



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **6 September 2017**

Week Number **35**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 14 September 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, 13 September 2017**.

The Planning Schedule

The Planning Schedule

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

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

Applications Received

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

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

The decision making levels are:

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

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

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

Decision of Appointed Officers

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

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

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

Planning Schedule – Recommendations

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

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

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

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

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

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

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

Scheme of Delegation

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

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

Planning - Section 43A Scheme of Delegation

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

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

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

(a) Planning Authority Applications

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

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

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

(c) Member Remit to Planning Panel

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

Contents

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

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

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

Who to contact in Planning

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

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

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 Email: curriel@stirling.gov.uk
Asst Planning Enforcement Officer, Andrew Gardiner:
☎ 233675 Email: gardinera@stirling.gov.uk

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 Email: withingtoni@stirling.gov.uk

Valid Planning Applications Received

Major Developments

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

Local Developments

Application Number	Description	Decision Level
17/00669/FUL 30 Aug 2017 Ward 7 Bannockburn 285270 691540	Change of use of unit to dog training and education centre at 86 Bandeath Industrial Estate, Throsk, FK7 7NP , for Elizabeth Ann Watt 43 Fincastle Place Cowie FK7 7DS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00688/FUL 29 Aug 2017 Ward 7 Bannockburn 285547 690360	Single storey rear extension at 4 South Mains Farm, Kersie Road, Throsk, FK7 7NE , for Mr & Mrs B MacLennan per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00668/NSM 30 Aug 2017 Ward 4 Stirling North 279810 695827	Installation of telecommunications base station comprising a 15m high column, associated 3No. antennas, 2No. dish antennas, 3No. equipment cabinets and ancillary works at Grass Verge Opposite The Birds And The Bees, Easter Cornton Road, Causewayhead, Stirling , for Telefonica UK Ltd & Vodafone Ltd per Galliford Try Innovation House Kelburn Court, Birchwood Warrington Cheshire Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00687/FUL 1 Sep 2017 Ward 4 Stirling North 279560 695315	Removal of timber garage and installation of apex concrete garage at 23 Johnston Avenue, Cornton, Stirling, FK9 5DD , for Norman Marsden 23 Johnston Avenue Cornton Stirling FK9 5DD Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated

17/00612/FUL 28 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 278210 701035	Erection of two storey microbrewery and visitor centre at Stirling Arms Hotel, Stirling Road, Dunblane, FK15 9EP , for per Alastair Heron 46 Kenilworth Road Bridge Of Allan FK9 4RP Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00680/PPP 30 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 278609 701762	3No. house plots plus allotment plot including vehicular access provision at Garden Ground To South Of Anchorfield House, Perth Road, Dunblane , for Dr Alison Brown per Module Architects 24 Anchorscross Dunblane FK15 9JW Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00682/CON 28 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 279640 697470	Demolition of dilapidated garage at Land And Building Adjacent And Northwest Of No. 13, Kenilworth Road, Bridge Of Allan , for per Bobby Halliday Architects The Studio The Avenue Bridge Of Allan FK9 4FR Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Schedule
17/00684/FUL 29 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 278193 701166	Refurbishment of cases and replacement of single glazed sashes with double glazed sashes on front elevation at 29 High Street, Dunblane, FK15 0EE , for Helen Teed per Falkirk Wood Ltd Mavisbank Farm Shieldhill Road Falkirk FK1 2AZ Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00686/LBC 29 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 278193 701166	Refurbishment of cases and replacement of single glazed sashes with double glazed sashes on front elevation at 29 High Street, Dunblane, FK15 0EE , for Helen Teed per Falkirk Wood Ltd Mavisbank Farm Shieldhill Road Falkirk FK1 2AZ Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Schedule LB Cat: C(s)
17/00692/FUL 30 Aug 2017 Ward 3 Dunblane & Bridge Of Allan 279802 701482	Side extension to existing cottage at Dykedale Cottage, Dunblane, FK15 0LL , for Mr & Mrs Martin & Fionagh Keys per John Bogle Allan House Bridge of Earn Road Dunning United Kingdom Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated

