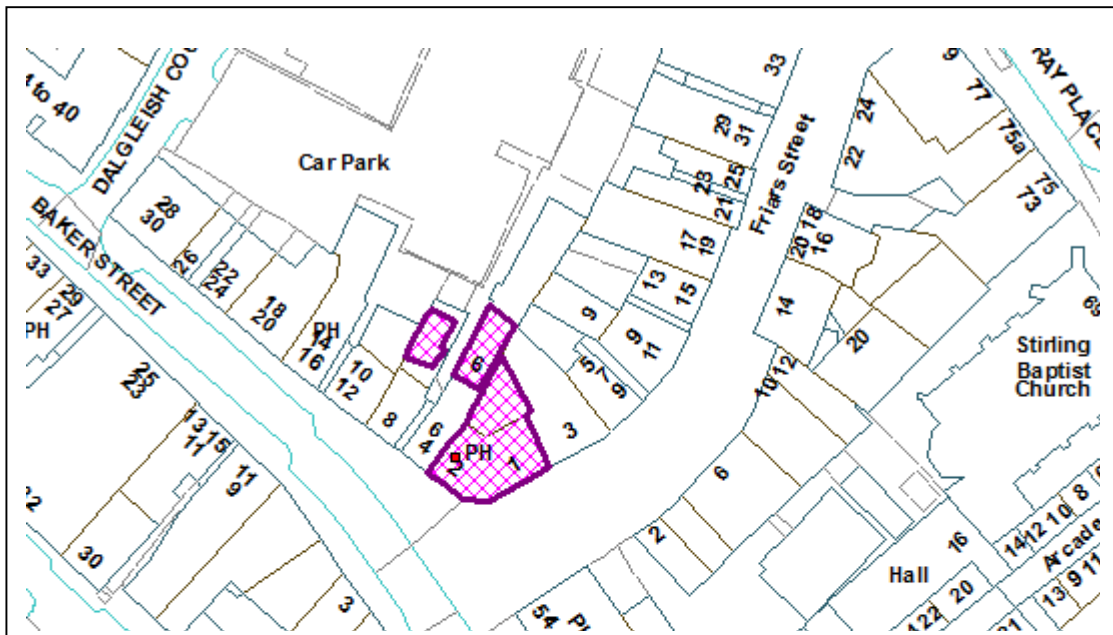
Planning Schedule Recommendations

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: Removal and replacement of internal wall, exterior alterations to remove the fascia overhang and external repainting of windows, doors and walls and change of canopy colour at 2 Baker Street Stirling FK8 1BJ

UPRN: 000122019220
Ward: Ward 4 Stirling North
Reference: 17/00342/LBC
Type: Listed Building Consent
Date Valid: 3 May 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: per Fusion By Design Rodley House Coal Hill Lane Rodley Leeds



