



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **12 July 2017**

Week Number **27**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 20 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, 19 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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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
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
17/00523/FUL 5 Jul 2017 Ward 4 Stirling North 279580 693879	Conversion of existing ground and upper floor offices back to residential to create 2No. separate 2 bed serviced apartments at Ground And Upper Floors At 10 Viewfield Place, Barnton Street, Stirling, for Mr Mark Fryer per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: B
17/00539/LBC 7 Jul 2017 Ward 4 Stirling North 279336 694017	Minor repairs to roof and gutters at St Mary's Church, 15A Upper Bridge Street, Stirling, FK8 1ES, for Archdiocese Of St Andrews & Edinburgh per Sr Mary Pierre Wilson RSM Head Of Fabric & Planning 100 Strathearn Road Edinburgh EH9 1BB Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: B
17/00537/FUL 5 Jul 2017 Ward 3 Dunblane & Bridge Of Allan 278694 697940	Construction of a lower ground floor extension for a 2 bed guest wing, games room and gym in rear garden with access from new sun lounge covering rear door and steps at Darnallan House, 17A Blairforkie Drive, Bridge Of Allan, FK9 4PE, for Mr Tariq Saboor per Keith Edwards Architect 0/2 2 Caledon Street Glasgow G12 9DX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00534/FUL 3 Jul 2017 Ward 2 Forth & Endrick 252100 689114	Demolition of workshop and erection of a new dwelling house at Land And Building 20M North Of Ashdale, Balfon, for Mr Neil Hendry per John H White Architects Ltd Ballat Crossroads Balfon Station G63 0SE Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

<p>17/00532/FUL 5 Jul 2017 Ward 2 Forth & Endrick 255810 678754</p>	<p>Change of House Type 2 approved under planning permission 16/00268/FUL at Land 47M North Of Aros House, Moor Road, Strathblane, for Mr & Mrs Neil Watt per Thomas Robinson Architects The Red House Croftamie Glasgow G63 0EU Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00538/FUL 5 Jul 2017 Ward 2 Forth & Endrick 257534 693816</p>	<p>Erection of a summer house measuring 5 metres long and 3 metres wide to be used as a hair salon at Glenappin, Montgomery Place, Buchlyvie, FK8 3NF, for Miss Lorna Jane McNee 34 Montgomery Place Buchlyvie FK8 3NF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00540/FUL 7 Jul 2017 Ward 2 Forth & Endrick 252657 685742</p>	<p>Erection of porch to front of dwelling house at 51 Main Street, Killearn, G63 9RL, for Mr & Mrs D G Thomson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00541/FUL 7 Jul 2017 Ward 2 Forth & Endrick 254837 689153</p>	<p>Rear extension to dwelling house at Dunvegan, 2 Burnside, Balfron, G63 0QQ, for Mr & Mrs Frank Kelly per Erik Johnston 18 Roman Road Balfron G63 0PR Officer: Jay Dawson, Tel: 01786 233683, Email: dawsonj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00509/FUL 6 Jul 2017 Ward 6 Stirling East 280271 692960</p>	<p>Proposed erection of additional store plant equipment and formation of new fenced compound at 2B Springbank Road, Stirling, FK7 7WR, for Aldi Stores Ltd per GVA Grimley Ltd. Quayside House 127 Fountainbridge Edinburgh EH3 9QG Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00531/FUL 5 Jul 2017 Ward 6 Stirling East 279969 693549</p>	<p>Application under Section 42 of the Town & Country Planning (Scotland) Act 1997 to not comply with Condition 5 of Planning Permission 14/00498/FUL in regards to disabled parking provision at The Engine Shed, Forthside Way, Stirling, FK8 1QZ, for Historic Environment Scotland Longmore House Edinburgh EH9 1SH Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00518/PPP 4 Jul 2017 Ward 5 Stirling West 274267 683713	Erection of a one and a half storey dwelling house at Land At South Of Carronbridge Hotel, Stirling, for Ms Hannah Fairbanks per Cooper Architects Ltd 14C Meadowfoot Road West Kilbride KA23 9BX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00519/PPP 4 Jul 2017 Ward 5 Stirling West 274322 683741	Erection of two storey dwelling house at Land At East Of Carronbridge Hotel, Stirling, for Ms Hannah Fairbanks per Cooper Architects Ltd 14C Meadowfoot Road West Kilbride KA23 9BX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00478/FUL 5 Jul 2017 Ward 1 Trossachs & Teith 272574 701957	Erection of Class 5 unit for the manufacture of pies, pastries etc, incorporating small ancillary public sales element within front vestibule of unit at Land Some 130M North Of Cadell Loan, Station Wynd, Doune, for Taste Of The Trossachs - Wholesale Ltd per McCourt Building Design Inverlery Cottage Leny Feus Callander FK17 8AS Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
17/00526/MINREV 3 Jul 2017 Ward 1 Trossachs & Teith 264824 705252	Review of Old Mineral Permission (ROMP) S/96/0267/MIN at Cambusmore Quarry, Doune, FK17 8LJ, for CEMEX UK Operations Ltd 2 Kilmartin Place Tannoch Park Uddingston G71 5PH Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00530/FUL 4 Jul 2017 Ward 1 Trossachs & Teith 266809 699974	Installation of replacement windows and door at 90 Main Street, Thornhill, FK8 3PW, for Mr A Chowdhury per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated

Developments in which there is Council Interest

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

Application Number	Description	Decision Level
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No Council Interest applications have been received this week.

**PROPOSAL: Erection of double garage at Bridgend Cottage Dunblane
FK15 9JU**

UPRN: **000122048136**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00423/FUL**
Type: Full
Date Valid: 7 June 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Ms Angela Edgar Bridgend Cottage Cromlix Dunblane FK15 9JU

Decision: Approve

**PROPOSAL: Removal of existing conservatory, block existing openings
and insert feature stained glass and/or stone within
existing set back arches on gable elevations at 2 Upper
Glen Road Bridge Of Allan FK9 4PX**

UPRN: **000122025104**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00447/FUL**
Type: Full
Date Valid: 2 June 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr L Dimascio per Ally Croll Architect 9 Stanley House 117 Henderson
Street Bridge Of Allan FK9 4HH

Decision: Approve with Conditions

**PROPOSAL: Erection of an extension at 73 Newton Crescent Dunblane
FK15 0DZ**

UPRN: **000122006122**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00453/FUL**
Type: Full
Date Valid: 5 June 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Erection of agricultural building at Riggethill Glentirran Kippen FK8 3HS

UPRN: **000122047908**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00315/NAG**
Type: Agricultural Notification
Date Valid: 25 April 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Riggethill Agricultural Services Riggethill Glentirran Kippen FK8 3HS

Decision: Approve

PROPOSAL: Take down former signal box, re-orientate and rebuild using features that can be re-used and addition of an enclosed access stair to side at Station House Thornhill Stirling FK8 3JA

UPRN: **000122047892**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00396/FUL**
Type: Full
Date Valid: 19 May 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: Conversion of 2No. flats (67+71) into one dwelling house including 2No. replacement casement windows, external door replaced by window and removal of stairway and porch from the rear of the property at 67 Main Street Fintry G63 0XE

UPRN: **000122009845**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00446/FUL**
Type: Full
Date Valid: 2 June 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mrs Frances Hall 7 Dunmore Gardens Fintry G63 0XN

Decision: Approve

**PROPOSAL: Erection of large slurry storage tower at Broughmore Farm
Lernock Road Balfron G63 0QE**

UPRN: **000122047278**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00456/FUL**
Type: Full
Date Valid: 5 June 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Archie Steel Broughmore Farm Balfron G63 0QE