<p>17/00696/FUL 1 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 279111 697501</p>	<p>Proposed alterations to existing shopfront at 42 Henderson Street, Bridge Of Allan, FK9 4HS, for Mr Steven Wilson per Alan Waddell 10 Barony Wynd Baillieston Glasgow G69 6TX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00697/FUL 1 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 279020 697544</p>	<p>Proposed alterations to existing street front elevation including alterations to windows, signage and lighting, alterations to existing painted chimney signage and alterations to rear windows and doors at Adamo, 24 Henderson Street, Bridge Of Allan, FK9 4HP, for Mr S Littlejohn per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00672/FUL 31 Aug 2017 Ward 2 Forth & Endrick 264977 694999</p>	<p>Proposed new dwelling house at Garden Ground North East Of Torfield, Graham Street, Kippen, for Mr Walter MacDiarmid per Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00683/PPP 28 Aug 2017 Ward 2 Forth & Endrick 255375 679839</p>	<p>Erection of 2No. dwelling houses and formation of access roadway at Garden Ground Of Corrieknowe, Campsie Dene Road, Blanfield, for Executors Of The Late Dr HPC Harrison per Mr David Harrison 106 Henderson Street Bridge Of Allan FK9 4HA Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00685/FUL 31 Aug 2017 Ward 2 Forth & Endrick 252626 679014</p>	<p>Rebuilding a pre-existing holiday hut at 523 West Carbeth, Blanfield, for Mr Alistair Clark 47 Breadie Drive Milngavie Glasgow G62 6LS Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00675/FUL 29 Aug 2017 Ward 6 Stirling East 281446 693064</p>	<p>Proposed PFS extension including ATM installation at Unit 17 Morrisons Filling Station, Springkerse Retail Park, Stirling, FK7 7SR, for WMS Morrisons Supermarkets PLC per SDA 16 Lynedoch Crescent Glasgow G3 6EQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00689/FUL 29 Aug 2017 Ward 6 Stirling East 280944 691167	Two storey side extension and single storey rear extension at 54 Claymore Drive, Balquhiddelock, Stirling, FK7 7UP , for Mr & Mrs J Brown per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00619/FUL 28 Aug 2017 Ward 5 Stirling West 279211 692897	Replacement of 2Nos. skylight windows and replacement of lead roof over bay window at 18A Park Terrace, Kings Park, Stirling, FK8 2JT , for Andrew McEwan per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: B
17/00679/FUL 28 Aug 2017 Ward 5 Stirling West 277783 692710	Erection of two storey extension to rear of dwelling house at 34 Bobbin Wynd, Cambusbarron, FK7 9LZ , for Mr Stephen Letford per Iain Harley 42E Upper Craigs Stirling FK8 2DS Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00690/FUL 30 Aug 2017 Ward 5 Stirling West 279565 693268	Installation of velux roof windows at 1A Allan Park, Stirling, FK8 2QG , for Ms Fiona S Gavine per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Schedule
17/00691/LBC 30 Aug 2017 Ward 5 Stirling West 279565 693268	Installation of velux roof windows at 1A Allan Park, Stirling, FK8 2QG , for Ms F Gavine per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Schedule
17/00657/FUL 30 Aug 2017 Ward 1 Trossachs & Teith 271900 700693	Internal alterations, restoration works and extension to rear elevation at Lochill Toll, Doune, FK16 6AD , for Mr Jamie Muir per John H White Architects Ltd Ballat Crossroads Balfon Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Schedule LB Cat: B
17/00661/FUL 28 Aug 2017 Ward 1 Trossachs & Teith 266391 706479	Extension to dwelling house within farm steading at Upper Drumbane, Drumloist Road, Callander, FK17 8LR , for Cambusmore Estate Trust per Millson Associates 11 Gladstone Place Stirling FK8 2NN Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated

<p>17/00662/LBC 30 Aug 2017 Ward 1 Trossachs & Teith 271900 700693</p>	<p>Restoration of existing listed building, demolition of existing extensions and new extension to rear at Lochill Toll, Doune, FK16 6AD, for Mr Jamie Muir per John H White Architects Ltd Ballat Crossroads Balforn Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
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<p>17/00681/FUL 30 Aug 2017 Ward 1 Trossachs & Teith 276623 695606</p>	<p>Renewal of planning permission 10/00616/FUL for conversion, rebuilding and renovation of redundant farm steading to form 10 new dwelling houses under Regulation 11 of Development Management Procedure (Scotland) Regulations 2013 at Land And Steading Buildings At Hill O Drip Farm, Stirling, for Mr & Mrs B Duff per Ristol Consulting Ltd 2 Kirk Street Dunblane FK15 0AN Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
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Developments in which there is Council Interest