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Recommendation: Approve

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

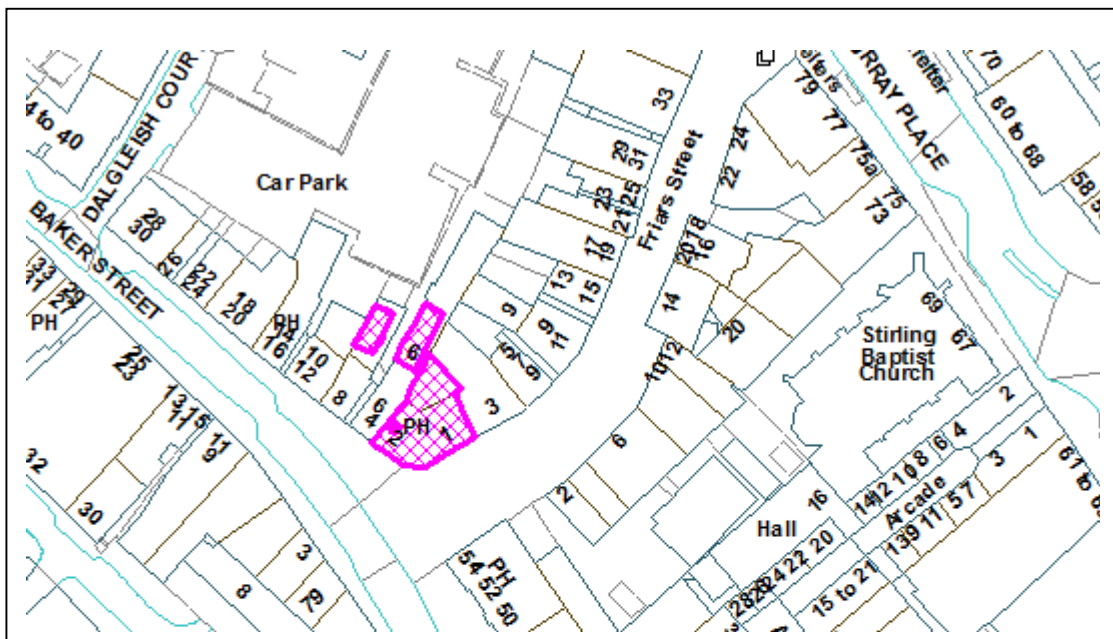
Community Council:

No consultation sent or requested.

PROPOSAL: Exterior alterations to remove the fascia overhang and external repainting of windows, doors and walls and change of canopy colour at 2 Baker Street Stirling FK8 1BJ

UPRN: 000122019220
Ward: Ward 4 Stirling North
Reference: 17/00388/FUL
Type: Full
Date Valid: 22 May 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Greene King Plc per Fusion By Design Rodley House Coal Hill Lane Rodley Leeds



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Recommendation: Approve

Status Constraints:

Conservation Area,
Within 50m of Listed Building
LB Cat: C(s)

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding the proposals.

Summary of Consultation Responses

No consultation sent or requested regarding this application.

Development Plan and Other Material Considerations

Development Plan and Other Material Considerations.

Stirling Local Development Plan 2014

Primary Policy 1: Placemaking

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, having regard to any Conservation Area Character Assessments.

Policy 1.1: Site Planning

All new development, including alterations and extensions to existing buildings, are required to positively contribute to the quality of the surrounding built and natural environment. Therefore:

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

Policy 7.2: Development within and outwith Conservation Areas

a) Development within a Conservation Area shall preserve or enhance its character, appearance and setting and respect the architectural and visual qualities of the area with regard to the character of the area.

i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings;

Summary of Submission

Planning permission is sought for exterior alterations at 2 Baker Street, a category C Listed Building operating as a Public House within the Stirling Town and Royal Park Conservation Area. The property occupies a corner plot between Baker Street, and pedestrianised Friars Street. Proposed alterations include, the removal of the fascia overhang, repainting of external window frames, doors and walls as well as replacing the existing green canopy for one black in colour.

It is considered that the form and massing of the proposed alterations are subordinate to the building and are considered sympathetic in terms of positioning and detail to the original building. Finally, there are no concerns regarding impact on the Conservation Area or neighbouring properties. Overall, it is considered that the proposal outlined in application 17/00388/FUL is in accordance with the Stirling Local Development Plan.

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.

None.

Summary of terms of Section 75 Legal Agreements

None.

Directions Under Regulations 30, 31 or 32

None.