Decision: Approve

PROPOSAL: Small sheep shelter at Wester Balfunning Drymen G63 0NF

UPRN: **000122069032**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00475/NAG**
Type: Agricultural Notification
Date Valid: 13 June 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Gary McAlpine Wester Balfunning Farm Balfron Station Glasgow G63
 0NF

Decision: Approve

**PROPOSAL: Single storey rear extension to existing semi-detached
dwelling at 1 Blane Road End Cottage Killearn G63 9LA**

UPRN: **000122055036**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00483/LWP**
Type: Proposed Certificate of Lawfulness
Date Valid: 28 June 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Ms Julie Murray per Coogan Architects Studio 15, Omnia Building
 Westerhill Road Bishopbriggs G64 2TQ

Decision: Approve with Conditions

PROPOSAL: Erection of agricultural building at Land Some 450 Metres South West Of Whitehill Mye Road Buchlyvie

UPRN: **000122070703**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00506/NAG**
Type: Agricultural Notification
Date Valid: 23 June 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Michael Holmes 51 Kennedy Way Airth FK2 8GG

Decision: Approve

PROPOSAL: Proposed alterations and extension to existing shop within a petrol station at Kerse Road Garage Kerse Road Stirling FK7 7LA

UPRN: **000122044169**
Ward: **Ward 6 Stirling East**
Reference: **17/00232/FUL**
Type: Full
Date Valid: 29 March 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Vertex RAS Limited per The Voigt Partnership Ltd Studio 01 Erskine House Commerce Street Arbroath

Decision: Approve with Conditions

PROPOSAL: Erection of single storey rear extension to existing dwelling at 9 Forsyth Lane Whins Of Milton Stirling FK7 8FH

UPRN: **000122061973**
Ward: **Ward 6 Stirling East**
Reference: **17/00424/LWP**
Type: Proposed Certificate of Lawfulness
Date Valid: 29 May 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mrs Carrie Campbell per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT

Decision: Approve with Conditions

PROPOSAL: **Erection of 2 No. semi detached (2 bedroom) houses at Garden Ground To East Of 49 Underwood Cottages Cambusbarron**

UPRN: **000122064442**
Ward: **Ward 5 Stirling West**
Reference: **17/00039/PPP**
Type: **Planning Permission in Principle**
Date Valid: **23 January 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **Mrs U Kranz per McEachern Architects 13 Allan Park Stirling FK8 2QG**

Decision: Refuse

PROPOSAL: **Change of use of existing home office, kitchen/studio and 2 bedrooms to form a separate dwelling at Land And Building To North West Of Sauchie Home Farm Stirling**

UPRN: **000122070590**
Ward: **Ward 5 Stirling West**
Reference: **17/00280/FUL**
Type: **Full**
Date Valid: **8 May 2017**
Officer: **Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk**

Applicant/Agent: **Mr David Stevenson Sauchie Home Farm Stirling FK7 9QJ**

Decision: Approve

PROPOSAL: **Installation of replacement windows at 9 Dalmorglen Park Stirling FK7 9JL**

UPRN: **000122012436**
Ward: **Ward 5 Stirling West**
Reference: **17/00402/FUL**
Type: **Full**
Date Valid: **22 May 2017**
Officer: **Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk**

Applicant/Agent: **Mr & Mrs Gammie per Lex Wardrop Architectural Consultant 11 Pine Court Doune FK16 6JE**

Decision: Refuse

PROPOSAL: **Upgrading of farm track at Cassafuir Thornhill FK8 3LF**

UPRN: **000122046610**

Ward: **Ward 1 Trossachs & Teith**

Reference: **17/00467/NAG**

Type: Agricultural Notification

Date Valid: 12 June 2017

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

Applicant/Agent: Jamie Hammond Cassafuir Thornhill FK8 3LF

Decision: **Approve**

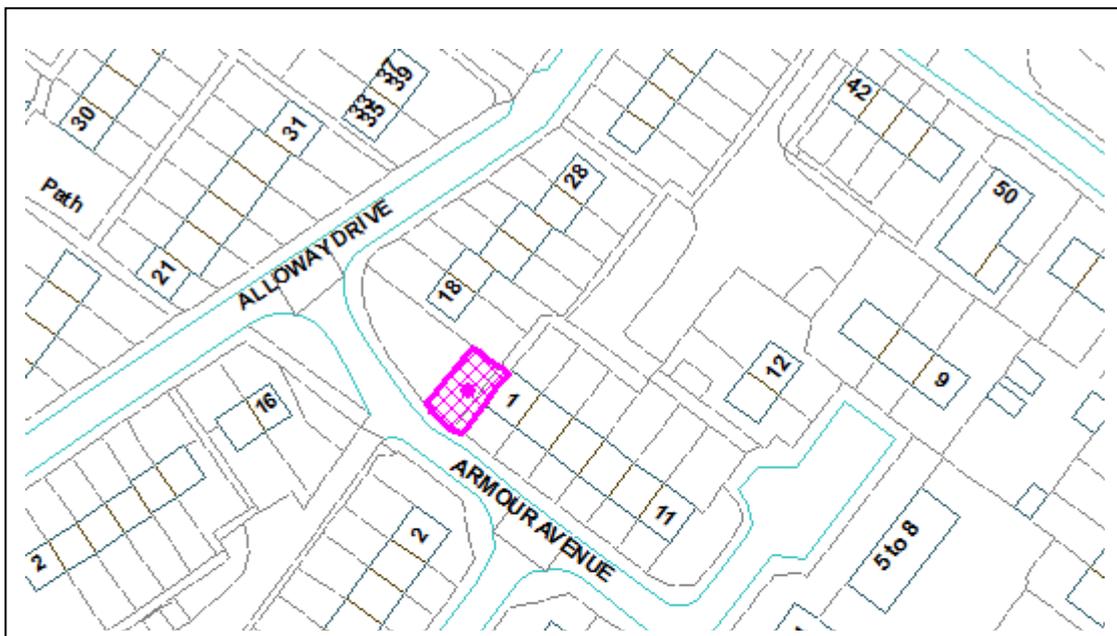
Planning Schedule Recommendations

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

PROPOSAL: Change of use of adjacent open space to garden ground at 1 Armour Avenue Cowie FK7 7BY

UPRN: 000122032954
Ward: Ward 7 Bannockburn
Reference: 17/00364/FUL
Type: Full
Date Valid: 10 May 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Jane Rennie 1 Armour Avenue Cowie FK7 7BY



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Recommendation: Approve

Status Constraints:

None Mapped

Supplementary Information:

Report of Handling

Summary of Representations

No letters of representation have been received regarding this application.

Summary of Consultation Responses

No comments sent or requested regarding this application.

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 not deemed to have a detrimental impact on the amenity of the surrounding area, the residential amenity of the surrounding properties or the visual amenity of the locale. 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.

Summary of Assessment

The application seeks permission for the change of use of public open space to private garden ground at 1 Armour Place, Cowie. The area of land is situated to the north west of the existing property.

The property is an end terrace property and the area of land lies adjacent and forward of the dwelling. A communal path runs immediately adjacent to the property. This will be re-routed to accommodate the land acquisition. The area of land will include approximately 86 square metres of grassed open space and will incorporate the existing path. The area to the west of the purchased area will be retained as grassed open space and the repositioned path will follow a new alignment adjoining the area subject of the application. A 1.8metre high timber fence will be erected round the boundary. The fence will be a close board timber fence. The fence will not impact on the visual amenity of the area, neighbouring properties or on road safety.

The proposals are deemed to accord of the relevant sections of the Local Development Plan in that the proposals are not considered to have an impact on the area or the wider surroundings in terms of appearance or position. An adequate area of public open space is retained beyond the application site boundaries.

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.