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

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

Proposal of Application Notices

Application Number	Description
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<p>17/00676/FUL 29 Aug 2017 Ward 7 Bannockburn 281687 689435</p>	<p>Crematorium and associated development including landscaped garden of remembrance and areas for the interment of cremated remains, car parking and access at Land At Former Bannockburn Hospital, Bannockburn Hospital Access, Bannockburn, for Crematoria Management Ltd & Scottish Ministers per HolderPlanning Ltd 5 South Charlotte Street Edinburgh EH2 4AN Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Planning Panel</p>
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Decisions of Appointed Officers

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

PROPOSAL: **Alteration and extension to rear of dwelling house at 51 Berryhill Cowie FK7 7AH**

UPRN: **000122034620**
Ward: **Ward 7 Bannockburn**
Reference: **17/00550/FUL**
Type: Full
Date Valid: 12 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr David Leister per Architectural Drawing Services 32 Moss Road
Tillicoultry FK13 6NS

Decision: **Withdrawn**

PROPOSAL: **Erection of V formation stack sign at Site 6 at Land Mostly To South Of Drip Road Site Nos 6 7 8 8A 9 21 And 22 Drip Road Raploch Stirling**

UPRN: **000122070259**
Ward: **Ward 4 Stirling North**
Reference: **17/00559/ADV**
Type: Advertisement
Date Valid: 19 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Cruden Homes (East) Ltd Baberton House Juniper Green Edinburgh EH14
3HN

Decision: **Withdrawn**

PROPOSAL: **Fascia signage and projecting signage at 3 Murray Place Stirling FK8 1DQ**

UPRN: **000122050510**
Ward: **Ward 4 Stirling North**
Reference: **17/00565/ADV**
Type: Advertisement
Date Valid: 18 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: TUI UK per Colorset 2-3 Robin Hood Ind Estate Alfred St South
Nottingham NG3 1GE

Decision: **Approve**

PROPOSAL: Two storey extension to rear of dwelling house at Holly Cottage Braeport Dunblane FK15 0AT

UPRN: **000122005434**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00521/FUL**
Type: Full
Date Valid: 29 June 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Johnstone per Neil Francis 42 Chisholm Avenue Stirling FK9 5QT

Decision: Withdrawn

PROPOSAL: First floor extension to dwelling house above garage at 9 Morrison Place Dunblane FK15 0FS

UPRN: **000122050458**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00558/FUL**
Type: Full
Date Valid: 19 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Oliver Paul per Garry Freckleton 2A Stirling Road Dunblane FK15 9EP

Decision: Approve

PROPOSAL: Formation of new window opening to existing house at 33 Keir Street Bridge Of Allan FK9 4QJ

UPRN: **000122024663**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00560/FUL**
Type: Full
Date Valid: 17 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mrs Margaret Sherriff per John H White Architects Ltd Ballat Crossroads Balfon Station G63 0SE

Decision: Approve

PROPOSAL: **Extend existing patios to form one single patio, fit new balustrade to raised patio area and replace existing Juliette balcony with new balustrade to match the patio at 9 Ardnablane Dunblane FK15 0NU**

UPRN: **000122061255**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00567/FUL**
Type: Full
Date Valid: 18 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Billy McKay per Bracewell Stirling Consulting 38 Walker Terrace
Tillicoultry FK13 6EF

Decision: **Approve**

PROPOSAL: **Renewal of planning permission 14/00384/FUL for demolition of garage and erection of new house under Regulation 11 of Development Management Procedure (Scotland) Regulations 2013 at Garden Ground Of Tara Laighill Place Dunblane**

UPRN: **000122069128**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00570/FUL**
Type: Full
Date Valid: 19 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mrs Jean Blanche Tara Laighill Place Dunblane FK15 0BJ

Decision: **Approve with Conditions**

PROPOSAL: **Erection of an extension to front of dwelling house at 11 Drummond Rise Dunblane FK15 0EX**

UPRN: **000122005184**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00579/FUL**
Type: Full
Date Valid: 26 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

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

Decision: **Approve**

**PROPOSAL: Erection of summerhouse (retrospective) at 10 Kippenross
Dunblane FK15 0JZ**

UPRN: **000122006035**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00591/FUL**
Type: Full
Date Valid: 27 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Kate Hookham 10 Kippenross Dunblane FK15 0JZ

Decision: Approve

**PROPOSAL: Erection of shed for storage purposes at Caledonian Marts
Millhall Road Stirling FK7 7LT**

UPRN: **000122044178**
Ward: **Ward 6 Stirling East**
Reference: **17/00472/FUL**
Type: Full
Date Valid: 12 June 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Caledonian Marts Ltd per Mparchitecture Ltd Macfarlane Gray House
Castlecraig Business Park Stirling FK7 7WT

