



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **13 September 2017**

Week Number **36**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 21 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, 20 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.

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Who to contact in Planning

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

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

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

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

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

Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
17/00694/FUL 7 Sep 2017 Ward 4 Stirling North 279522 694413	Sheltered Housing (Class 9), 3No. units: two of which are to be Food & Drink (Class 3) and Hot Food Takeaway (Sui generis), the third unit will be one or more of the following uses:- Food & Drink (Class 3); Hot Food Takeaway (Sui generis); Shops (Class 1), Financial Services (Class 2); Creche (Class 10) or Gymnasium (Class 11) at Land And Buildings At Orchard House Site, Back O'Hill Road, Raploch, Stirling, , for Caledon/TDL per ADP 101 George Street Edinburgh EH2 3ES Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Planning Panel

Local Developments

Application Number	Description	Decision Level
17/00701/FUL 6 Sep 2017 Ward 4 Stirling North 277763 695256	Replacement of existing side hinged shutters for new roller shutters, finished white to replicate existing at Craigforth Weighbridge, Drip Road East, Stirling, , for Driving Vehicle Standards Agency per Interserve Construction Limited 395 George Road Erdington Birmingham B23 7RZ Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00620/FUL 6 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 278133 701615	New external flue serving woodburning stove and additional set of external garden steps and decking area to rear garden at Comriebank, Dargai Terrace, Dunblane, FK15 0AU, for Mr G Boyd per McCourt Building Design Inverlery Cottage Leny Feus Callander FK17 8AS Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application	Delegated
17/00695/LBC 4 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 279111 697501	Proposed alterations to shopfront and internal alterations at 42 Henderson Street, Bridge Of Allan, FK9 4HS, for Mr Steven Wilson per Alan Waddell 10 Barony Wynd Baillieston Glasgow G69 6TX Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Schedule LB Cat: B

<p>17/00699/FUL 5 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 278943 697580</p>	<p>Installation of replacement windows at Flat 3, 4 Allanvale Road, Bridge Of Allan, FK9 4NU, for Miss K Mack per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00708/FUL 8 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 277684 700824</p>	<p>New detached garage and extension to house at 17 Roman Way, Dunblane, FK15 9DH, for Mr John Reid per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00710/FUL 8 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 277308 701201</p>	<p>Gable and rear extensions and formation of dormer window to rear elevation at 8 Anchorscross, Dunblane, FK15 9JW, for Ms Millie Breslin per Loader Monteith Architects The Printworks 10 Otago Street Glasgow G12 8JH Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00713/FUL 8 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 280367 697094</p>	<p>Extend existing house by means of a single storey link extension and conversion of garage and store at Logie House, Logie Lane, Causewayhead, Stirling, FK9 4SB, for Mr David Johnson per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
<p>17/00714/LBC 8 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 280367 697094</p>	<p>Extend existing house by means of a single storey link extension and conversion of garage and store at Logie House, Logie Lane, Causewayhead, Stirling, FK9 4SB, for Mr David Johnson per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
<p>17/00698/FUL 5 Sep 2017 Ward 2 Forth & Endrick 268816 696136</p>	<p>Extension at first floor level at Culbeg Farm, Stirling, FK8 3JH, for Mr Eric Wilson per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00702/DOM 4 Sep 2017 Ward 2 Forth & Endrick 248258 686135</p>	<p>To modify the Section 75 Agreement by inclusion of an additional clause as described in Architects Letter at Dalnair House Croftamie, Blanefield, G63 0EZ, for Mr Jonathon Milne per The FM Group 9 Great Stuart Street Edinburgh EH3 7TP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00693/FUL 7 Sep 2017 Ward 6 Stirling East 281447 692674</p>	<p>Installation of new glazing within existing external wall, new trolley bay, re roofing and redecoration to existing elevations at 22 Springkerse Retail Park, Stirling, FK7 7LL, for Travis Perkins per Isherwood McCann Architects Rose Park Lutterworth Road Blaby Leicester Officer: Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00705/FUL 6 Sep 2017 Ward 5 Stirling West 279517 692726</p>	<p>Alterations and change of use from offices to flatted dwelling house including the replacement of some windows at 15B Melville Terrace, Stirling, FK8 2NE, for Crammond Glebe Property Developments Ltd per Plans Drawn Scotland 4 Beith Road Glengarnock Beith KA14 3BX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
<p>17/00706/LBC 6 Sep 2017 Ward 5 Stirling West 279517 692726</p>	<p>Alterations to form flatted dwelling including the replacement of some windows at 15B Melville Terrace, Stirling, FK8 2NE, for Cramond Glebe Property Developments Ltd per Plans Drawn Scotland 4 Beith Road Glengarnock Beith KA14 3BX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Schedule LB Cat: B</p>
<p>17/00711/FUL 8 Sep 2017 Ward 5 Stirling West 279606 691830</p>	<p>Two storey extension to dwelling house at 58 Randolph Road, Stirling, FK8 2AR, for Mr David Prince per S W Designs 19 Earl's Hill Balloch Cumbernauld G68 9ET Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00704/PPP 7 Sep 2017 Ward 1 Trossachs & Teith 265052 700542</p>	<p>Single dwelling in principle at 35M South East Of Little Mill Cottage, Thornhill, , for Mr G Matthew per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00709/LBC 7 Sep 2017 Ward 1 Trossachs & Teith 271623 701491	Replacement of existing generating equipment with one or two modern hydroelectrical turbines at Deanston Distillery, Deanston Road, Deanston, FK16 6AG, for Deanston Hydro Ltd 4 Melville Crescent Edinburgh EH3 7JA Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Schedule LB Cat: A
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17/00712/CON 8 Sep 2017 Ward 1 Trossachs & Teith 271623 701491	Demolition of former tank housing building at Deanston Distillery, Deanston Road, Deanston, FK16 6AG, for Distell Europe Ltd per GVA Grimley Ltd 206 St Vincent Street Glasgow G2 5SG Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Schedule LB Cat: A
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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.