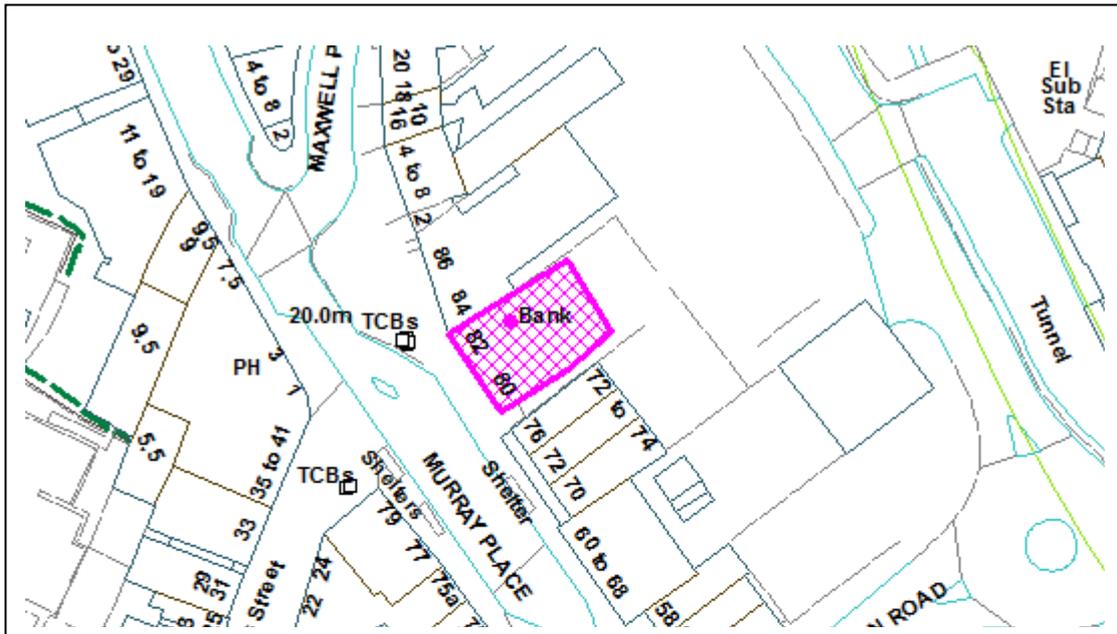
Community Council:

No consultation sent or requested.

PROPOSAL: Change of use of ground floor and basement areas from Class 2 to Class 3 (restaurant) at 82 Murray Place Stirling FK8 2BX

UPRN: 000122019349
Ward: Ward 4 Stirling North
Reference: 17/00366/FUL
Type: Full
Date Valid: 10 May 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: SRA Ventures Ltd per Arka Architects 24 Cockburn Street Falkirk FK1 5BG



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 Restriction on Construction Hours:** No machinery shall be operated, no activity carried out and no deliveries received at or despatched from the site outwith the hours of 8.00am to 6.00pm Monday to Friday, and 9.00am to 1.00pm on Saturdays, nor at any time on Sundays; unless otherwise agreed in writing by the Planning Authority.
- 2 Ventilation System:** Prior to the use of the premises as a restaurant, details of the precise technical design of the proposed ventilation system shall be submitted to the Planning Authority and approved in writing.

Reason(s):

- 1** To protect the occupants of housing in the locality from excessive noise/disturbance associated with the construction works.
- 2** In order to safeguard the amenity of the residential properties in the locality on Murray Place and Goosecroft Road.

Status Constraints:

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

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

Environmental Health: Conditions covering the following matters are advised:

- Noise – Restrict construction hours by a planning condition.
- Ventilation System - Details of the ventilation system must be approved in writing by the relevant Planning Authority prior to installation. The ventilation system must comply with Stirling Council's guidance note - 'Cooking Smells - Advice to Food Businesses'

Development Plan and Other Material Considerations

Adopted Stirling Local Development Plan 2014: Sustainable Development Criteria

1. Improve the overall quality of the built environment.
2. Contribute to reduction in greenhouse gas emissions, in line with or better than national targets, and encourage energy and heat efficiency, and the use of low and zero carbon power generation.
3. Reduce the need to travel and encourage active travel and other more sustainable travel and transport opportunities.
4. Support Zero Waste objectives, and minimise the life-cycle resource requirements.
5. Avoid areas at risk of flooding and erosion.
6. Protect and enhance the historic and cultural environments, and the natural environment (including biodiversity and landscape).
7. Minimise adverse impacts on water, air and soil quality.
8. Support healthy and safer lifestyles, by improving access to amenities, promoting access to open space and other recreation opportunities and by addressing environmental problems.
9. Involve re-use and/or regeneration of previously used land and property, including derelict and contaminated land, and the re-cycling of construction materials.
10. Make efficient use of existing and new infrastructure.

Policy 2.6: The Network of Centres

(a) Proposals for all new retail and commercial leisure development within the identified Network of Centres will be assessed against Policy 2.7 Retail and Commercial Leisure Development.

(b) In addition, within all Network Centres:-

- i) There will be support for Class 1 retail uses (where consistent with the role and function of the centre.
- ii) Class 3 uses (restaurants, cafes, snack bars etc.), public houses, and hot-food takeaways will be supported only where they will not be to the detriment of occupiers of adjacent properties by virtue of noise, disturbance, or odour, and there will be a presumption against siting public houses and hot-food takeaways adjacent to or on the ground floor of residential properties.
- iii) Changes of use to residential use will not generally be supported on the ground floor of buildings.
- iv) All developments must have an active frontage at street level, and be designed to include measures that will enhance the character and appearance of the Centre. (The advice contained in SG22 should be referred to when replacing or carrying out works to shopfronts).

(c) Within Stirling City Centre:-

- i) All developments should comply with the City Centre Development Framework (SG08B), where applicable.
- ii) Within the Prime Retail Area, changes of use at street level away from Class 1 retail use will be resisted, except where a vacant unit has been unsuccessfully marketed for this use for more than 12 months to the satisfaction of the Council.
- iii) Outwith the Prime Retail Area, in order to ensure a diversity of uses, changes of use that provide economic and social activity during both day and evening will be supported.
- iv) No proposal for a public car park (including stand-alone car parks, and those that are associated with new development) will be supported, unless it can be shown to meet an identified shortfall in car parking provision. This will also apply to proposals in edge of City Centre locations.

(d) Within Bridge of Allan, Dunblane and all Local Centres, there will be a presumption against the loss of all uses (particularly Class 1 retail), which contribute to their vitality and viability, or which serve an important community and/or employment function (e.g. Sub Post Offices or pharmacies).

[SG09 supports this policy in defining the boundaries, setting out the role and function, and the hierarchy that exists between the Network of Centres].

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/hard standings 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.

Policy 7.3: Development affecting Listed Buildings

(a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

(b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply:-

- (i) The building is no longer of special interest.
- (ii) The building is beyond repair.
- (iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- (iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(c) Understanding the architectural and historic significance of a building or structure is an important pre-requisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required. In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG21).

Summary of Submission

The application is for a change in use of the former Royal Bank of Scotland at 82 Murray Place (class 2) to a restaurant (class 3). The application relates to the ground floor and basement areas only.

The determining issue for the proposed change in use is whether the application complies with Local Development Plan Policy 2.6: The Network of Centres, part ii), which supports class 3 uses only where they will not be to the detriment of occupiers of adjacent properties by virtue of noise, disturbance, or odour.