Decision: Approve

**PROPOSAL: Alterations to form new configuration of exit and service
doors and infilling of roller shutter door to rear elevation at
12 Springkerse Retail Park Stirling FK7 7TL**

UPRN: **000122031969**
Ward: **Ward 6 Stirling East**
Reference: **17/00564/FUL**
Type: Full
Date Valid: 18 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Coal Pension Properties Limited per Pritchett Planning Consultancy PO
Pox 8052 1 Wilton Road Edinburgh EH16 5ZF

Decision: Approve

**PROPOSAL: Proposed single storey rear extension at 20 Caltrop Place
Balquhiddelock Stirling FK7 7XS**

UPRN: 000122028124
Ward: Ward 6 Stirling East
Reference: 17/00572/FUL
Type: Full
Date Valid: 21 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Chris Swan per VII Design Ltd 294 Crow Road Broomhill Glasgow G11
7LB

Decision: Approve

**PROPOSAL: Erection of dwelling house and garage at Garden Ground
To South Of 28 Laurelhill Place Stirling**

UPRN: 000122063106
Ward: Ward 5 Stirling West
Reference: 17/00512/PPP
Type: Planning Permission in Principle
Date Valid: 26 June 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

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

Decision: Approve with Conditions

**PROPOSAL: Proposed first floor extension at 40 Bobbin Wynd
Cambusbarron FK7 9LZ**

UPRN: 000122011728
Ward: Ward 5 Stirling West
Reference: 17/00568/FUL
Type: Full
Date Valid: 19 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs M Chambers per BDA Design 38 Wellpark Crescent Stirling FK7
9HF

Decision: Approve

PROPOSAL: Erection of new dwelling house at Land And Buildings At Mains Of Boquhapple Thornhill

UPRN: **000122070622**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00404/FUL**
Type: Full
Date Valid: 29 May 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Yates per Studio K Architects 14 Hunter Street Auchterarder PH3 1PA

Decision: Approve with Conditions

PROPOSAL: Proposed erection of 2no detached dwelling houses at Land And Buildings At Former Mink Farm Sommers' Lane Ochertyre Blairdrummond

UPRN: **000122056992**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00414/FUL**
Type: Full
Date Valid: 31 May 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mrs L Henderson & Ms K Carnegie per Enspire Architects Ltd Office 29, Alloa Business Centre Whins Road Alloa FK10 3SA

Decision: Refuse

PROPOSAL: Two storey extension to existing dwelling house at Burnside Farmhouse Sommers' Lane Ochertyre Blairdrummond FK9 4AL

UPRN: **000122061569**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00544/FUL**
Type: Full
Date Valid: 11 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Chris Cully per Jennie Ormond "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR

Decision: Approve

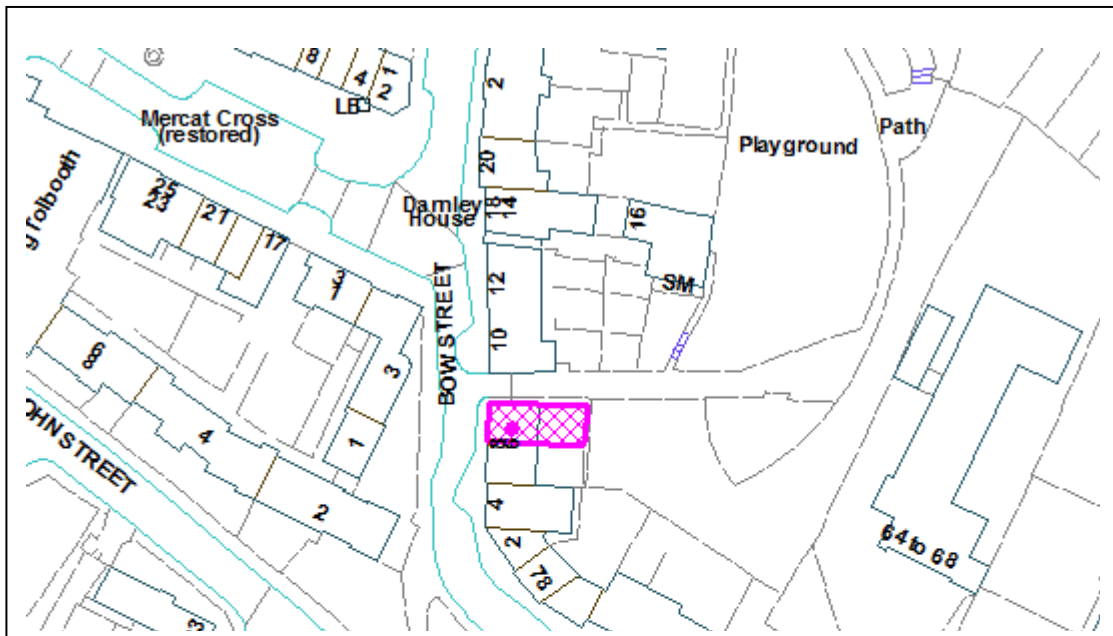
Planning Schedule Recommendations

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: Proposed attic conversion at 8 Bow Street Top Of The Town Stirling FK8 1BS

UPRN: 000122018543
Ward: Ward 4 Stirling North
Reference: 17/00373/FUL
Type: Full
Date Valid: 12 May 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Andrew Moodie & Naomi Ross per BDA Design 38 Wellpark Crescent Stirling FK7 9HF



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **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:-

The Proposed conservation style slate vents ;

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.

- 2 **Drainage:** All proposed external drainage shall be metal and not plastic.
- 3 **Rooflights:** The proposed roof light type (Roof light Company) and size as shown on the approved drawings shall be installed and any deviation from this shall be submitted to the Planning Authority for written approval prior to installation.

Reason(s):

- 1 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.
- 2 In order to preserve the character of the listed building.
- 3 In order to preserve the character of the listed building.

Status Constraints:

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

Supplementary Information:

Report of Handling

Summary of Representations

One contributor letter was received setting out the following:

- a) Comments on behalf of Scottish Wildlife Trust, Stirling & Clacks Group were received.

Should the applicant find bats are using the roofspace where work is to be carried out, it is important that maternity roosts are not disturbed. If an initial check shows signs of occupancy the applicant should contact SNH and/or Bat Conservation Trust (see <http://www.bats.org.uk/pages/help.html>). There is also a Helpline on 0345 1300 228.

Response: This has been brought to the applicant's attention.

Summary of Consultation Responses

Historic Environment Scotland: It is the view of Historic Environment Scotland that the proposals do not raise historic environment issues of national significance and for this reason they do not object. However, the decision not to object should not be taken as support for the proposals. This application should be determined in accordance with national and local policy on listed building/conservation area consent, together with related policy guidance.

Development Plan and Other Material Considerations

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

Policy 7.2 of the Adopted Stirling Council Local Development Plan Sept 2014: States that: Development within a conservation area and development outwith that will impact on the conservation area shall preserve or enhance its character, appearance and setting.

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.

Summary of Submission

Permission is being sought to alter/renovate a house addressed as number 8 Bow Street, Stirling. The property is a category B listed building and is situated within the Stirling, Top of the Town Conservation Area. The property is of traditional appearance with stone crow stepped gables, wet dash finished walls and natural slate on the roof. The applicants are seeking to convert the loft space of this property into an additional en-suite bedroom. In order to achieve habitation of this additional room, light and ventilation is required, as well as access up to this new level of accommodation. To achieve this, the application seeks permission to install 2 conservation style roof lights along the rear roof plane, as well as a number of roof vents. There is also an associated listed building application for these works and the associated interior alterations such as the new access stair, alterations to existing walls and the formation of a bathroom and store on the first floor.

It is considered that this application accords with the Adopted Local Development Plan policies and material considerations set out above, for the reasons set out below.

The proposed works to achieve the attic conversion are considered to be sympathetic to the design of the original dwelling, as the proposed size and style of the roof lights respects the character of the property and will not greatly break up the slated appearance of the existing roof plane. Overall the proposed works will not adversely detract from the original character of this property and are considered to preserve the character of the conservation area and the listed building in accordance with adopted policy 7.2 and 7.3 above.