Decisions of Appointed Officers

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

PROPOSAL: Erection of dwelling house (Plot 5) at Land Some 220M To North West Of 1 West Plean Plean

UPRN: **000122067972**
Ward: **Ward 7 Bannockburn**
Reference: **15/00433/PPP**
Type: Planning Permission in Principle
Date Valid: 15 July 2015
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

Applicant/Agent: Robert Martin 1 Bore Row Plean FK7 8AA

Decision: Approve with Conditions

PROPOSAL: Removal of existing 15 metre high monopole and TMC cabinet and installation of 18 metre high monopole, an APM30 (Ver. D) cabinet measuring 600 x 480 x 700mm, and an 800 RFC cabinet, measuring 600 x 480 x 700mm, and associated development at Mast Site 160M South Of Greenyards Greenyards Farm Road Bannockburn

UPRN: **000122070706**
Ward: **Ward 7 Bannockburn**
Reference: **17/00510/FUL**
Type: Full
Date Valid: 24 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: MBNL per Bilfinger GVA Norfolk House 7 Norfolk Street Manchester M2 1DW

Decision: Approve with Conditions

PROPOSAL: Proposed extension to rear of existing dwelling house at Acrewood Cardrowan Plean FK7 8BG

UPRN: 000122039364
Ward: Ward 7 Bannockburn
Reference: 17/00549/FUL
Type: Full
Date Valid: 12 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs G Hepburn per Machin Dunn And MacFarlane The E Centre Cooperage Way Business Village Cooperage Way Alloa

Decision: Approve

PROPOSAL: Proposed double garage to side of property on footprint of existing metal clad garage/storage at Cowiehall Cottage Scotstoun Road Cowie FK7 7AL

UPRN: 000122034659
Ward: Ward 7 Bannockburn
Reference: 17/00589/FUL
Type: Full
Date Valid: 10 August 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672, Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Rosie Nairns Cowiehall Cottage Scotstoun Road Cowie FK7 7AL

Decision: Approve

PROPOSAL: Extension to front and rear of dwelling at 21 Lothian Crescent Causewayhead Stirling FK9 5SB

UPRN: 000122030044
Ward: Ward 4 Stirling North
Reference: 17/00600/FUL
Type: Full
Date Valid: 8 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr & Mrs Kerr per Superframe 63 Bulloch Crescent Denny FK6 5AN

Decision: Approve

PROPOSAL: **Alterations to roof to form upper floor accommodation at 27 Munro Avenue Causewayhead Stirling FK9 5QZ**

UPRN: **000122022829**
Ward: **Ward 4 Stirling North**
Reference: **17/00621/FUL**
Type: Full
Date Valid: 9 August 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Construction of a lower ground floor extension for a 2 bed guest wing, games room and gym in rear garden with access from new sun lounge covering rear door and steps at Darnallan House 17A Blairforkie Drive Bridge Of Allan FK9 4PE**

UPRN: **000122014480**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00537/FUL**
Type: Full
Date Valid: 5 July 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Tariq Saboor per Keith Edwards Architect 0/2 2 Caledon Street Glasgow G12 9DX

Decision: **Withdrawn**

PROPOSAL: **Single storey extension to dwelling house at 38 Ramsay Drive Dunblane FK15 0NG**

UPRN: **000122006447**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00609/FUL**
Type: Full
Date Valid: 3 August 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr Colin Anderson 38 Ramsay Drive Dunblane FK15 0NG

Decision: **Approve**

PROPOSAL: Rear extension to dwelling house at Dunvegan 2 Burnside Balfon G63 0QQ

UPRN: **000122008552**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00541/FUL**
Type: Full
Date Valid: 7 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Frank Kelly per Erik Johnston 18 Roman Road Balfon G63 0PR

Decision: Approve

PROPOSAL: Formation of new access driveway to property at East Dault Blanefield G63 9QW

UPRN: **000122046915**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00601/FUL**
Type: Full
Date Valid: 2 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs John Shaw per Erik Johnston Architect Rowanlea 18 Roman Road Balfon G63 0PR

Decision: Approve

PROPOSAL: Extension to forestry track at Land At Drumore Wood Gartness Road Killearn

UPRN: **000122064460**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00605/NAG**
Type: Agricultural Notification
Date Valid: 3 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr David Young per David Young Easter Drumquhassle Cottage Gartness Road Drymen G63 0DN

Decision: Approve

PROPOSAL: **Erection of double garage at Dumyat 107 Glasgow Road St Ninians Stirling FK7 0PF**

UPRN: **000122015108**
Ward: **Ward 6 Stirling East**
Reference: **17/00505/FUL**
Type: Full
Date Valid: 22 June 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr S Hogg per Architectural Design Services 3 Ritchie Place Bo'ness
 EH51 9TU

Decision: **Approve with Conditions**

PROPOSAL: **Single storey extension to rear of dwelling house at 2 Argyll Avenue Stirling FK8 1UL**