The site is at 82 Murray Place. There are flatted properties at 60 to 68 Murray Place on the second to fourth floors – a modern block of ground floor shops and first and second floor offices are situated at 70 to 76 Murray Place in between the site and these upper flats. The nearest flat at No 76 is set back 19 metres from the site. At the rear of the site, beyond the customer car parking for the site, on Goosecroft Road, is a relatively new build of ground floor units (for shops/office/cafe uses) and flats on the first to fourth floors (as per planning permission reference 13/00778/MSC). The flats at the rear are set back approximately 25 metres from the former bank building at 82 Murray Place. The consultation reply from Environmental Health advises that there is no objection subject to conditions requiring details of the ventilation system and a restriction on construction hours. The residential properties in Murray Place and Goosecroft Road are well set back from the proposed restaurant so as not to be materially affected by the proposed change in use. To meet Environmental Health standards, the proposed flue requires to be at least a minimum of 1.5 metres above the top of the window at the rear – the south-east elevation shows this clearance. The duct work fixings must include anti-vibration mounts and silencers and this is specified on drawing number PP-02.

The nature of the use will provide an active frontage onto the street level on Murray Place. Therefore, the application complies with Local Development Plan Policy 2.6 (b) ii) and iv).

Impact of flue on Listed Building and Conservation Area: The proposed flue is set back from the principal elevation fronting onto Murray Place by a distance of approximately 14 metres – the flue is to be fixed onto the side elevation facing south-east. A limited vista of the side elevation and proposed flue is possible from Murray Place through the alleyway separating the site at 82 Murray Place and the shops/offices and 76 Murray Place. The proposed flue would be visible from Goosecroft Road, from the south, on the pavement approximately 50 metres away – the set back is considerable and the flue would blend in with the adjacent building mass. The proposed flue is proposed to be coloured in a matt black which will reduce the visual impact from all viewpoints. The internal alterations are addressed in the related listed building application reference: 17/00367/LBC. The alterations have regard to the character of the listed building.

There is currently a trend towards the closure of 'High Street' banks and building societies – it is therefore unlikely to be a demand to re-use the building for this purpose. The proposal for the re-use of a redundant bank building as a restaurant is a sustainable re-use of the building that complies with Local Development Plan overarching Sustainable Development Criteria Policy 2.6 (b) ii) and iv).

In view of the above the application warrants support on the grounds that it complies with the Adopted Stirling Local Development Plan 2014: Policy 2.6: The Network of Centres, Policy 7.2: Development within and outwith Conservation Areas and Policy 7.3: Development affecting Listed Buildings and overarching Sustainable Development Criteria.

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.

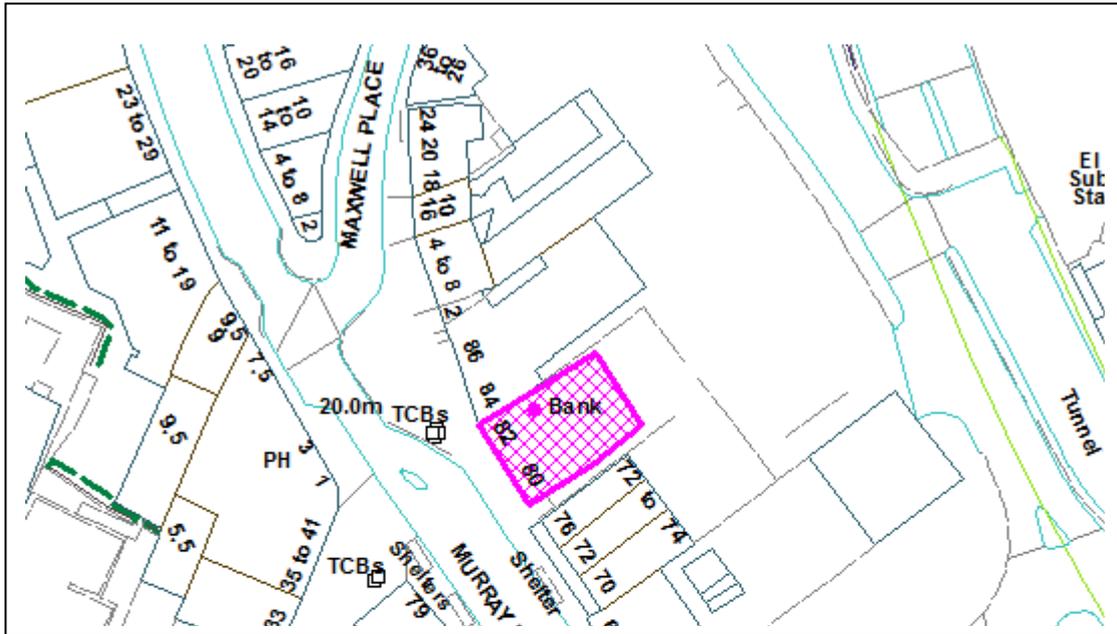
Community Council:

No consultation sent or requested.

PROPOSAL: Internal alterations and alterations to 1No. side and 1No. rear window to accommodate ventilation duct/grills and installation of vertical ductwork to side gable to above eaves level at 82 Murray Place Stirling FK8 2BX

UPRN: 000122019349
Ward: Ward 4 Stirling North
Reference: 17/00367/LBC
Type: Listed Building Consent
Date Valid: 10 May 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: SRA Ventures Ltd per Arka Architects 24 Cockburn Street Falkirk FK1 5BG



Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Safe and Strong Rooms:** The safe and strong rooms in the basement shall be retained in the alterations to form the new restaurant.

Reason(s):

- 1 As these internal features form an important reference to the historic use of the building as a bank and to retain the character of the listed building.

Status Constraints:

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

Supplementary Information:

Report of Handling

The ground floor and basement is the former Royal Bank of Scotland building - it is a listed building category B grade and is located within a Conservation Area.

Externally a flue is proposed for discharge of cooking smells from the kitchen. The proposed flue is set back from the principal elevation fronting onto Murray Place by a distance of approximately 14 metres - the flue is to be fixed onto the side elevation facing south-east. A limited view of the side elevation and proposed flue is possible from Murray Place through the alleyway separating the site at 82 Murray Place and the shops/offices and 76 Murray Place. The proposed flue would be visible from Goosecroft Road, from the south, on the pavement approximately 50 metres away - the set back is considerable and the flue would blend in with the adjacent building mass. The proposed flue is proposed to be coloured in a matt black which will reduce the visual impact from all viewpoints.

Within the building at ground floor level there are no architectural features of merit. At the basement level there is a safe and 2 strong rooms that mark the historical use of the building as a bank and merits retention - the architect has agreed to retain the features for use as stores in the restaurant and this is covered by a condition in the building consent.

The consultation reply from Historic Environment Scotland has no comment.

The internal and external alterations would respect and preserve the character and appearance of the listed building. The application complies with Local Development Plan Policy 7.2: Development within and outwith Conservation Areas and Policy 7.3: Development affecting Listed Buildings.

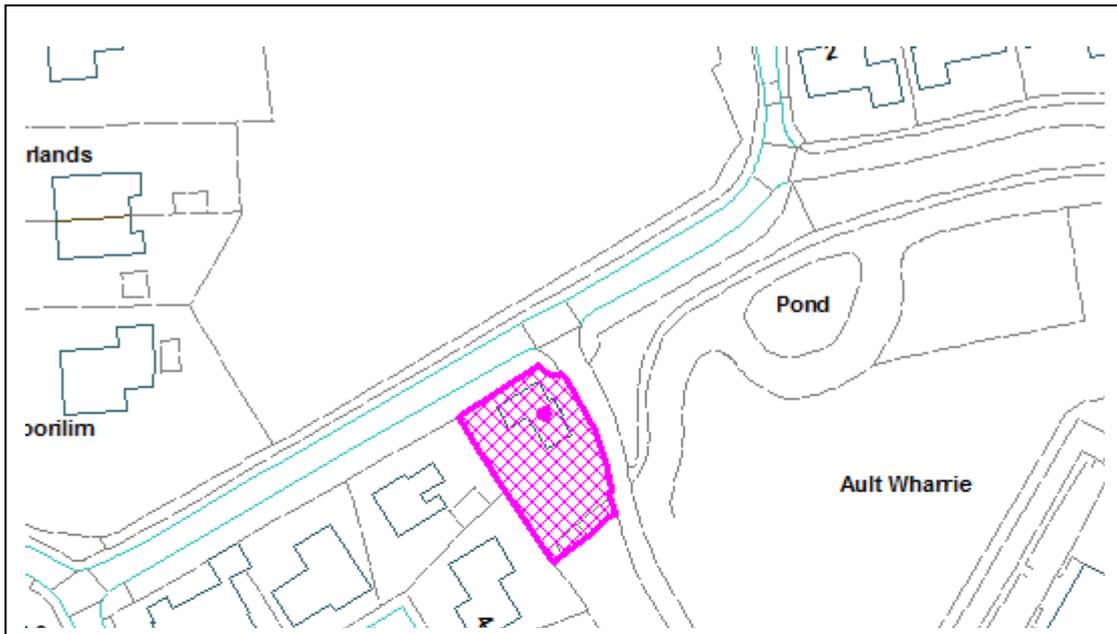
Community Council:

No consultation sent or requested.

