



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **23 August 2017**

Week Number **33**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 31 August 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, 30 August 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
17/00647/NAG 17 Aug 2017 271157 704026	Forest Road /Track at Land Some 300 Metres West Of East Brae, Doune, for Moray Estates Development Company per Doune Woodlands Estates Office Berryley Darnaway Forres Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00645/FUL 18 Aug 2017 Ward 7 Bannockburn 283928 691729	Erection of shed at 11 Dr Porter Gardens, Fallin, FK7 7GZ, for Mr David Miller 11 Dr Porter Gardens Fallin FK7 7GZ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
17/00646/PPP 16 Aug 2017 Ward 7 Bannockburn 283817 691977	Erection of bungalow at Land North West Of Nos. 98 And 100, Bandedath Road, Fallin, for Mr R Frew per Alex Smith 11 Forthill Drive Dundee DD5 3DY Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00642/FUL 16 Aug 2017 Ward 4 Stirling North 279193 695405	Erection of detached single garage at 10 Waterfront Way, Cornton, Stirling, FK9 5GH, for Mr Allan Robertson 10 Waterfront Way Cornton Stirling FK9 5GH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
17/00649/LWP 18 Aug 2017 Ward 4 Stirling North 280378 695348	Installation of replacement front door at 1 Blenheim Court, Causewayhead, Stirling, FK9 5EA, for Mr A Bujbara 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

<p>17/00653/DOM 18 Aug 2017 Ward 4 Stirling North 279665 693783</p>	<p>Discharge of the Planning Obligation on planning application 12/00712/FUL at Land At Former Rainbow Slides, Goosecroft Road, Stirling, for Allan Water Developments Ltd per Muir Smith Evans 203 Bath Street Glasgow G2 4HZ Officer: Jane Brooks Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00586/FUL 15 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 278934 702270</p>	<p>First floor extension to side of dwelling house above existing single storey extension at 12 Kippendavie Avenue, Dunblane, FK15 0BY, for Mr Michal Hampala 12 Kippendavie Avenue Dunblane FK15 0BY Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00610/NAG 14 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 279939 703303</p>	<p>Cattle shed at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE, for Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00639/FUL 18 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 277361 701764</p>	<p>Proposed flat roof single storey rear extension to dwelling house at 11 Grant Drive, Dunblane, FK15 9HU, for Mr Alan Marshall per Glenn Murray & Associates Block 1 Unit 3 Duckburn Park Ind Estate Road Dunblane FK15 0EW Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00607/FUL 15 Aug 2017 Ward 2 Forth & Endrick 249982 689669</p>	<p>Erection of fishery building comprising shop, cafe, smokery, office, changing rooms, and toilets and formation of access and parking at Blairmore Farm Balfron Station, Drymen, G63 0NQ, for Ms Jennifer McAllister per Baxter Planning 6 Armour Place Tillicoultry FK13 6RW Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00622/LBC 15 Aug 2017 Ward 2 Forth & Endrick 254529 693536</p>	<p>Convert existing dwelling house into 4 no private apartments with associated roof maintenance works and replacement windows at Auchentroig House, Buchlyvie, FK8 3PB, for Premium Properties per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Schedule</p>