UPRN: **000122029302**
Ward: **Ward 6 Stirling East**
Reference: **17/00556/FUL**
Type: Full
Date Valid: 14 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Alison Giles per Wb_arc The Studio 2 Mount Hope Bridge Of Allan FK9
 4RL

Decision: **Approve**

PROPOSAL: **Two storey extension to infill between existing house and separate garage at 1 Claymore Drive Balquhiddelock Stirling FK7 7UP**

UPRN: **000122028021**
Ward: **Ward 6 Stirling East**
Reference: **17/00575/FUL**
Type: Full
Date Valid: 24 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Bren Contracts Limited The Gardens Airth Castle Estate Airth Falkirk

Decision: **Approve**

PROPOSAL: Replacement of front door with anthracite grey upvc centred with full height light each side; 2 patio doors with 2 anthracite grey upvc; 1 patio door with anthracite grey upvc; 2 glazed rear doors with 2 glazed anthracite grey upvc at Roseland Livilands Lane Stirling FK8 2BG

UPRN: 000122018349
Ward: Ward 5 Stirling West
Reference: 17/00569/FUL
Type: Full
Date Valid: 20 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Paul Harris Roseland Livilands Lane Stirling FK8 2BG

Decision: Approve

PROPOSAL: Proposed demolition of existing conservatory and erection of single storey extension to rear of dwelling house at 10 Batterflatts Gardens Stirling FK7 9JU

UPRN: 000122012810
Ward: Ward 5 Stirling West
Reference: 17/00588/FUL
Type: Full
Date Valid: 27 July 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: Formation of patio door at 25 Deanston Gardens Deanston FK16 6AZ

UPRN: 000122002548
Ward: Ward 1 Trossachs & Teith
Reference: 17/00562/FUL
Type: Full
Date Valid: 26 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Ms Janet Box per Cadpoint Design & Draughting Services 19 McLean Place Dundee DD3 9QH

Decision: Approve with Conditions

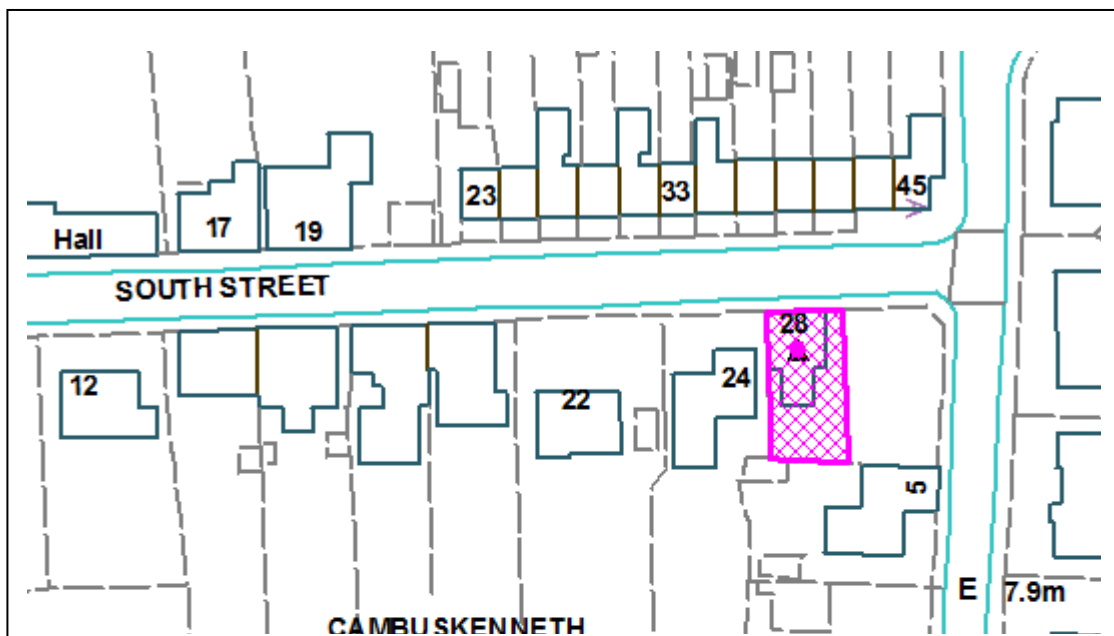
Planning Schedule Recommendations

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: Demolition of existing cottage at 28 South Street Cambuskenneth Stirling FK9 5NL

UPRN: 000122029561
Ward: Ward 4 Stirling North
Reference: 15/00735/CON
Type: Conservation Area Consent
Date Valid: 16 November 2015
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Thomas Thompson per Gregor Robertson 10 Wester Newlands Drive Reddingmuirhead FK2 0ZX



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Stone Fragments:** Before the development hereby permitted commences, details of the proposed removal of the stone fragments incorporated in the east gable of the existing cottage shall be submitted for approval by the Planning Authority. Thereafter they shall be carefully removed prior to demolition and shall be reincorporated in the same location on the new cottage granted permission under application 16/00524/FUL, to the satisfaction of the Planning Authority.

Reason(s):

- 1 To ensure that the historic fabric of the existing building is retained and reintegrated sympathetically into the proposed replacement dwelling.

Status Constraints:

Historic Scotland Battlefield Site
Conservation Area,
Floodland,

Supplementary Information:

Report of Handling

Summary of Representations

Two letters of representation have been received regarding this application. The comments made and the Planning Responses thereon are detailed below;

Comment: There is no justification for demolition of the existing cottage.