PROPOSAL: Single storey extension to rear of dwelling house at Daniel McNeill Watson Lodge Leewood Road Dunblane FK15 0DR

UPRN: **000122006031**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00371/FUL**
Type: **Full**
Date Valid: **11 May 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk**
Website: www.stirling.gov.uk/onlineplanning

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



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Brickwork finish:** The brickwork for the extension and the brickwork of the existing dwelling shall interlock throughout all meeting points.
- 2 **Rooflight:** Before the development hereby permitted commences, details of the proposed roof light shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.

Status Constraints:

Historic Scotland Battlefield Site
Conservation Area,
LB Cat: A

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

In order to achieve the Council's Placemaking objectives, development of all scales must:-

(a) 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 1.1: Site Planning

All new development, including alterations and extensions to existing buildings, are required to contribute positively 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.

(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.

Policy 2.12: Residential Alterations and Extensions

The alteration and/or extension of residential properties will be supported 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.

Policy 7.2: Development within and outwith Conservation Areas

Development within a Conservation Area shall preserve or enhance its character, appearance and setting. All new development should respect the architectural and visual qualities of the area and should relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings.

Policy 7.3: Development affecting Listed Buildings

The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

Stirling Council's Statutory Supplementary Guidance, SG12: Residential Alterations and Extensions, states that an extension to a house should be sympathetic in terms of scale, positioning and detail to the original building. Normally an extension will be considerably smaller than the original house, and should be designed to look like as it is an integral part.

Summary of Submission

Planning permission is sought for a single storey rear extension at Daniel McNeill Watson Lodge, Leewood Road, Dunblane. The property is single storey asymmetrical lodge with bell cast roof. Red brick with sandstone projecting sills with later brick addition to rear. The Lodge is within the curtilage of Ault Wharrie, a category A Listed Building, and as such Daniel McNeill Watson Lodge is also listed.

The proposal would extend of the rear of the original dwelling by 2.4metres, so as to align this with a previous extension and create an en-suite measuring 2.4 metres by 2.4 metres. The proposed extension would be located on what is currently garden ground. The proposed extension would be 2.8 metres in height from ground to the top of the roof, which would be consistent with the rest of the dwellinghouse. Although the Lodge has previously been extended, it is considered that this addition is of a massing and scale that is sympathetic to the original house, and surrounding garden.

A flat roof is proposed for the extension, and although this is not normally considered suitable, especially in the context of a Listed Building, due to the distinctive bell cast roofs at the property a flat roof is considered to be the least intrusive to the character of the lodge house. A roof light and small window are proposed to light the extension. The window would be timber and 60 centimetres x 90 centimetres, in the same design as the other rear windows. The rooflight is a flat roof roof light ad not be visually prominent from the adjacent road.

Facing brick is proposed to match the existing brick, which should be interlocked to be visually sympathetic. The projecting brick course and prominent white fascia that are present on the original building shall be mimicked in the extension to further support the integration of the extension.

It is considered that the form and massing of the proposed addition is subordinate to the existing dwelling and is considered sympathetic in terms of positioning and detail to the original building. There are no concerns regarding loss of amenity in respect of surrounding neighbouring properties or detrimental impact on the integrity of the property. Overall, it is considered that the proposal outlined in application 17/00371/FUL is in accordance with the Local Development Plan and relevant supplementary 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.

None.

Summary of terms of Section 75 Legal Agreements

None.

Directions Under Regulations 30, 31 or 32

None.

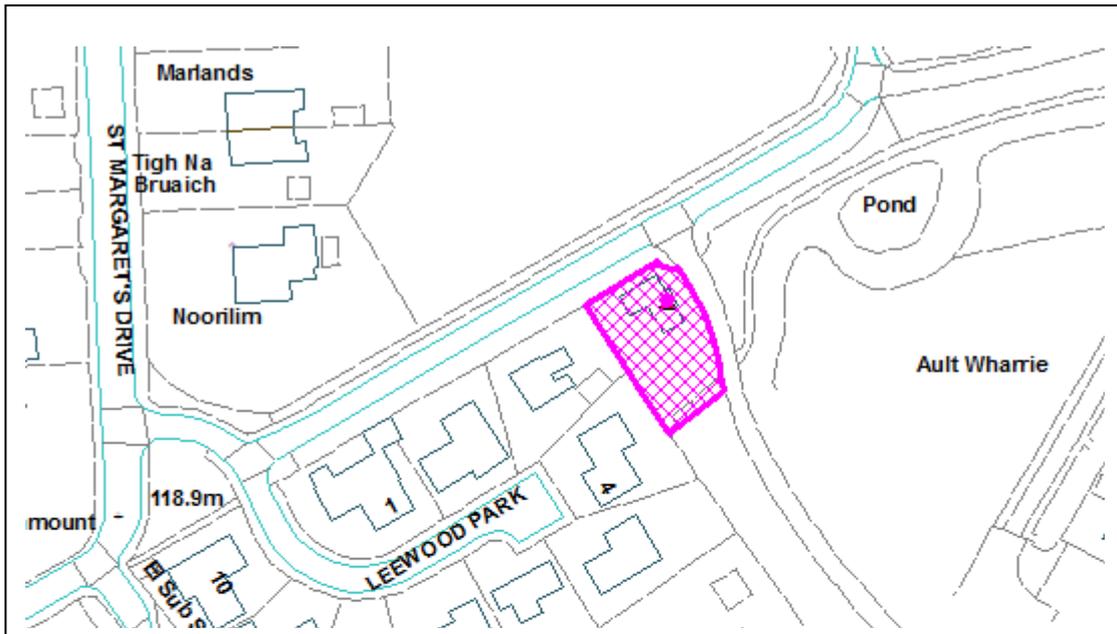
Community Council:

No consultation sent or requested.

PROPOSAL: Single storey extension to rear of dwelling house at Daniel McNeill Watson Lodge Leewood Road Dunblane FK15 0DR

UPRN: **000122006031**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00372/LBC**
Type: **Listed Building Consent**
Date Valid: **12 May 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk**
Website: www.stirling.gov.uk/onlineplanning

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



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Brickwork finish:** The brickwork for the extension and the brickwork of the existing dwelling shall interlock throughout all meeting points.
- 2 **Roof light:** Before the development hereby permitted commences, details of the proposed roof light shall be submitted to and approved in writing by the Planning Authority.

Reason(s):

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that the external detailing is sympathetic to the original building to which it relates.

Status Constraints:

Historic Scotland Battlefield Site
Conservation Area,
LB Cat: A

Supplementary Information:

None.