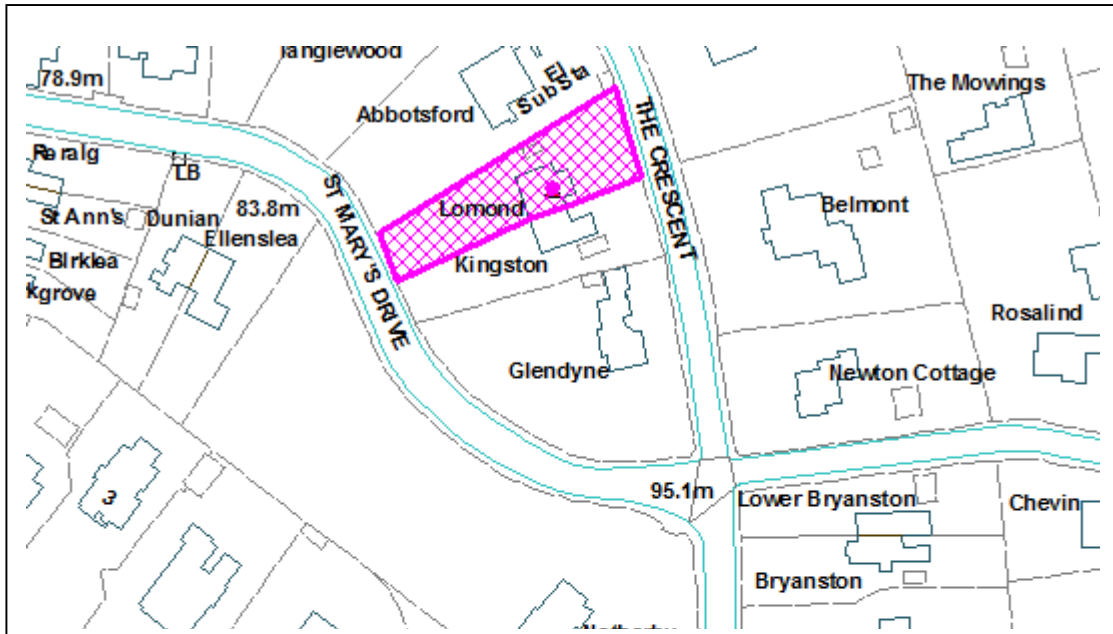
Community Council:

No consultation sent or requested.

PROPOSAL: Single storey extension to side of dwelling house and addition of 2 sheds to rear at Lomond St Mary's Drive Dunblane FK15 0HB

UPRN: 000122005396
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00361/FUL
Type: Full
Date Valid: 19 May 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr William Simpson per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA



Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Conservation Style Rooflights:** The 2 roof lights proposed for the northern elevation of the extension hereby permitted shall be conservation style rooflights to the satisfaction of the Planning Authority

Reason(s):

- 1 In order to achieve an acceptable form of external treatment.

Status Constraints:

Historic Scotland Battlefield Site
Conservation Area,

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

No Consultations sent or requested.

Development Plan and Other Material Considerations

Stirling Local Development Plan

Policy 1.1: Site Planning (relevant sections)

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

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

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

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

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

Policy 2.12: Residential Alterations and Extensions

The alteration and/or extension of residential properties will be approved provided that all the relevant criteria are satisfied:-

a) The proposal is of a scale, size, massing and design that is subordinate and sympathetic to the building to be extended and the wider townscape, and uses materials appropriate to its context.

b) The proposal does not result in an over-development of the plot, with sufficient space remaining for garden ground, parking, and bin storage, which is comparable to the amenity afforded to surrounding residential properties in this regard.

c) The proposal does not result in a material detrimental impact on the amenity of surrounding residential properties in terms of privacy, noise or loss of daylight.

The development is deemed to accord with the Council's Supplementary Guidance SG12: Residential Alterations and extensions. The proposals are of a design that relates to the existing dwelling and is of a scale appropriate to both the dwelling and the existing plot. There will be no issues raised as a result of this development regarding the loss of sunlight, daylight or detrimental impact on the privacy of surrounding properties.

Policy 7.2: Development within and outwith Conservation Areas

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

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

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

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

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

Summary of Assessment

This application seeks permission for the erection of a single storey extension and the erection of 2 sheds at Lomond, St Marys Drive, Dunblane. The property is a semi detached 2 storey traditional, unlisted property, situated within the Dunblane Conservation Area.