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

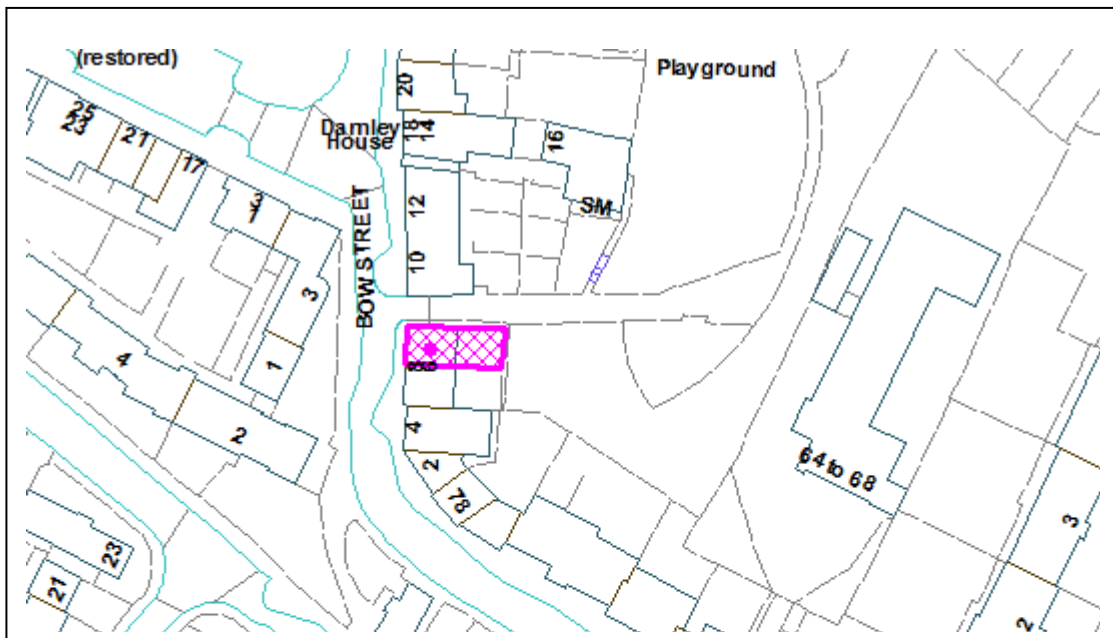
None.

Community Council:

No consultation sent or requested.

PROPOSAL: Conversion of attic space at 8 Bow Street Top Of The Town Stirling FK8 1BS

UPRN: 000122018543
Ward: Ward 4 Stirling North
Reference: 17/00374/LBC
Type: Listed Building Consent
Date Valid: 12 May 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning
Applicant/Agent: Andrew Moodie & Naomi Ross per BDA Design 38 Wellpark Crescent Stirling FK7 9HF



Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **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. Drawings clearly showing the proposed formation of the laminated glass balustrade across the first floor window including how it is to be fixed.
 2. The Proposed conservation style slate vents
 3. Proposed door and architrave types.
 4. External position/termination for the Soil Vent Stack for upstairs bathroom.
 5. The proposed design, material, size and location of services such as flue, vents and extraction terminals. For the avoidance of doubt the outside grills for these shall be metal.

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.

- 2 **Drainage:** All proposed external drainage shall be metal and not plastic.
- 3 **Roof lights:** The proposed roof light type (Roof light Company) and size as shown on the approved drawings shall be installed and any deviation from this shall be submitted to the Planning Authority for written approval prior to installation.

Reason(s):

- 1 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.
- 2 In order to preserve the character of the listed building.
- 3 In order to preserve the character of the listed building.

Status Constraints:

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

Supplementary Information:

The proposed works to achieve the attic conversion are considered to be sympathetic to the design of the original dwelling. The proposed external and internal (subject to condition) alterations will not adversely impact on the original design intentions of the architect, nor adversely altering the character and appearance of this listed building. Overall the proposed works will not adversely detract from the original character of the property and are considered to preserve the character of the conservation area and the listed building in accordance with adopted policy 7.2 and 7.3 of the Stirling Council Local Development Plan.

Community Council:

No consultation sent or requested.

Status Constraints:

Ancient Monument - Historic Scotland,
Countryside Policy,
Glasgow Airport Safeguarding Area,
Green Belt,
Met Office Radar Consultation Zones,
Tree Preservation Order,

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

Environmental Health: No reply.

Scottish Natural Heritage: No objection.

The proposed working areas are outside of the locations for the notified features and it is not likely to have any significant effect on them. Any damage to vegetation or the site will be temporary.

Part of the areas for this application are on Mugdock Wood SSSI. The areas which are in the SSSI are part of the Carrack Village and all of the Loudoun village. The SSSI is designated for the following notified features; beetle assemblage, wet, ash and oak woodland and mesotrophic loch. None of these notified features are in the area for this proposal.

The plan is to work on site for up to 10 weeks from 11 September to 17 November 2017. In the Habitat and Species Conservation Guidance page 12 there is a summary of the activities which would require consent. Their impacts do not affect any of the notified features and are very temporary in duration. This includes mowing grass, cutting of some plants and removal of one small hawthorn, construction of temporary track and wall but completely removing all materials at the end, and erection of temporary structures but with no excavation or digging.