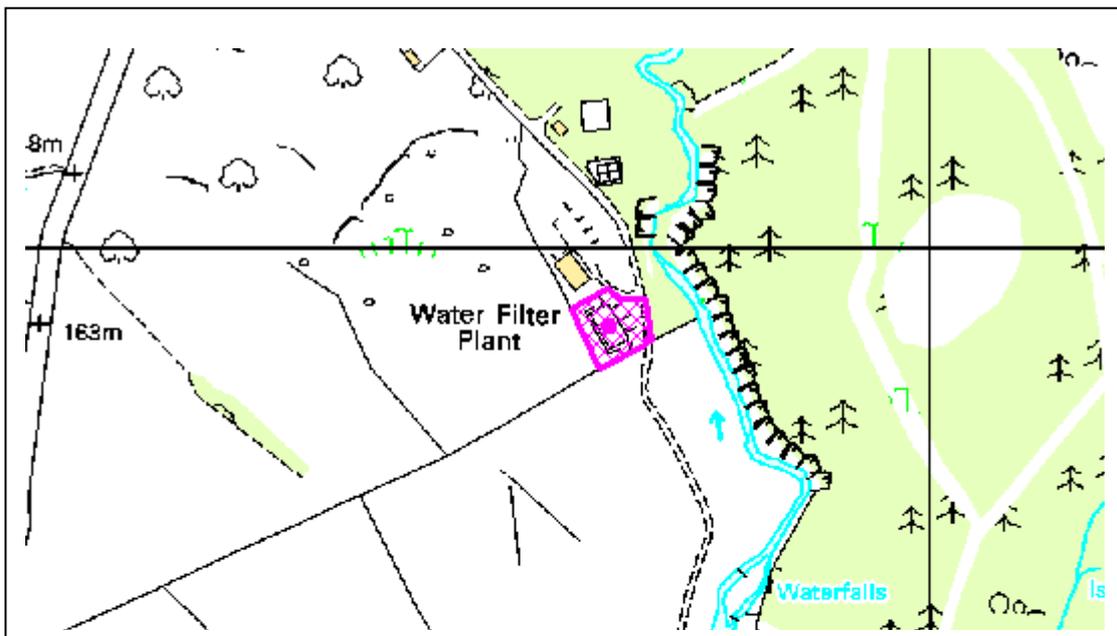
Community Council:

No consultation sent or requested.

PROPOSAL: Erection of single dwelling house in former water tank at Former North Third Water Tank Polmaise Road To Carron Reservoir Stirling

UPRN: 000122070203
Ward: Ward 5 Stirling West
Reference: 16/00333/FUL
Type: Full
Date Valid: 25 May 2016
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Graham Wylie per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Details of Materials:** Samples of the materials to be used for the external walls and roof of the development granted permission shall be submitted to, and approved in writing by, the Planning Authority before any work starts on site.
- 2 **Landscape - New Planting:** No development shall take place until details of new planting proposals with details of ground preparation, species, nursery stock size and density of planting and areas of grass seed/turf have been submitted to and approved in writing by the Planning Authority.
- 3 **Landscape - Hard Landscaping:** No development shall take place until details of proposed means of boundary treatment, enclosures, screening, walls and fences, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority.
- 4 **Access:** Upon habitation the initial 6 metres of access must be resurfaced tarmac and drained to ensure no surface water is discharged or loose material carried from it onto the public road.

- 5 **Visibility Sightlines:** The visibility sightlines to the west of the access is restricted due to vegetation on the road verge. The developer must cut and maintain any vegetation, obstructing the visibility sightlines of vehicles egressing from the site, on the western road verge prior to the occupation of the dwelling and maintain this visibility in perpetuity.
- 6 **Drainage (Detail):** None of the dwellings granted consent shall be occupied until the sewage disposal/drainage works have been completed in accordance with the approved plans.
- 7 **Comprehensive Contaminated Land Investigation:** Prior to commencement of any site works, a comprehensive contaminated land investigation shall be submitted to and approved by the Planning Authority in writing. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites - Code of Practice (BS 10175:2011)". The report must include a site specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33.
- 8 **Detailed Remediation Strategy:** Where the risks assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
- 9 **Remediation:** Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
- 10 **Confirmation Work Carried Out:** On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Planning Authority confirming the works have been carried out in accordance with the remediation plan.
- 11 **Unsuspected or Unencountered Contamination:** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.
- 12 **Flooding From Surface Water Run Off:** Prior to works commencing on the site, the applicant shall have approved in writing by the Planning Authority details of flooding mitigation measures (in accordance with Planning Advice Note 69), which prevent the property from being flooded by surface water run-off from the higher land surrounding the site.
- 13 **Receptacle provision:** Prior to occupation of the property, the developer will be required to provide each household with the necessary recycling and waste management receptacles to serve the development in accordance with the Council's Waste Service requirements and as specified in the Supplementary Guidance on Waste Management Requirements for Development Sites.
- 14 **Land Control Access to Parking Area:** No development shall commence on site until the access from the private road into the parking area within the application site, as shown on drawing number UNIT 2 –PL01 REVISION A is fully formed.
- 15 **Protected Species Mitigation:** The works hereby approved are to be carried out in full compliance with the mitigation measures set out in the bat survey report written by Jenny Wallace and dated 8 of September 2016.

Reason(s):

- 1 In order to achieve an acceptable form of external treatment.
- 2 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in

the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.

- 3 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 4 In order to ensure that the access is fully upgraded to facilitate road safety.
- 5 In order to ensure the visibility is improved and retained to facilitate road safety.
- 6 In order to ensure that adequate and timeous drainage arrangements are made.
- 7 To ensure potential risks arising from previous site uses have been fully assessed.
- 8 To ensure the proposed remediation plan is suitable.
- 9 To ensure the remedial works are carried out to the agreed protocol.
- 10 To provide verification the remediation has been carried out to the Authority's satisfaction.
- 11 To ensure all contamination within the site is dealt with.
- 12 In order to ensure the property is protected from flooding.
- 13 To ensure that the proposals are in accordance with Stirling Council Supplementary Guidance 19 - Waste Management.
- 14 In order to ensure the parking can be used before the house is occupied.
- 15 In order to ensure European protected species are fully protected.

Status Constraints:

Countryside Policy,
EH Consultation
Local Landscape Area
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

Report of Handling

Summary of Representations

One letter of representation was received in support of the proposals from a neighbour to the site. The grounds for support are that the filter station in its present state has suffered from vandalism over the last few years, the old sludge plant building is an old brown field site with a building that spoils the whole appearance of the site, and the proposed development helps to protect the natural beauty of the whole area as well converting an old industrial site and keeping the overall appearance of the filter station.

The representation in support was received in June 2016. Following the Council elections in May 2017, the neighbour in support of the application, was elected as a Council Member (Councillor Tollemache).

Summary of Consultation Responses

Roads Development Control Service: Transport Development offer no objection to the proposal submitted provided the following conditions are applied to any permission granted:

Access: The initial 6 metres of access must be suitably resurfaced and drained to ensure no surface water is discharged or loose material carried from it onto the public road. All works shall be constructed to this Service's "Development Roads Guidelines and Specifications".

Visibility Sightlines: The existing visibility sightlines to the east of the access are acceptable to this Service. The visibility sightlines to the west of the access is restricted due to vegetation on the road verge. The applicant must cut and maintain any vegetation, obstructing the visibility sightlines of vehicles egressing from the site, on the western road verge.

Stirling Council Environmental Health Service: In relation to this planning application it is recommended that the following conditions are added to any permission granted.

Public Health: Due to the former use of the site as a water treatment works, addition of the standard contaminated land conditions is recommended. In particular, garden areas/ground should be sampled.

Water Supply: The property should be connected to the public mains water supply. If this is not feasible, a suitable and sufficient private supply must be available, which should be suitably treated as to render it potable.

All asbestos-containing materials at the development site shall be identified and suitably removed and disposed of in accordance with current legislative requirements prior to redevelopment.