The proposed extension will be erected on the northern/side elevation of the dwelling and will be positioned partially in an area currently occupied by a timber garage. The proposed extension will protrude from the existing side building line by approximately 3.5 metres and will measure approximately 5 metres in length. The extension will be mono pitched and will measure approximately 5 metres in height. The extension will be finished in materials to match those of the dwelling to which they relate (slate/lead flashing/stone/wet dash render). The position of the timber sash and case windows on the eastern and western elevations are not deemed to have a detrimental impact on the amenity of the neighbouring properties due to the distances between dwellings, existing boundary treatment and orientation.

The proposed sheds will be situated to the rear of the existing dwelling. Both sheds are timber with felt roofs. A smaller timber shed measuring approximately 3 metres x 3.5 metres will be positioned approximately 1.5 metres from the existing rear elevation. A larger timber shed will be positioned on the rear boundary, eastern corner boundary. This shed will incorporate a wood store and will measure approximately 2.3 metres in height. The proposed extensions are not deemed to have a detrimental impact visually on the Conservation Area or the amenity of the neighbouring properties.

This application is connected to an application for the demolition of the existing timber garage (17/00362/CON). That application was deemed to comply with LDP Policy 7.2 as a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area has been submitted to the Planning Authority. The demolition is also deemed to comply with Local Development Plan Policy, 7.2, Development within and outwith Conservation Areas, as the existing buildings do not contribute positively to the character of the Conservation Area. The proposed developments are not deemed to lead to overdevelopment of the plot and are not deemed to have a detrimental impact on the dwelling, the Conservation area or the amenity of the neighbouring properties and are therefore considered to conform to Local Development Plan Policy 2.12 Residential alterations and extensions.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.
Any Design Statement or Design and Access Statement submitted.
Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not applicable to this application.

Summary of terms of Section 75 Legal Agreements

Not applicable to this application.

Directions Under Regulations 30, 31 or 32

Not applicable to this application.

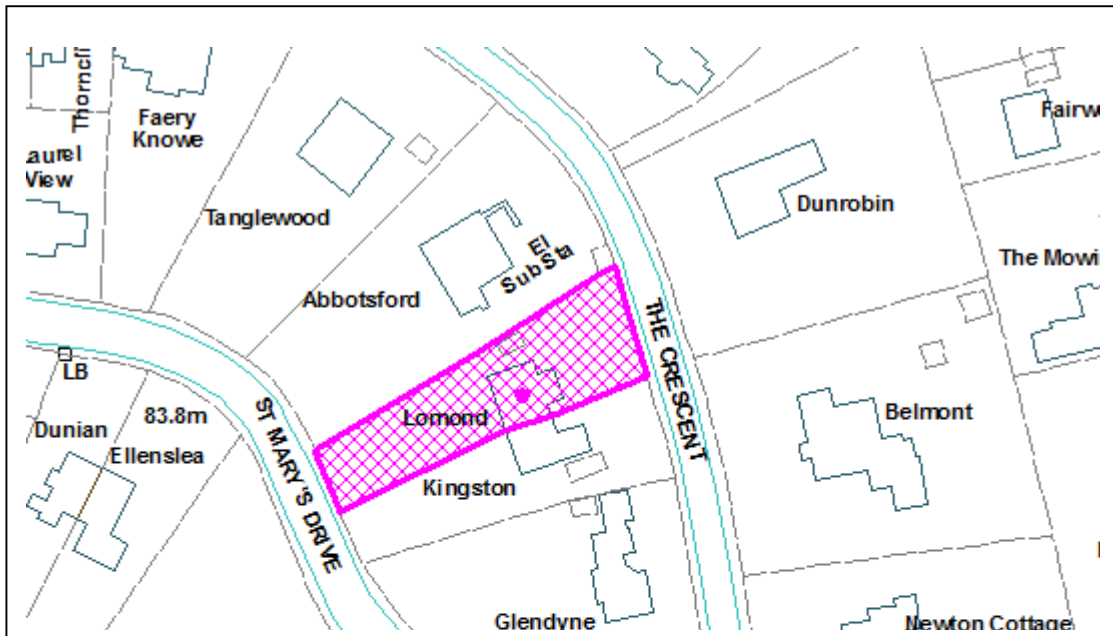
Community Council:

None.