Development Plan and Other Material Considerations

Adopted Stirling Local Development Plan 2014:

Policy 2.9: Economic Development in the Countryside

a) In order to support a healthy and vibrant rural economy, developments supporting rural economic activity in the Countryside* will be encouraged to locate:-

i) In and around the Rural Activity Areas;

ii) Close to villages, where there is a greater possibility for a realistic choice of access; or

iii) Where redundant or under-utilised buildings can be used, and particularly where traditional rural buildings can be restored and re-used, including as part of a mixed-used development (see also Policy 2.8 and SG11).

b) Businesses based on recreational activities that have a site-specific need for a Countryside location will be encouraged.

c) Smaller-scale developments that are compatible with neighbouring residential properties may be permitted in Building Groups and Infill situations (as defined in Policy 2.10 and SG10) or as part of Farm Steading developments (see SG11).

[SG10 and SG11 support this policy by providing locational and siting guidance for economic development in the countryside].

Summary of Submission

The site is located within the grounds of Mugdock Country Park, adjacent and to the west of Mugdock Castle. The application is for planning permission for the construction of temporary village film set of huts, horse shelters, wood stores, trenches, and a barrel shed along with associated access, parking and storage. The works are limited to 2 areas of the country park – one within a pocket of forest close to the west side of the castle and the other set back 285 metres to the west of the castle within an open field. The proposed filming use is for a period of approximately 10 weeks.

The proposal is to use the existing public vehicular access at the west side of the country park and therefore there are no issues with public and road safety.

There are no public views of the sites for the film set from out with the country park nor are there any residential properties within close proximity of the filming areas.

There are no proposals to remove any trees.

The film set structures/filming area will not block the public road/footpaths within the park. There will be full public access through the site during the construction phase. On the 2 filming days on the eastern side of the site (below the castle) the track may be used for filming and therefore the general public may be asked to wait during film sequences, or an alternative route will be formed temporarily.

In terms of Site of Special Scientific Interest (SSSI), a Habitat Species and Conservation Guidance has been submitted which Scottish Natural Heritage have considered and there is no objection to the proposed temporary works and no adverse impact on the SSSI.

The vast majority of the proposed development will have no impact on any archaeological remains, however, the proposal also includes the excavation of a series of 1.5 metre deep and 1.5 metre wide ditches associated with the construction of a road/track. The ditches and road are in the immediate environs of Mugdock Castle, which is the remains of a 14th century castle, occupied through the 15th, 16th, 17th and 18th centuries. It is likely that the rubbish from the castle will have been spread in the surrounding fields. It is also likely that the castle will have been impacted by the many invasions and military campaigns that swept across Scotland through these centuries and it is equally likely that such military engagements and troops movements will have deposited objects in the proposed development area. The excavation of the proposed trenches may destroy any such surviving objects.

As the application is for a temporary film set for approx 10 weeks a condition has been applied which requires, in the event that archaeological remains are found during the preparation and construction of the film set, these shall be brought to the attention of the Planning Authority within 1 week and at this stage an archaeological programme of works shall be carried out if requested by the Planning Authority.

The proposed use for a film site requires a countryside location and the use and temporary buildings within the country park will respect the parkland and castle setting and amenity. The application complies with Adopted Stirling Local Development Plan 2014: Policy 2.9: Economic Development in the Countryside and warrants support.

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 Appeals and Public Inquiries

APPEAL: **Erection of 129 dwellings and associated infrastructure at Land Adjacent And West Of Hillside Farm Steading Dunblane**

UPRN: **000122069992**
Reference: **16/00251/FUL**
Type: Full
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Appellant: Arnbathie Developments Limited & Dandara Ltd

Outcome: **Appeal Dismissed**

Supplementary Information:

The Reporter's full (16-page) decision can be found at DPEA's website:
<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=117718>

The main issues in this appeal were:

- a) Whether housing development on the appeal site would conflict in principle with that part of the 2014 plan that has a bearing on the location of new housing developments;
- b) Whether that assessment on the principle should be amended in the light of other material considerations about the location of new housing developments;
- c) Whether the appeal project would be premature in relation to the process now in hand to review the 2014 plan;
- d) Whether it would be unsatisfactory in terms of its constituent elements; and
- e) Whether it would be unsatisfactory because of concerns about infrastructure.

Issue a): The principle of housing development – the 2014 plan.