Planning response: The proposed development cannot take place without the demolition of the existing building. Whilst the building may contribute to the local townscape and the preference would be for its retention, the building is not Listed and is a simple cottage. The applicant has sought to ensure that all aspects of the proposed development respect the character of the townscape and replicate, as far as practicable, the existing cottage while providing the level of accommodation required.

Comment: There is no need to demolish the existing property as there are many opportunities available to the owner for extension.

Planning response: The owner/applicant has considered other solutions independently and through correspondence with the Planning Authority, to achieve additional living space within the cottage and considers this to be the most appropriate solution.

Comment: The cottage is in a pivotal position within the Conservation Area and should not be demolished.

Planning Response: When assessing the justification for demolition, there must be regard as to whether to do so would detrimentally impact upon the character or appearance of the Conservation Area. In the opinion of the Planning Authority, the proposed replacement property, approved under application 16/00524/FUL, is of sympathetic design and appropriate detailing and is considered that there will not be a detrimental impact on the Conservation Area.

Comment: No. 24 South Street has a screen wall abutting on to the west gable at No. 28. No details have been provided to relating to the wall and its treatment during the demolition of the dwelling.

Planning Response: Further details were requested from the agent/applicant regarding how the wall was going to be affected during the demolition. The agent submitted further details showing that the wall will undergo stabilisation during the demolition and construction process then a small area of new wall will be constructed to link the proposed cottage to the flanking wall of 24 South Street, as is currently the situation. The proposed works are not deemed to have a detrimental impact on the amenity of the neighbouring properties or the Conservation Area generally.

Comment: Will there be any Impact of demolition on boundary walls.

Planning Response: Any demolition will have to take place in such a manner to minimise disturbance to neighbouring properties. It is noted that a flanking wall at 24 South Street abuts the gable end of 28 South Street. The agent has stated that the flanking wall will be supported during the demolition and a small part re-instated within the grounds of 28 South Street to ensure that the flanking wall is continued in a similar position to that which exists at present. The details of how the demolition will be undertaken are outwith the remit of a planning application.

Comment: Demolition of house and erection of a new house would not in any way add to the Conservation Area.

Planning Response: It is not considered that this proposal will have a negative impact on the Conservation Area. Whilst it is recognised that an older building would be lost to the Conservation Area by the demolition, the proposed cottage respects the architectural and visual qualities of the area thereby ensuring that the character, appearance and setting of the Conservation Area are preserved. Whilst Policy 7.2 of the LDP seeks to retain existing built features which contribute to the character of the Conservation Area and its setting, it is not considered that the contribution this cottage provides to the Conservation Area is such that the retention of the building would be justified.

Summary of Consultation Responses

Historic Environment Scotland: This cottage has undergone unsympathetic alteration including the recent loss of its second chimney. Despite this, it is clearly part of the historic fabric of the conservation area as it appears to date from the mid 19th century. It therefore makes some contribution to the character and appearance of the conservation area, and this contribution could be improved through restoration in the future.

No 28 South Street is representative of the key building type identified in Stirling Council's conservation area appraisal (2012), which is a traditional single-storey cottage characterised by a deep plan (from front to back) resulting in a relatively large roof.

The cottage is identified specifically in the appraisal because of the ancient stones embedded in the gable, but the similarly-proportioned cottage at No.9 South Street is given as an example to illustrate this building type.

The accompanying planning statement does not attempt to justify the demolition of the cottage, other than to say that it is dwarfed by later surrounding development which now makes it out of context with its surroundings. Historic Environment Scotland would recommend that the options for retaining, extending and upgrading the existing building are considered fully.

The statement submitted identifies the ancient stones in the gable of the cottage but does not explain how these will be removed and re-sited as indicated on page 4. If the Council is minded to grant consent, Historic Environment Scotland would suggest that consideration be given to adding a condition requiring further detail of the proposals for the stones to ensure that they are not damaged.

Development Plan and Other Material Considerations

The relevant development plan for the area is the Stirling Council Local Development Plan, September 2014. Policies of relevance include:

Primary Policy 7: Historic Environment states that the Historic Environment and the setting of its component features will be safeguarded, preserved and enhanced. Proposals that would have a negative impact on the historic assets will not normally be supported.

Policy 7.1: Archaeology & Historic Building Recording (designated & undesignated buildings/sites) is relevant to this application with regard to Archaeology:

b) Where there is the possibility that archaeological remains may exist within a development site, but their extent and significance is unclear, the prospective developer should arrange for an evaluation prior to the determination of any planning application in order to establish the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording surviving archaeological features.

c) Approval of any proposal directly affecting historic environment features will be conditional upon satisfactory provision being made by the developer for the appropriate level of archaeological and / or standing building investigation and recording, assessment, analysis, publication and archiving.

Policy 7.2: Development within and outwith Conservation Areas states

a) That where development will have an impact on the conservation area, it 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

l) Relate well to the density and pattern of existing development; the design, massing, scale materials used in surrounding buildings; means of access and boundary and landscape treatments such as wall, railings, trees and hedges.

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

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 (Development affecting Listed Buildings). 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.

Policy 7.4: Development in Gardens/Curtilages within Conservation Areas and around Listed Buildings states that in the interests of preserving or enhancing the historic, architectural and landscape qualities of Conservation Area and their settings, new development will not generally be supported within the garden and grounds of existing buildings. Support may be given to developments which propose... (c) the retention of existing boundaries and landscape treatments that contribute to the character of the area/building and proposed new boundaries and landscape treatments of a design, location and material appropriate to the character and appearance of the Conservation Area.

Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes - (a) Development which would have a significant adverse effect upon the archaeology, landscape features, character and setting of sites listed in the Inventory of Historic Battlefields will not be supported unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised. Where approved, proposals and developments affecting Inventory sites will require an appropriate level of mitigation, and measures (to be agreed with the Planning Authority) must be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the battlefield.

SG07 - Conservation Area Appraisals (Cambuskenneth Conservation Area Character Appraisal) - The objective of the Conservation Area Appraisal is to have a full and detailed understanding of all the factors which contribute to the special character and interest of the area. It is a vital tool to enable the active management of the conservation area. The Appraisal notes that "it is widely thought that the ruins of Cambuskenneth Abbey have provided building materials for the older houses of the village. Alexander Cottage in South Street has carved stone fragments incorporated in its east gable". South Street is assessed within an area described in the Appraisal as the Village Core. No 28 South Street (Alexander Cottage) is identified as a key unlisted building of townscape value and within the section on architectural features and local details, again making reference to the carved stone fragments on the east gable.

Summary of Submission

The proposal seeks planning permission to demolish the existing single storey at 28 South Street Cambuskenneth. The property is a single storey detached cottage situated within the Cambuskenneth Conservation Area. The property is not Listed but is identified as a key unlisted building within the Cambuskenneth Conservation Area appraisal.

The design of the existing cottage is unremarkable though its simplicity and traditional appearance does lend itself to the Conservation Area. The cottage is situated in an area where there is a mixture of age and tenure of residential properties. The site is opposite and adjacent to modern residential units, in the form of detached houses and a row of terrace units. Similar modern properties are situated to the gable of the property, albeit, set back further from the road verge. Similar, more traditional properties are situated within the Cambuskenneth Conservation Area although most of the older cottages are situated further west on South Street. The existing cottage is of a modest scale with a linear extension to the rear which is subservient in scale to the original cottage. The existing cottage is harled on the gables and rear elevation with the principal elevation finished in a smooth render. The bands around the windows and door on the principal elevation are painted and the cottage has a natural slate roof.

It is acknowledged that this is an unlisted building of townscape value within the Conservation Area, as detailed within the Cambuskenneth Conservation Area Character Appraisal, however its value partly derives from its age and the simplicity of its traditional design and materials. It is acknowledged that demolition of this building will result in the loss of a building of some vintage however the proposed cottage will incorporate a design and detailing which will ensure that the character and appearance of the Conservation Area is not adversely affected. It is noted that by demolishing the existing cottage

this will not safeguard the built heritage but that the proposed development is of quality and is sited and designed with regard to the character and amenity of the place. It is therefore considered that, on balance, PP1 and Policy 1.1 are met.

In assessing the Conservation Area Application for demolition of the existing house, the applicant is required to demonstrate that there will be a scheme replacing it which will either preserve or enhance the Conservation Area. The proposed dwelling application was submitted in conjunction with this application and the proposals were deemed to be compliant with PP7 and Local Development Plan Policy 7.2.

PP1 and Policy 1.1 seek to ensure that all new development contributes in a positive manner to the quality of the surrounding built and natural environment. The proposed cottage will be designed and sited in relation to the character and amenity of the place. The proposed cottage will be hard onto the edge of the pavement, predominantly within the same footprint as the existing cottage. The detailing of the cottage from the window styles (painted sash and case), roofing materials (natural slate in diminishing courses), rainwater goods (cast iron, painted black) and exterior wall finish (white harled finish with smooth bands around windows and door) are all of traditional appearance and mirror those of the existing cottage.

The proposed cottage respects the wider townscape and uses materials appropriate to its context. The increase in the size of footprint from the existing cottage to that proposed is relatively modest and will not result in the over-development of the plot. Furthermore, there will not be any significant alteration in the residential amenity currently enjoyed by the occupants of number 24 South Street or any other nearby neighbours. It is therefore considered that the proposal complies with Policy 2.12. PP7, Policies 7.1, 7.2 and 7.8 seek to safeguard, preserve and enhance the Historic Environment and the setting of its component features. It is acknowledged that 28 South Street is a key unlisted building in the Conservation Area which contributes to the townscape value (see Cambuskenneth.

Conservation Area Character Appraisal) however other than age, its value in the townscape is its traditional, simple appearance. This traditional, simple design will be replicated within the proposed cottage while utilising traditional materials. It is therefore considered that the impact of demolishing the existing building and replacing it with a new building which respects the character, appearance and setting of the Conservation Area will have a neutral impact on the Conservation Area.

A condition will be imposed on the approval to ensure that the stone within the gable of the property, thought to relate to Cambuskenneth Abbey, will be removed prior to the demolition and will be integrated into any new development.

Overall, it is considered that the proposal complies with the policies of the development plan.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not applicable to this application.

Summary of terms of Section 75 Legal Agreements

Not applicable to this application.