<p>17/00623/FUL 15 Aug 2017 Ward 2 Forth & Endrick 254529 693536</p>	<p>Convert existing dwelling house into 4no private apartments with associated roof maintenance works and replacement windows at Auchentroig House, Buchlyvie, FK8 3PB, for Premium Properties per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00644/FUL 18 Aug 2017 Ward 6 Stirling East 279980 693432</p>	<p>Proposed installation of a 6" intake fan in one window pane on the ground floor at Moray House, Forthside Way, Stirling, FK8 1QZ, for Zero Waste Scotland Moray House Forthside Way Stirling FK8 1QZ Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00638/FUL 16 Aug 2017 Ward 5 Stirling West 279767 692121</p>	<p>Relocation of standby generator approved under planning permission 15/00107/MSC at Stirling Community Hospital, Livilands Gate, Stirling, FK8 2AU, for Scottish Ministers (NHS Forth Valley) per Ryden 130 St Vincent Street Glasgow G2 5HF Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00590/FUL 15 Aug 2017 Ward 1 Trossachs & Teith 266459 699966</p>	<p>Strip off existing slates and reslate using Cupa H3 Slates and essential roof repairs at The Old Schoolhouse, 8 Main Street, Thornhill, FK8 3PN, for Mrs P Dewar per RTA Building & Construction Co Ltd 1 Lochill Industrial Estate Ashmill Road Deanston FK16 6AD Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00624/FUL 14 Aug 2017 Ward 1 Trossachs & Teith 276743 695916</p>	<p>New development incorporating Class 1, 4, 5 & 6 uses, comprising a Trailer Centre with an office, storage, service and display area, formation of access, structural landscaping and ancillary services at Land 180M South East Of Stirling Agricultural Centre, Stirling, for UA Livestock Limited per CKD Galbraith LLP 59 George Street Edinburgh EH2 2JG Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00626/FUL 14 Aug 2017 Ward 1 Trossachs & Teith 272643 701773</p>	<p>Erection of single storey Health Centre with new non-adopted access road and soft and hard landscaping at Land Opposite And South Of Nos 6-9, Springbank Road, Doune, for NHS Forth Valley per Anderson Bell + Christie Architects 382 Great Western Road Glasgow G4 9HT Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00627/LAW 15 Aug 2017 Ward 1 Trossachs & Teith 263988 701649	Use of land for sale of used tractors and diggers at Union Farm, Thornhill, FK8 3QL , for Stewart McDonald Plant Ltd Union Farm Thornhill FK8 3QL Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Delegated
17/00635/FUL 18 Aug 2017 Ward 1 Trossachs & Teith 253852 698519	Alterations and extension to dwelling house at The Farmhouse Wester Shannochill, Aberfoyle, FK8 3UZ , for Mr Alexander Peck per John H White Architects Ltd Ballat Crossroads Balfon Station G63 0SE Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00636/NAG 15 Aug 2017 Ward 1 Trossachs & Teith 272109 703189	Formation and surfacing of forest road at Land 305M South West Of Mansfield, Doune , for Doune Woodlands Estates Office Berryley Darnaway IV36 2ST Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00641/FUL 17 Aug 2017 Ward 1 Trossachs & Teith 275155 699305	Change of house type approved under planning permission 17/00105/FUL at Land Adjacent To North East Of Easter Row, Bridge Of Allan , for Kier Estate per Studio K Architects 14 Hunter Street Auchterarder PH3 1PA Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

Developments in which there is Council Interest

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

Application Number	Description	Decision Level
17/00651/FUL 18 Aug 2017 Ward 6 Stirling East 279918 693515	Proposed installation of Public Info Screen (Smart Screen) at Land 42M West Of The Engine Shed, Forthside Way, Stirling , for Stirling Council Old Viewforth Pitt Terrace Stirling FK8 2ET Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule

17/00652/ADV
18 Aug 2017
Ward 6 Stirling
East
279918 693515

Proposed installation of Public Info Screen that shows advertisements (Smart Screen) at Land 42M West Of The Engine Shed, Forthside Way, Stirling, for Stirling Council Old Viewforth Pitt Terrace Stirling FK8 2ET
Officer: Charlotte Brown, Tel: 01786 233623,
Email: brownch@stirling.gov.uk
[View this Application](#)

Schedule

Decisions of Appointed Officers

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

PROPOSAL:

Proposed erection of a galvanised steel building in order to store palletised product at Lafarge Station Road Cowie FK7 7BW

UPRN: 000122044605
Ward: Ward 7 Bannockburn
Reference: 17/00573/FUL
Type: Full
Date Valid: 24 July 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Brass Monier Icopal Redland Rooftiles Gibbet Lane Shawell Lutterworth

Decision: Approve

PROPOSAL:

Removal and replacement of dilapidated timber bridge, replace existing gauging station building and steps on the south bank and installation of a new steel stanchion and concrete foundation on the north bank at Allan Water Monitoring Station Dunblane

UPRN: 000122070638
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00435/FUL
Type: Full
Date Valid: 31 May 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Scottish Environment Protection Agency (SEPA) Rivers House Irongray Road Dumfries DG2 0JE

Decision: Approve with Conditions

PROPOSAL: **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**

UPRN: **000122070700**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00490/FUL**
Type: Full
Date Valid: 19 June 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Euro Garages Limited per Walsingham Planning Brandon House King Street Knutsford Cheshire

Decision: **Approve with Conditions**

PROPOSAL: **Addition of 2No. glamping pods to existing self-catering/bed and breakfast business at Dunroamin Balfron Station Balfron G63 0QN**

UPRN: **000122068334**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00484/FUL**
Type: Full
Date Valid: 15 June 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mrs Madeleine Franzmann per Lomond Consultants 64 Main Street Drymen G63 0BG