The Reporter concluded that the site is readily available for development, and it is located in the 2014 plan's Core Area. With a shortfall in the 5-year effective housing land supply, they are important points in the project's favour. But in pure development plan terms, they are outweighed by the site's Green Belt location and the less than satisfactory public transport implications of the appeal project.

Issue b): The principle of housing development – other material considerations.

The Reporter concluded that the project was contrary to SPP.

Issue c): Prematurity

The Reporter was conscious that allowing development on the appeal site would make a further development (east of the appeal site) more difficult to resist. He recognised that the role of the appeal project was very important in the context of Dunblane but also extending beyond Dunblane. The plan refers to Dunblane's potential to accommodate new development but, significantly, points out the infrastructure constraints. The Reporter stated that the balance between potential and constraints was a matter for the examination area and that a permission in the case would, in part, predetermine that outcome on a wider role. He said that fundamental decisions need to be made in the local development

plan examination about the extent of growth at Dunblane, and its geographical direction, and that it was right that those decisions should be taken within the plan-making process. He considered that, to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new developments that are central to the emerging plan.

Issue d): The constituent elements of the project

The Reporter did not agree with the Council's contention that the grouping of house types would appear repetitive, that the 'village green' would be dominated by cars nor that the apartment blocks would be so high as to appear incongruous.

The Reporter also considered third party comments regarding design and character, the issue of over-development, the provision of footpaths, the visual prominence of lighting to the proposed access, overlooking of existing properties and impact on a conifer plantation (designated as Ancient Woodland) however none of these issues were considered to be over-riding.

He also consider the provision of affordable housing and a financial contribution for play provision. He accepted the appellant's contention that the 40 affordable dwellings could be suitably conditioned to be considered affordable and that, rather than an off-site play contribution of £129,000, an off-site play contribution of £25,000 alongside the provision of amenity space and remaining woodland was acceptable.

Issue e): Infrastructure

The Reporter concluded that there was insufficient evidence to justify refusing permission due to insufficient education capacity and that phasing of the development could be controlled by condition. He found that there was no evidence from the NHS to support third party representations that there was pressure on doctors' surgery facilities.

Overall conclusions:

The project's contribution to housing supply at a time when that supply is clearly deficient weighs in its favour, but that benefit has to be seen against the loss of a greenfield site and the project's less than satisfactory public transport implications. Those points call into question its sustainability. The project is premature in relation to the local development plan process, and the examination into the 2016 plan is well placed to take account of the need for more housing land and the extent to which Dunblane ought to expand.

The Reporter considered that it was his conclusion on prematurity that took him to his decision.

Planning Enforcement – week ending 01/09/17

New Cases Received

Issue: Decking in rear garden.
Address: Forrest Road, Riverside, Stirling, FK8 1UH
Ward: Ward 6 Stirling East
Reference: EN/17/082/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged deviation from approved plans
Address: Main Street, Castlehill, Doune,
Ward: Ward 1 Trossachs & Teith
Reference: EN/17/083/LBENF
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Operation of car repair business
Address: Hill Street, St Ninians, Stirling, FK7 0DW
Ward: Ward 6 Stirling East
Reference: EN/17/084/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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

Other Planning Issues

ISSUE: Murrayshall Quarry – ROMP Process

Applicant: TBC. Interested parties include: Drygrange Estate Co Ltd; Tillicoultry Quarries Ltd; Patersons Quarries Ltd.

Officer:: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Considerations:

Brief overview of the ROMP process: The purpose of ROMP is to ensure that the conditions attached to the permission reflect good practice in terms of operational and environmental standards which may have changed in the intervening period. A ROMP is not a planning application – it only seeks to ensure that the conditions attached to the existing planning permission are updated.

The consideration of a ROMP is essentially a technical exercise rather than a matter that involves planning judgement or balance of considerations and there is not the same provisions with regard to consultations as with an application for planning permission.

Murrayshall Quarry ROMP: Planning wrote to the operators/interested parties of Murrayshall Quarry in October 2016 informing them that a ROMP needed to be submitted before 8 November 2017 and would need to be supported by an Environmental Impact Assessment (EIA). A subsequent letter was sent to all interested parties in April 2017 setting out the elements that any ROMP and EIA should address.

In June 2017 one of the parties requested an extension of the submission date until 1 August 2018. Regulations states that planning authorities should consider requests for an extension favourably if there is a genuine requirement and no environmental damage would be incurred by the delay. The Planning Service agreed an extension until 1 August 2018 for the submission of the ROMP.