Development Plan and Other Material Considerations

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 1.1: Site Planning of the Adopted Stirling Council Local Development Plan Sept 2014: 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.

(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 2.10 of the Adopted Stirling Council Local Plan September 2014: states that new houses (including those for holiday let out with managed chalet developments) of a scale, layout and design suitable for their intended location, will be supported in the countryside where one or more of the following circumstances apply:

Criteria vi) Brownfield Sites:

Outwith designated Green Belt areas, brownfield sites are broadly defined as sites that have been previously developed. This means sites that are occupied by redundant or underused buildings or where the land has been significantly degraded by a former activity.

In this respect it is expected that Brownfield land will have evidence of sustained former use, and be in a condition such that it cannot either easily or readily be returned to a more natural state. A key test of whether a site falls within the Brownfield definition will be that applicants will be able to demonstrate that there will be significant wider environmental and visual benefits to be had by redevelopment for

residential development, as opposed to retaining it in its current (or tidied up) state. It is considered that none of the other criteria: i-v are applicable in this instance.

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 7.4 of the Adopted Stirling Council Local Development Plan Sept 2014: states that the interests of preserving or enhancing the historic, architectural and landscape qualities of Conservation Areas and Listed Buildings and their settings, new development will not generally be supported within the gardens and grounds of existing buildings or if served by rear access lanes. Support may be given to developments which propose:-

(a) The sympathetic conversion, adaptation or extension of existing properties or ancillary buildings of character where the development will preserve the character and appearance of the original building, its setting and the surrounding area; (b) The erection of small scale ancillary buildings directly associated with the use of the main building and sited and designed to respect the special architectural and visual qualities of the Conservation Area and/or setting and character of the Listed Building; and (c) The retention of existing boundaries and landscape treatments that contribute to the character of the area/building and proposed new boundaries and landscape treatments of a design, location and material appropriate to the character and appearance of the Conservation Area and setting of the Listed Building.

Primary Policy 9: Managing Landscape Change of the Adopted Stirling Council Local Development Plan Sept 2014

(a) The integrity, character and special qualities of key areas of nationally and locally valued landscapes will be protected. Elsewhere, landscape and visual impacts will be important considerations in determining all proposals for development and land use change. A principle of facilitating positive change, including repairing past damage, will be followed. All development proposals should comply with the following:-

(i) Recognise the reasons for any special landscape designation that applies, and take account of guidance as to the types and scales of development that may be acceptable (see Policy 9.1 and SG27).

Material Consideration Approved Supplementary Guidance 10: supports this policy 2.10 by providing details of the definitions of terms used.

Brownfield Sites: Outwith designated Green Belt areas, brownfield sites are broadly defined as sites that have been previously developed. This means sites that are occupied by redundant or underused buildings or where the land has been significantly degraded by a former activity.

In this respect it is expected that Brownfield land will have evidence of sustained former use, and be in a condition such that it cannot either easily or readily be returned to a more natural state. A key test of whether a site falls within the Brownfield definition will be that applicants will be able to demonstrate that there will be significant wider environmental and visual benefits to be had by redevelopment for residential development, as opposed to retaining it in its current (or tidied up) state.

Material Consideration Approved Supplementary Guidance 10: Design Guide

Summary of Submission

Full planning permission is being sought to erect a 2 storey, 4 bedroom dwelling house within a B listed redundant water tank at the former North Third Water Works, off the Polmaise Road, Stirling. The site, sitting immediately adjacent to the associated B listed Pump House is within the countryside and a local landscape area (designated through the currently adopted Local Development Plan). The applicants state that: this proposal within the former tank structure provides clear evidence of a former building or buildings at the site and the application is seeking to preserve the character of the listed structures and the relationship between them.

Setting the scene: the former water tank is industrial in appearance with interior walls finished using white glazed brick, with a plain concrete coping that projects from the wall line and above the ground level. Sitting centrally on this coping is a galvanized metal guarding/tubular handrail with tapering ball stanchions which reflects the industrial nature of this setting. The proposed drawings show a new dwelling set down into this tank that is separated from the existing water tank walls at first floor level. This upper level is designed as a discreet 'box' sitting at the level of the existing concrete coping. Both the ground and upper floors of the new house are pushed as far as possible towards the most distant corner of the water tank relative to the Pump House, creating a distance between the 2 buildings. The proposed lower level is designed as a black brick-clad 'box', with large vertical emphasis openings to maximize daylight and provide aspect for the rooms facing the proposed courtyard garden space that is to be formed in the remainder of the water tank. The lower level is to provide the functional spaces such as utility room, toilet/bathroom and storage, as well as bedrooms, kitchen and dining space. The lower level of accommodation will achieve sufficient natural daylight and ventilation through the use of large floor to ceiling openings and via first floor roof lights forming part of the upper terrace. These roof lights are to sit below the existing cope level maintaining an area where the cope and glazed bricks remain visible. The upper level is much smaller in footprint and contains the entrance and the main living space, with views to the hills and wider landscape beyond. This storey is clad in grey zinc and throughout the use of metal, brick and glass is a contemporary take on the industrial palette of materials evident at the site. The proposed upper storey is to be separated from the tank walls by a glazed perimeter of roof lights below the cope, which ensures that when the building is viewed from above there is a clear separation between the upper storey and the tank edge. The floor to ceiling height proposed for the upper storey is low, minimising the height of the building, which limits its impact on the landscape and the setting of the 2 listed buildings.

The existing water tank has a complete perimeter of galvanized guarding of an open railing design, with a tubular section handrail and slightly tapering ball stanchions, fixed to the top surface of the concrete coping via toe-board supports. The proposal seeks to maintain the railings as an integral part of the character of the water tank, with only the minimal refurbishment as required. These railings do not provide guarding and protection from falling, therefore given the height difference between the ground level and base of the tank the proposed necessary solution is to erect discreet frameless glass guarding, face fixed to the inner face of the concrete cope to create a safe solution with minimal visual impact on the existing scenario.

The existing glazed brickwork is very soiled and dirty, therefore it is proposed to carry out cleaning of it, to brighten up the lowered courtyard spaces and to enhance the quality of the dwelling. Notes are included on the drawings regarding this, to ensure that no damage is done to the glazed surface during the cleaning process.

There are quite significant changes in level around the water tank itself and the proposed solution utilizes the extension of the private driveway, currently within the ownership of the Applicant, as well as a small portion of land currently owned by the water board, which would be required to give access across to the curtilage of the new water tank house at as high a ground level as possible. The Applicant is currently in discussion with the adjacent landowner regarding obtaining this piece of land/access across it. Sufficient space for parking and turning has been created, as well as storage for solid waste. The car parking is being kept at a lower level more or less out of sight, which also reduces the gradient of the small section of driveway required. The access to the building has been designed, so as to avoid a large ramped access which would be detrimental to the character of the Listed Building and its setting.

Having considered the proposals described above, it is considered that they accord with the local development plan policies quoted above for the following reasons:

The proposals are considered to meet the terms of Policy 2.10 of the Adopted Local Development Plan and also Category vi) of Supplementary Guidance 10 2014, in that the proposals will result in the beneficial re-use of a brownfield site. "Brownfields sites" are clearly defined within supplementary guidance 10, as sites that have been previously developed, occupied by redundant buildings and this site within the former water tank is considered to fall within that category.