Decision: **Approve with Conditions**

PROPOSAL: **Erection of motor retail dealership comprising motor vehicle sales showroom and ancillary rooms, formation of access roads and associated hard and soft landscaping Demolition of existing Garage and workshop. at Morrisons Garage Milton Whins Of Milton FK7 8HQ**

UPRN: **000122025135**
Ward: **Ward 6 Stirling East**
Reference: **17/00363/FUL**
Type: Full
Date Valid: 16 May 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Morrisons (Land Rover) Ltd per McLaren, Murdoch & Hamilton 2 West Coates Edinburgh EH12 5JQ

Decision: **Approve with Conditions**

PROPOSAL: **Prior Notification for Farm-related building works (non-residential) at Braeside Touch Reservoir Road Cambusbarron FK8 3AH**

UPRN: **000122063157**
Ward: **Ward 5 Stirling West**
Reference: **17/00561/NAG**
Type: Agricultural Notification
Date Valid: 20 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr M Melville per Campbell Of Doune Ltd 78 King Street Crieff Scotland PH7 3HB

Decision: Approve

PROPOSAL: **Proposed new dwelling house with access from an existing private track servicing Dunaverig, off the A873 at Garden Ground North West Of Burnside Of Ruskie Thornhill**

UPRN: **000122070173**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00427/FUL**
Type: Full
Date Valid: 30 May 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Kenneth Gormley per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP

Decision: Approve with Conditions

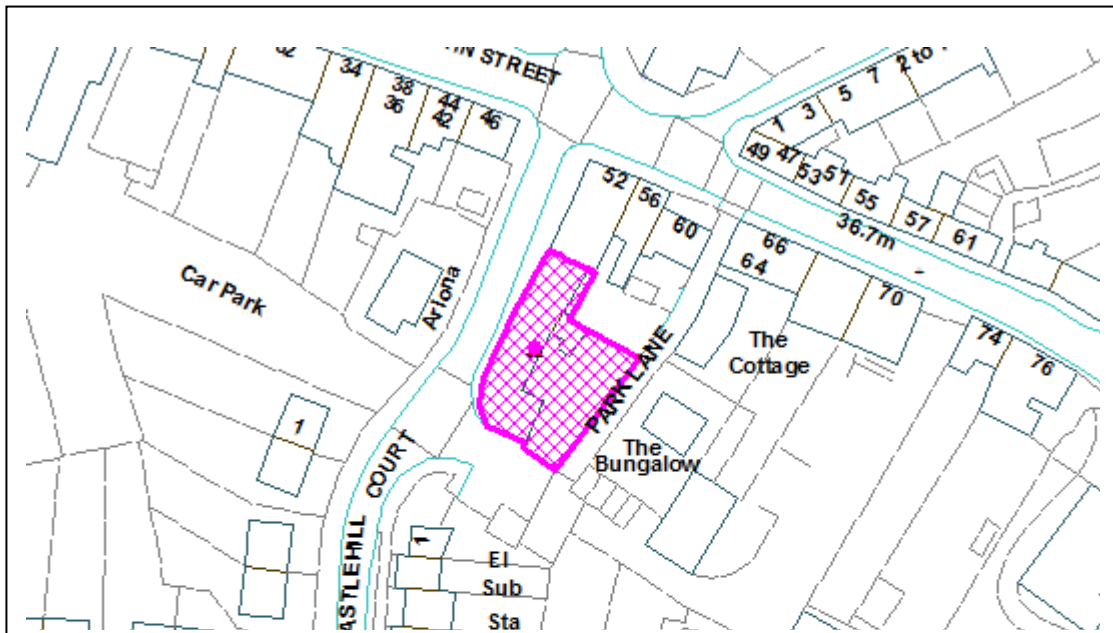
Planning Schedule Recommendations

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

PROPOSAL: 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

UPRN: 000122042241
Ward: Ward 1 Trossachs & Teith
Reference: 17/00391/LBC
Type: Listed Building Consent
Date Valid: 19 June 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: The Co-Operative Group Limited per AMCA Architects Castlecroft Business Centre Tom Johnston Road Dundee United Kingdom



Supplementary Information:

The application is to alter the shop front, install double doors for emergency staff access, an ATM machine and 2 satellite dishes.

The application was initially submitted showing a central customer entrance door and full height display windows on either side. In response to a request for a change in the design to take account of the adjoining listed building – category B grade, the design was revised to show the display windows and a stallriser. The doors and windows are to be in aluminium /steel, coloured grey in line with the Co-op corporate shop front designs. The revised design is sympathetic to the character of the new retail premises and the listed building.