PROPOSAL: Demolition of garage at Lomond St Mary's Drive Dunblane FK15 0HB

UPRN: 000122005396
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00362/CON
Type: Conservation Area Consent
Date Valid: 17 May 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr William Simpson per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA



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Recommendation: Approve

Status Constraints:

Historic Scotland Battlefield Site
Conservation Area,

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

No Consultations sent or requested.

Development Plan and Other Material Considerations

Policy 7.2: Development within and outwith Conservation Areas.

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

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

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

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

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

Summary of Assessment

This application seeks permission for the demolition of a detached timber garage at Lomond, St Marys Drive, Dunblane. The property is a semi detached 2 storey traditional, unlisted property, situated within the Dunblane Conservation Area. The garage proposed for demolition is positioned to the north of the property, approximately 4.5 metres from the property. The garage is timber in construction with a felt roof, barn style doors on the west elevation and a single window on the eastern elevation. The existing garage is not deemed to relate to the dwelling or the Conservation Area to which it is within.

This Conservation Area Consent is connected to an application for the erection of a residential extension to the existing dwelling (17/00361/FUL). The application complies with LDP Policy 7.2 as a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area has been submitted to the Planning Authority. The demolition is also deemed to comply with Local Development Plan Policy , 7.2, Development within and outwith Conservation Areas, as the existing buildings do not contribute positively to the character of the Conservation Area.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.

Any Design Statement or Design and Access Statement submitted.

Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not applicable to this application.

Summary of terms of Section 75 Legal Agreements

Not applicable to this application.

Directions Under Regulations 30, 31 or 32

Not applicable to this application.

Community Council:

None.

Planning Appeals and Public Inquiries

APPEAL: **Urban woodland and regeneration proposals including 4 house development with new vehicular access and associated landscaping at Kippendavie Wood Kippendavie Road Dunblane**

UPRN: **000122059273**

Reference: **16/00099/FUL**

Type: Full

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

Appellant: The IGM Dalgleish (1991) Trust

Outcome: **Appeal Dismissed**

Supplementary Information:

This appeal was dismissed and planning permission refused for the following reasons:

1. The Reporter found that the materials of construction (larch wood cladding and black zinc roofing) in the context of the overall design, would appear harmfully discordant and alien to the area. For these reasons the Reporter considered that the proposal did not accord with the Overarching Policy of the Stirling Local Development Plan (LDP) and Primary Policy 1: Placemaking.
 2. In assessing the development proposal against the provisions of Primary Policy 10: Forests, Woodlands and Trees, of the LDP, the Reporter found that the development proposal did not justify the loss of trees that continue to make a contribution to the cultural, historic and natural resource of the area. The Reporter also expressed concerns about the encroachment of motor vehicles into the woodland and the formalisation of public access.
 3. The Reporter considered that the development proposal would fail to accord with Policy 10:1: Development Impact on Trees and Hedgerows of the LDP because it would not adequately protect the woodland as a whole from the adverse impacts of development or make compensatory provisions as required by the policy.
 4. The Reporter attached significant weight to the Council's Tree Preservation Order, which offers protection for the semi-ancient woodland, as a material consideration and attached limited weight to the financial burden that long-term maintenance of the woodland represents to the appellant.
-

Planning Enforcement – week ending 23/06/17

New Cases Received

Issue: Works in rear garden.
Address: Main Street, Cowie,
Ward: Ward 7 Bannockburn
Reference: EN/17/054/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Commencement of operations on site.
Address: Lochside, Blanefield,
Ward: Ward 2 Forth & Endrick
Reference: EN/17/049/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Works have ceased on site.