Directions Under Regulations 30, 31 or 32

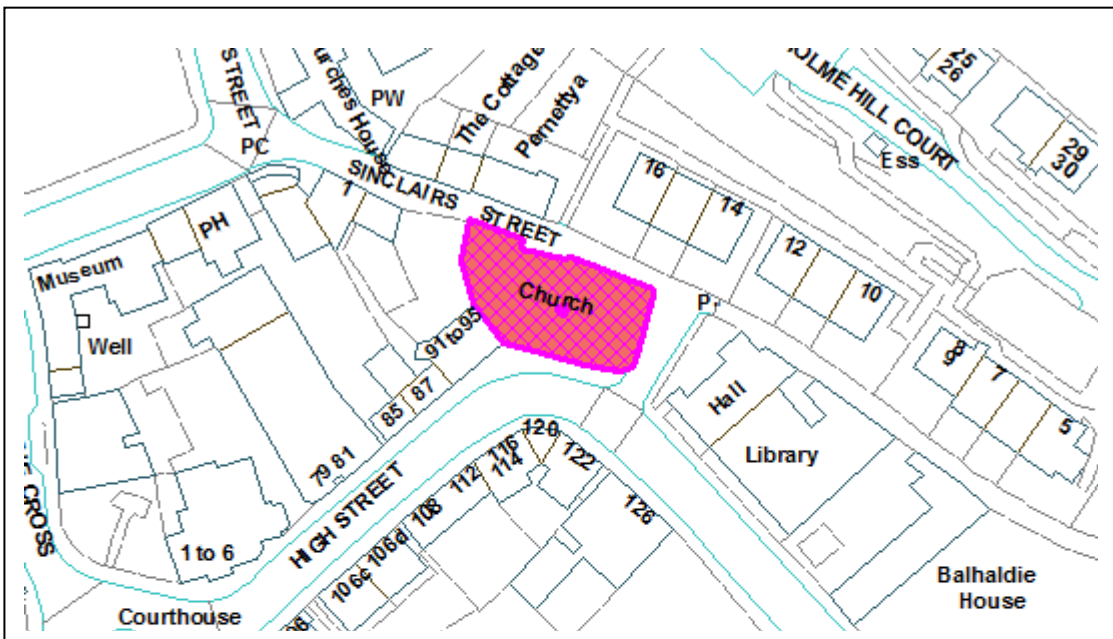
Not applicable to this application.

Community Council:

PROPOSAL: Proposed installation of new gas fired boiler with through wall concentric flue at St Blanes Church High Street Dunblane FK15 0ER

UPRN: 000122041856
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00596/LBC
Type: Listed Building Consent
Date Valid: 1 August 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane FK15 0EW



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Recommendation: Approve

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 size, diameter and finish colour of the flue.

Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development.

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.

Status Constraints:

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

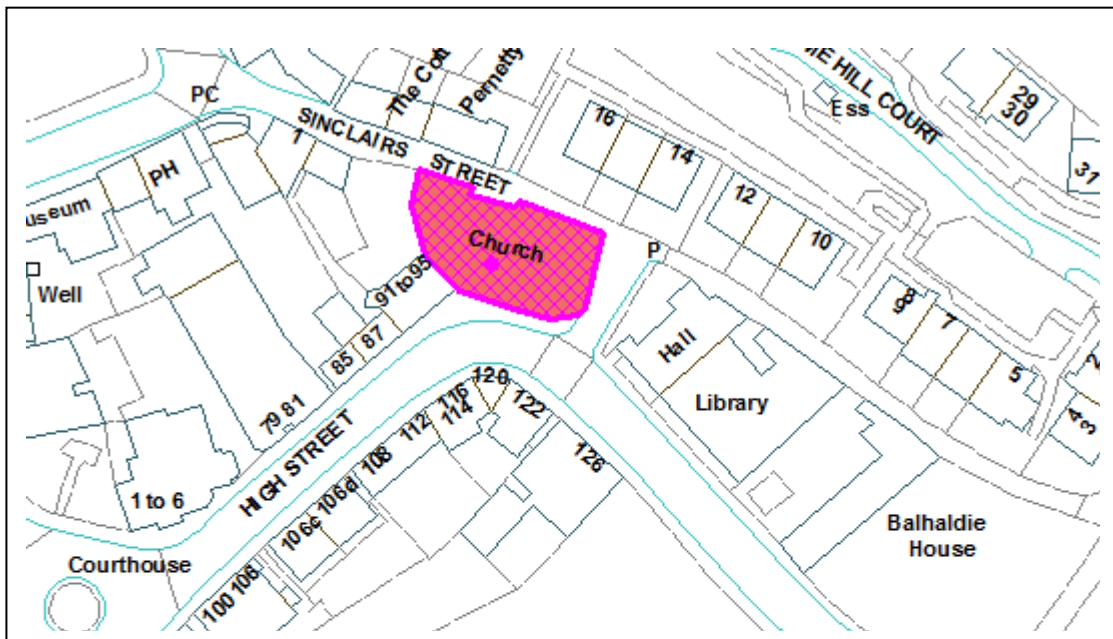
Supplementary Information:

Community Council:

PROPOSAL: Proposed installation of new gas fired boiler with through wall concentric flue at St Blanes Church High Street Dunblane FK15 0ER

UPRN: 000122041856
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00598/FUL
Type: Full
Date Valid: 1 August 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane FK15 0EW



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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 size, diameter and finish colour of the flue.

Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development.

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.

Status Constraints:

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

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

No consultations issued or received.

Development Plan and Other Material Considerations**Policy 1.1: Site Planning**

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

(a) The siting, layout and density of new development should; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings

Policy 7.2: Development within and outwith Conservation Areas

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

(i) Relate well to the density and pattern of existing development; the design, massing, scale and materials.

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

Policy 7.3: Development affecting Listed Buildings

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

Summary of Submission

Planning permission is sought for the installation of a flue at St Blane's Church, a Category B Listed church in Dunblane Conservation Area.

The proposed flue would be on the rear elevation of the building, and service an internal boiler. The proposal requires planning permission due to its Conservation Area location, and also required Listed Building Consent which is dealt with in application 17/00596/LBC.