The position of the satellite dishes are discreetly positioned at the rear of the side gable end and will not affect the setting of the Conservation Area.

In view of the above, the application warrants support.

The proposal is for complies the Adopted Stirling Local Development Plan 2014:
Policy 7.2: Development within and out with Conservation Areas

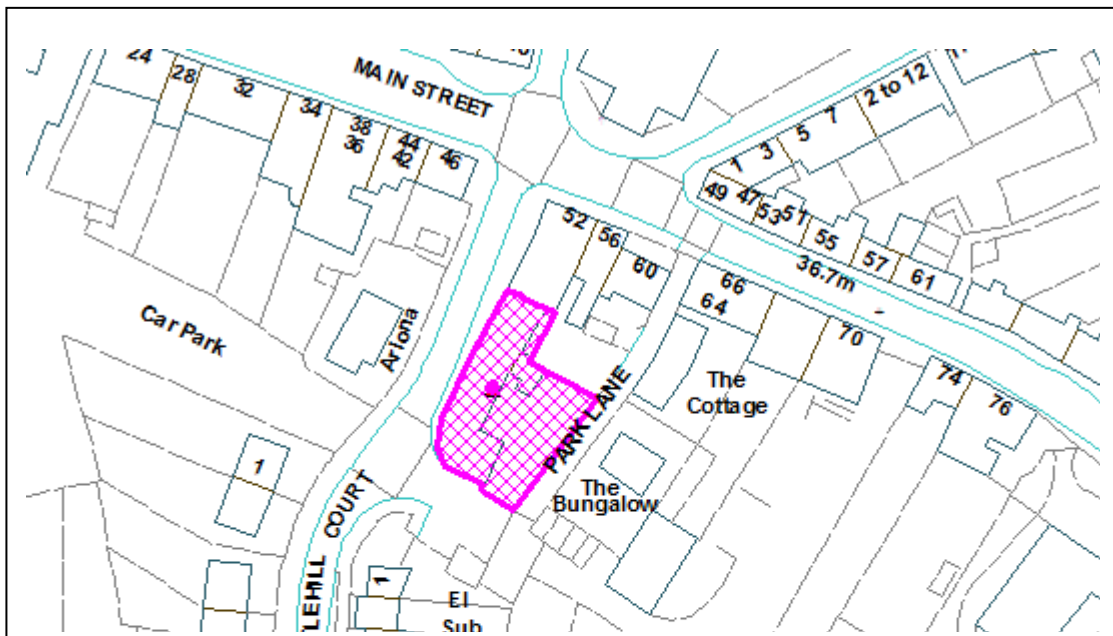
Community Council:

No consultation sent or requested.

PROPOSAL: 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

UPRN: 000122042241
Ward: Ward 1 Trossachs & Teith
Reference: 17/00392/FUL
Type: Full
Date Valid: 19 June 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: The Co-operative Group Limited per AMCA Architects Castlecroft Business Centre Tom Johnston Road Dundee DD4 8XD



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Recommendation: Approve

Status Constraints:

Conservation Area,
Within 50m of Listed Building
Thornhill Aerodrome Cons. Over 20M high
LB Cat: B

Supplementary Information:

Report of Handling

Summary of Representations

Four representations received which are summarised as follows:

1) The proposed ATM will result in illegal parking of cars and vans and additional traffic which will compromise road safety for pedestrians and school children and hinder the Fire and Rescue vehicle service. There is no provision for disabled parking.

Response: The previous decision on the Planning Appeal for the proposed retail premises accepted that there is sufficient parking in the local area and the comments about increased traffic, and access for the Fire and Rescue Service vehicles using Castlehill were taken into account when the Planning Appeal decision was made to support a retail development at the site. Any illegal parking is a matter for the traffic warden/police to regulate and is not a constraint on the approval of the application.

2) The proposal shows a goods entrance on Castlehill which could obstruct the fire door for the adjacent shop on 52 Main Street.

Response: The proposed double doors on the front elevation, adjacent to the customer doors, is an emergency escape for staff in the back shop area which is separate from the fire door on the adjacent building at 52 Main Street.

3) Noise Pollution of HGV coolers/chillers in delivery lorry.

Response: The proposed retail use and delivery of goods from a lorry parked in a designated space were approved following a Planning Appeal - planning application reference 15/00429/FUL. Noise matters were previously considered through a Noise Impact Assessment and considered acceptable.