Issue: Works in rear garden.
Address: Main Street, Cowie,
Ward: Ward 7 Bannockburn
Reference: EN/17/054/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.

Other Planning Issues

ISSUE: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011

Request for Screening Opinion – 1 no. Wind Turbine at Craiganet, Stirling

Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Considerations:

The Proposal

CleanEarth are proposing to install a single wind turbine, with a 3 blade rotor design and a maximum height to blade tip of 130 metres, on a site in the Carron Valley, about 1.0 km north east of the summit of Craiganet Hill and 2.7 km north west of Carron Bridge. Access to the site will be from the existing access track used for the single turbine on the hill at Craiganet.

They have requested a screening opinion to determine whether or not an Environmental Impact Assessment (EIA) is required. This type of development is deemed “Schedule 2 development” under the 2011 Regulations. Stirling Council, as Planning Authority, is required to determine whether the proposal is likely to have significant effects on the environment by virtue of factors such as nature, size or location.

Discussion

Supplementary Guidance SG33 - Wind Energy Developments Spatial Framework and Supplementary Advice and Guidance was adopted by Stirling Council in February 2016 and therefore would be a material consideration in the determination of any application.

Of particular relevance is advice on landscape capacity to accommodate further wind energy development. In relation to that part of the Carron Valley within which the proposed turbine is situated, it states:-

- Landscape Character Type – Lowland Hills - In the Fintry, Gargunock and Touch Hills only 15-50m (low capacity), 51-110m (low capacity) and 110m + (low capacity). Further development of up to 10 turbines may be appropriate subject to compliance with strict locational, siting and design criteria.

Table 1 in the screening opinion request includes a section (b) – 'Accumulation with other Development' that identifies wind energy developments in the locality. Some of these namely, Earlsburn, Earlsburn North and Craigenfelt windfarms, were taken into account in determining further capacity in the Fintry, Gargunock and Touch Hills. However the now approved, but yet to be built, single turbine at Craigenfelt and 7 no. turbine wind farm at Craigton post-date the identified capacity limits.

The Landscape and Visual Impact Assessment to be submitted with the application will therefore have to take full account of the above mentioned capacity constraints and other landscape sensitivities and constraints identified in SG33 and supported by the Stirling Landscape Sensitivity and Capacity Study for Wind Energy Developments (updated January 2015).

The turbine is not however within or likely to have a significant effect on ‘Sensitive Areas’ referred to in the 2011 Regulations, such as Sites of Special Scientific Interest, International Conservation Areas, Scheduled Monuments, and National Parks. The turbine, at 130 metres to blade tip, is higher than normally seen for single turbines in the Stirling Local Development Plan area, is higher than a nearby single turbine of 102 metres to the blade tip to the west on the same hill at Craiganet, and is higher than the wind farm turbine heights at Craigenfelt Hill which are 125 metres. However, due to the

proposal being for a single turbine and there being only one other turbine on the same hill, despite the height of the single turbine at 130 metres, an EIA is not required. However, a number of individual professional reports are still required in order to allow a comprehensive assessment of any forthcoming planning application.

Clean Energy have also stated they would commit to appraising a number of relevant topics, including Planning Context, Landscape and Visual Impacts, Ecology, Ornithology, Noise, Shadow Flicker, Civil Aviation/Ministry of Defence, Telecommunications, Transport Impact, Contaminated land, Hydrology/Hydrogeology/Geology, Archaeology/Cultural Heritage, Noise and Community Benefit.

Recommendation

That in response to the Screening Opinion request it is confirmed the Council, for the above reasons, will not seek an Environmental Impact Assessment for the turbine in association with the necessary applications for planning permission. A supporting Environmental Appraisal should however be submitted incorporating the above noted assessments.