Furthermore, the proposals represent the sympathetic conversion, adaptation of this redundant building of character where the development preserves the character and appearance of the original building, its setting and the surrounding area complying with policy 7.3 and part a) of policy 7.4. The proposed house will preserve the character and setting of the listed building, as it is to be constructed tucked

down and into the south western corner of the tank and this siting is considered to respect the setting of the listed tank and the setting of the pump house (as it is approached from the north), that sits adjacent to the tank. Furthermore, at this location it is not considered that it will adversely impact upon any important views through the area or towards the pump house, as it is well set down into the tank. Importantly at this location it does not read with the main listed building, preserving its presence within the heart of the overall site. The proposal is to be constructed from materials that respect the industrial appearance of the structure. The redevelopment of this former disused listed tank that is located adjacent to the listed pump house with a single house of the proposed design will result in a development that will respect its site and the wider landscape setting. Sinking this house down into the tank provides a natural setting for the proposed building which fits satisfactorily within the site and also respects the wider landscape framework. Furthermore, it is agreed the proposed house design and use of materials is of an appropriate design relative to its industrial setting.

It is agreed that careful consideration has been given to providing a solution for access and parking that maintains a visually unobtrusive solution, both in terms of the setting of the Listed Building and in terms of views out from within the new dwelling itself. The car parking at this location is being kept more or less out of sight, which reduces the gradient of the small section of driveway required and avoids a large ramped access which would be detrimental to the character of the Listed Building and its setting.

For these reasons the application is recommended for approval.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

None.

Summary of terms of Section 75 Legal Agreements

None.

Directions Under Regulations 30, 31 or 32

None.

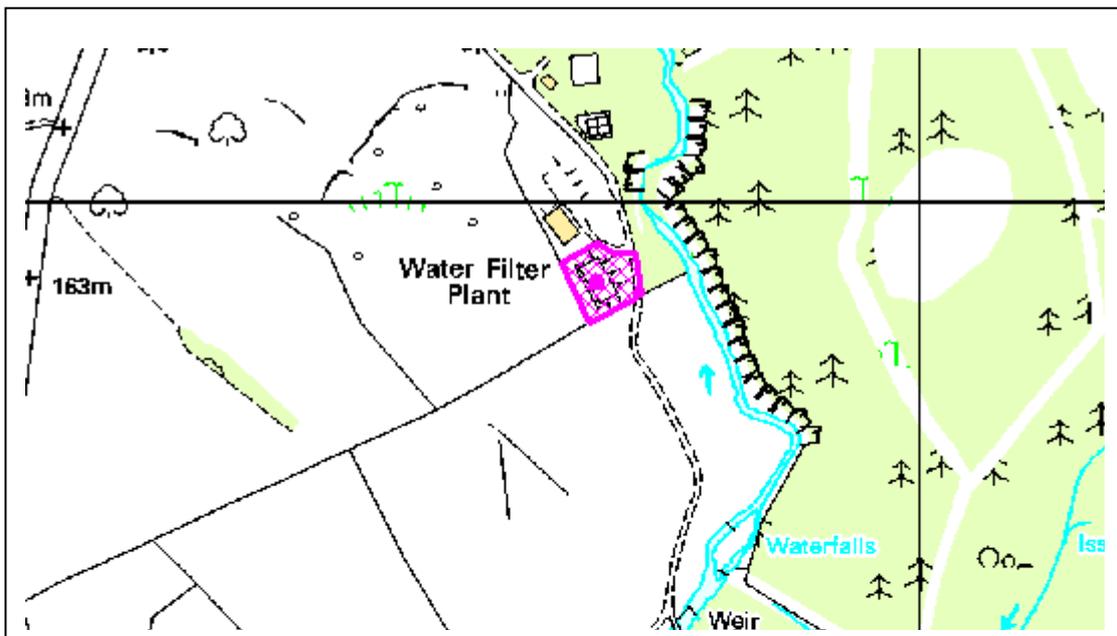
Community Council:

No consultation sent or requested.

PROPOSAL: Erection of single dwelling house in former water tank at Former North Third Water Tank Polmaise Road To Carron Reservoir Stirling

UPRN: 000122070203
Ward: Ward 5 Stirling West
Reference: 16/00334/LBC
Type: Listed Building Consent
Date Valid: 25 May 2016
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Graham Wylie per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Details of Materials:** Samples of the materials to be used for the external walls and roof of the development granted permission shall be submitted to, and approved in writing by, the Planning Authority before any work starts on site.
- 2 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-

1. Conservation method statements, which clearly sets out the following:

How existing historic features, such as the glazed tiles, concrete coping and metal balustrade are to be retained and protected from damage and retained during the construction works. This shall include: methods for removal, the protection measures during building works, any repair work required and method for the reinstatement.

The proposed repair works, formation of new concrete coping section and including preservation of the existing sections for the coping.

Proposed methods for all cleaning of historic features including the sensitive removal of vegetation.

Careful installation of the new stair down into the tank.

2. Drawings clearly showing the proposed structural alterations required for the laying of the foundations and for the installation of the raised tank floor, clearly showing how the new raised tank floor is to be formed and how it is to join with the tank walls.

3. Alternative design (similar to existing) for the new balustrade on the new stair down into the tank.

4. Asbestos removal method statement and means of ensuring the listed features are protected and retained.

Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development and completed prior to the development being brought in to use (or other phasing agreed in writing with the Planning Authority) and thereafter retained, maintained, or reinstated, to the satisfaction of the Planning Authority.

Reason(s):

- 1 In order to achieve an acceptable form of external treatment.
- 2 To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is of the highest quality.

Status Constraints:

Countryside Policy,
EH Consultation
Local Landscape Area
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

Report of Handling

Supplementary Information

The proposals represent the sympathetic conversion, adaptation of this redundant building of character where the development preserves the character and appearance of the original building, its setting and the surrounding area complying with policy 7.3 and part a) of policy 7.4. The proposed house will preserve the character and setting of the listed building, as it is to be constructed tucked down and into the south western corner of the tank and this siting is considered to respect the setting of the listed tank and the setting of the pump house (as it is approached from the north), that sits adjacent to the tank. Furthermore, at this location it is not considered that it will adversely impact upon any important views through the area or towards the pump house, as it is well set down into the tank. Importantly at this location it does not read with the main listed building, preserving its presence within the heart of the overall site.

Community Council:

No consultation sent or requested.

Planning Appeals and Public Inquiries

APPEAL: **Advertisement of the following types: Fascia Sign at Telephone Kiosk By 4 Baker Street Stirling**

UPRN: **000122061755**
Reference: **16/00697/ADV**
Type: Advertisement
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Appellant: Clear Channel Limited

Supplementary Information: An appeal has been received against the refusal of the above application. This will be dealt with by DPEA via exchange of written submissions.

APPEAL: **Advertisement of the following types: Fascia Sign at Telephone Kiosk By 47 King Street Stirling**

UPRN: **000122061756**
Reference: **16/00700/ADV**
Type: Advertisement
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Appellant: Clear Channel Limited

Supplementary Information: An appeal has been received against the refusal of the above application. This will be dealt with by DPEA via exchange of written submissions.

APPEAL: **Advertisement of the following types: Fascia Sign at Telephone Kiosk By 41 Dumbarton Road East Stirling**

UPRN: **000122061756**
Reference: **16/00701/ADV**
Type: Advertisement
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Appellant: Clear Channel Limited

Supplementary Information: An appeal has been received against the refusal of the above application. This will be dealt with by DPEA via exchange of written submissions.

Planning Enforcement – week ending 07/07/17

New Cases Received

Issue: Erection of advertisement placard.
Address: Kellie Wynd, Dunblane,
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/060/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Removal of hedging and erection of light fixtures.
Address: Blairlogie, Stirling, FK9 5PX
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/045/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

Issue: Alleged non-compliance with condition
Address: Goosecroft Road, Stirling, FK8 1JA
Ward: Ward 4 Stirling North
Reference: EN/17/051/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No further breaches recorded or witnessed.

Issue: Alleged non-compliance with approved drawings.
Address: Touch Reservoir Road, Cambusbarron, FK8 3AH
Ward: Ward 5 Stirling West
Reference: EN/17/055/NONCOM
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.