4) Overlooking and loss of residential privacy:

Response: The proposed ATM at the front of the approved shop will be accessed from a pavement on Castlehill and so will not result in overlooking into the habitable rooms of residential neighbours – adjacent residential properties front onto a public road and pavement from which there is no privacy.

5) The proposed building is higher than the previously approved proposals and will intrude more on residential properties.

Response: The retail premises are the same size height and footprint as were previously approved – in any case the application is not for an increase in building size but is limited to alterations to doors/shop front, an ATM and 2 satellite dishes and so this application will only determine these matters.

Summary of Consultation Responses

Transport Development (Roads):

No objections and there are no conditions required to be attached to any planning permission granted.

Kilmadock Community Council:

Question whether this is a new set of double doors for deliveries? These doors are not required by Building Standards for as stated “Emergency Doors”, therefore why are they included right next to the main doors of the building? These doors are not required. The Community Council is very concerned about more illegal parking on Castlehill Road and this definitely looks as if this could be used as a goods inwards doors and therefore more illegal parking.

Response: The architect has confirmed that the double doors are required for emergency escape in the event of a fire for staff working at the back of the shop. Any illegal parking is a matter for traffic warden/police to regulate and is not a constraint on the approval of the application.

Development Plan and Other Material Considerations

Adopted Stirling Local Development Plan 2014:

Policy 7.2: Development within and out with Conservation Areas

(a) Development within a Conservation Area and development out with 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:

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(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.

Summary of Submission

The application is to alter the shop front, install double doors for emergency staff access, an ATM machine and 2 satellite dishes.

The application was initially submitted showing a central customer entrance door and full height display windows on either side. In response to a request for a change in the design to take account of the Conservation Area setting and adjoining listed building – category B grade, the design was revised to show the display windows and a stallriser. The doors and windows are to be in aluminium /steel, coloured grey in line with the Co-op corporate shop front designs. The revised design is sympathetic to the character of the new retail premises and the listed building and Conservation Area.

The proposed ATM is part and parcel of the retail premises - all matters relating to parking, access and public safety along Castlehill were considered and determined as part of the Planning Appeal for the approved Co-op in Doune.

The position of the satellite dishes are discreetly positioned at the rear of the side gable end and will not affect the setting of the Conservation Area.

In view of the above, the application warrants support.

The proposal is for complies the Adopted Stirling Local Development Plan 2014:
Policy 7.2: Development within and out with Conservation Areas

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not applicable.

Summary of terms of Section 75 Legal Agreements

Not applicable.

Directions Under Regulations 30, 31 or 32

Not applicable.

Community Council:

No consultation sent or requested.

Planning Panel Recommendations

Planning Panel – 29 August 2017

The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 29 August 2017.

PROPOSAL: **Re-construction of existing overbridge at Overbridge To North West Of Kerse Road Roundabout Kerse Road Stirling**

UPRN: **000122068000**

Ward: **Ward 6 Stirling East**

Reference: **17/00002/FUL**

Type: **Full**

Date Valid: **5 January 2017**

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

Applicant/Agent: **Network Rail George House 36 North Hanover Street Glasgow G1 2AD**

Recommendation: **Approve with Conditions**

Planning Appeals and Public Inquiries

APPEAL: **Tree works at 16 Batterflatts Gardens Stirling FK7 9JU**

UPRN: **000122012815**
Reference: **TREENQ-2017-054**
Type: Tree Enquiries
Officer: Ingrid Withington, Telephone: 01786 233681,
 Email: withingtoni@stirling.gov.uk

Appellant: Mrs Patricia Butterworth

Notice:

The appeal regarding the decision relating to Tree Works Application TREENQ-2017-054 at 16 Batterflatts Gardens, Stirling (TPO LD/TRE/2-72 Batterflatts Gardens, Stirling has now been withdrawn.

Supplementary Information:

None

Planning Enforcement – week ending 18/08/17

New Cases Received

Issue: Alleged breach of condition 'restriction of construction hours'.
Address: Dumyat Road, Causewayhead, Stirling,
Ward: Ward 4 Castle
Reference: 14/069/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged deviation from approved plans in relation to construction and re-location of hut.
Address: Park Terrace, Kings Park, Stirling, FK8 2ND
Ward: Ward 5 Stirling West
Reference: 14/070/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Erection of garage.
Address: Sauchieburn, Stirling, FK7 9PZ
Ward: Ward 5 Stirling West
Reference: 14/071/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Forestry Planting and Felling Proposals

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