Due to the location on the rear elevation, it is not considered that the installation of the proposed flue would have a detrimental impact upon the Conservation Area. Due to the small scale of the proposal, the character and fabric of the Listed Building is not considered to be materially affected. Therefore, the proposal outlined within 17/00598/FUL is recommended for approval subject to diameter and colour details to be agreed.

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:

Planning Panel Decisions

Planning Panel - 5 September 2017

PROPOSAL: **Erection of 1 No. single storey detached dwelling at Land Adjacent And North Of 23 Sauchenford Holding Snabhead Road East Plain**

UPRN: **000122070277**
Ward: **Ward 7 Bannockburn**
Reference: **16/00645/FUL**
Type: Full
Date Valid: 4 October 2016
Officer: Gavin Forrest, Telephone: 01786 233674 Email: forrestg@stirling.gov.uk

Applicant/Agent: Rustic Eco Properties per Munro Consulting7 Lynedoch Street Glasgow G3 6EQ

Decision: **Deferred to a future Panel**

PROPOSAL: **Erection of residential development with associated landscaping and access at Land Between Gartness Road And Blaressan House Station Road Killearn**

UPRN: **000122070369**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00784/FUL**
Type: Full
Date Valid: 14 December 2016
Officer: Iain Jeffrey, Telephone: 01786 233676 Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mactaggart And Mickel Homes Ltd per Icen Projects LtdThe Mercantile Chambers 53 Bothwell Street Glasgow G2 6TS

Decision: **Approve, subject to a Section 75 agreement**

PROPOSAL: **Erection of 12No. holiday chalets and provision of associated supporting infrastructure at Land 190 Metres North Of Barns Knowe Stirling**

UPRN: **000122068438**
Ward: **Ward 5 Stirling West**
Reference: **17/00357/FUL**
Type: Full
Date Valid: 15 May 2017
Officer: Iain Jeffrey, Telephone: 01786 233676 Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Spectrum Properties Scotland per Andrew Bennie Planning Ltd3 Abbots Court Dullatur G68 OAP

Decision: **Deferred to a future Panel**

PROPOSAL: **Conversion and extension of existing garage into a self contained ancillary annex and two storey extension to the main dwelling at 9 St Thomas Well Stirling FK7 9PR**

UPRN: **000122011767**
Ward: **Ward 5 Stirling West**
Reference: **17/00387/FUL**
Type: Full
Date Valid: 17 May 2017
Officer: Mark Laird, Telephone: 01786 233678 Email: lairdm@stirling.gov.uk

Applicant/Agent: Miss Amanda Tervit Struan 9 St Thomas's Well Stirling FK7 9PR

Decision: **Deferred to a future Panel**

PROPOSAL: **Erection of a pergola at Auchengillan Coach House Blanefield G63 9AU**

UPRN: **000122047750**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00409/FUL**
Type: Full
Date Valid: 25 May 2017
Officer: Andrew Gardiner, Telephone: 01786 233675
Email: gardinera@stirling.gov.uk

Applicant/Agent: Mr Robert Davies per S.W. Designs19 Earl's Hill Balloch Cumbernauld G68 9ET

Decision: **Approve**

PROPOSAL: **Application under Section 42 of the Town & Country Planning (Scotland) Act 1997 to not comply with Condition 5 of Planning Permission 14/00498/FUL in regards to disabled parking provision at The Engine Shed Forthside Way Stirling FK8 1QZ**

UPRN: **000122069188**
Ward: **Ward 6 Stirling East**
Reference: **17/00531/FUL**
Type: Full
Date Valid: 5 July 2017
Officer: Gavin Forrest, Telephone: 01786 233674 Email: forrestg@stirling.gov.uk

Applicant/Agent: Historic Environment Scotland Longmore House Edinburgh EH9 1SH

Decision: **Deferred for Hearing at a future Panel**

Planning Enforcement – week ending 08/09/17

New Cases Received

Issue: Fascia Signage
Address: Dunblane, FK15 0EE
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/085/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Breach of Condition
Address: Blanefield,
Ward: Ward 2 Forth & Endrick
Reference: EN/17/086/NONCOM
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Erection of fence.
Address: St Ninians, Stirling, FK7 9HP
Ward: Ward 5 Stirling West
Reference: EN/17/036/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No further action proposed.

Issue: Unkempt Condition of land
Address: Stirling, FK7 7PH
Ward: Ward 6 Stirling East
Reference: EN/17/073/AMENIT
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: The condition of the site is not considered an amenity issue in planning terms at this time.

Issue: Erection of platform type structure within rear garden ground.
Address: Killearn, G63 9RF
Ward: Ward 2 Forth & Endrick
Reference: EN/17/077/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

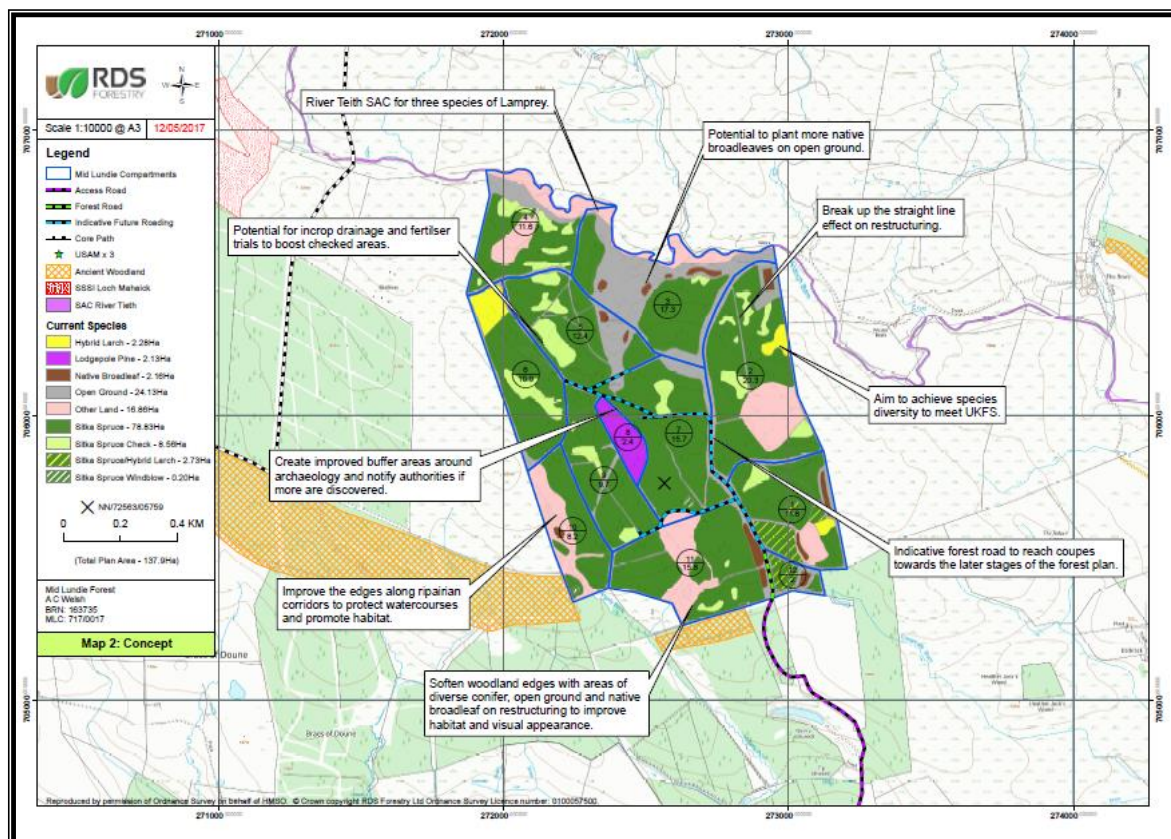
Forestry Commission Scotland Public Register - New Applications

Application Type:- Forestry Grant Scheme

Location:- Mid-Lundie, c. 4.0 km north of Doune

O.S. Grid Reference:- NN 727 070

Forestry Commission Scotland Reference:- 16FGS09655



Proposed Works

Mid Lundie forest covers 138 ha. or thereby. First established in 1993, Sitka spruce predominates (57%), with smaller areas of alternative conifers and native broadleaf. At present the forest does not meet the UK Forestry Standard (UKFS) reference standard for sustainable forest management.

The long term vision is as follows:

To generate income for the landowner through timber production in order to realise return on the initial investment to establish the woodland.

To create resilient woodland that meets the UKFS as a minimum for species diversity.

To protect archaeology, watercourses and enhance habitats.

Comments on the applications can be submitted via the Forestry Commission Scotland website:-

<http://www.cms.forestry.gov.uk/publicRegister/caseSearch.jsf> and entering relevant FCS ref. no. **16FGS09655**.

The public consultation ends on 2 October 2017.

Further information is also available from Forestry Commission Scotland Perth and Argyll Conservancy, Upper Battleby, Redgorton, Perth PH1 3EN Tel:- 01738 442830 e-mail panda.cons@forestry.gsi.gov.uk.

Stirling's Doors Open Days & Archaeology Month 2017

Doors Open Days is a great chance for both locals and visitors to get a rare view inside some of the Stirling area's most interesting buildings, as well as to enjoy a lot of fun, free events taking place throughout the Stirling Council area. Doors Open Day / Archaeology Month is family friendly and encourages people of all ages to take an interest in their local heritage, both ancient and modern, and learn more about it.

This is Stirling's 23rd year of taking part in Doors Open Days, this year the event is on Saturday 16th & Sunday 17th September 2017. Scottish Archaeology Month is on for the whole of September. Highlight buildings to visit this year include Stirling Fire Station, the Sheriff Court, Carbeth Huts and new buildings in Kippen. Alternatively you could take part in an archaeological dig!

For full details of all buildings, times and events pick up a Doors open Days booklet from your local library, Council office or other venue, go to the Doors Open Days Stirling facebook or twitter pages or visit <http://my.stirling.gov.uk/events/view/3901>

Look out for the blue banners / balloons on participating buildings.

Doors Open Days and Scottish Archaeology Month (both supported by Historic Environment Scotland www.historicenvironment.scot), are Stirling's contribution to European Heritage Days, which take place throughout Europe each September.

European Heritage Days have been happening annually since 1999, they were launched by the Council of Europe in 1991 and are now run by the Council of Europe and the European Commission. This year hundreds of thousands of people in throughout the signatory States of the European Cultural Convention will celebrate Europe's cultural heritage.

Doors Open Days and Archaeology Month, as part of European Heritage Days, highlight local skills and traditions, the history of an area, architecture and works of art, but the broader aim is to bring citizens together in harmony even though there are differences in cultures and languages.

For further information on European Heritage Days please go to www.ehd.coe.int

For more information on Stirling's Doors Open Days contact doorsopendays@stirling.gov.uk

For more information on Stirling's Archaeology Month contact cookm@stirling.gov.uk