



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

## **APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION**

**Date**            **20 September 2017**

**Week Number** **37**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 28 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, 27 September 2017**.



# *The Planning Schedule*

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## **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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council may also be obtained from [www.stirling.gov.uk/onlineplanning](http://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](http://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](http://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](http://www.scotland.gov.uk).

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

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

## **Scheme of Delegation**

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

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

### **Planning - Section 43A Scheme of Delegation**

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

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

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

#### **(a) Planning Authority Applications**

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

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

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

#### **(c) Member Remit to Planning Panel**

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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

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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: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a>

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 ..... Email: <a href="mailto:curriel@stirling.gov.uk">curriel@stirling.gov.uk</a>
Asst Planning Enforcement Officer, Andrew Gardiner: .....
☎ 233675 ..... Email: <a href="mailto:gardinera@stirling.gov.uk">gardinera@stirling.gov.uk</a>

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 ..... Email: <a href="mailto:withingtoni@stirling.gov.uk">withingtoni@stirling.gov.uk</a>

# *Valid Planning Applications Received*

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## Major Developments

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

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## Local Developments

Application Number	Description	Decision Level
17/00726/FUL 14 Sep 2017 Ward 7 Bannockburn 283708 688834	<b>Proposed new industrial storage building at Norbord Ltd, Station Road, Cowie, FK7 7BW,</b> for Harpers per RJM Architectural Design Bottom Shed North Road Industrial Estate North Road Inch <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00718/FUL 13 Sep 2017 Ward 4 Stirling North 279440 695600	<b>Change of use of public house on ground floor and first floor flat to church meeting place and church offices at 112 Strathmore Drive, Cornton, Stirling, FK9 5DS,</b> for Mr Duncan Dougall 28 Learmonth Street Falkirk FK1 5AG <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00707/FUL 13 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 278579 697333	<b>Erection of two storey extension to dwelling house and new rear dormer at 9 Inverallan Drive, Bridge Of Allan, FK9 4JR,</b> for Mr John Casey per Kennedy Architectural Services 18 Ballater Drive Causewayhead Stirling FK9 5JH <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00715/FUL 13 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 279706 696912	<b>Erection of new garage (retrospective) at 9 Airthrey Avenue, Bridge Of Allan, FK9 4RB,</b> for Mr David Phillip per Laura Roddy 24A Stafford Street Edinburgh EH3 7BD <b>Officer:</b> Lynne Currie, Tel: 01786 233673, Email: curriel@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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17/00719/FUL 13 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 279659 697569	<b>Landscaping works, repair boundary wall and widen the opening to the property at 19 Chalton Road, Bridge Of Allan, FK9 4DX</b> , for Mrs Jemma Balfour per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00725/FUL 13 Sep 2017 Ward 3 Dunblane & Bridge Of Allan 278679 701238	<b>Erection of 2No. dwelling houses at Garden Ground To West Of Netherby, St Mary's Drive, Dunblane</b> , for Mr & Mrs B McNeil per Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00637/FUL 11 Sep 2017 Ward 2 Forth & Endrick 261747 686622	<b>Installation of a PCP and BT Broadband Cabinet which provides Super-Fast Fibre Optic Broadband at Pavement Opposite Fintry Garage, Main Street, Fintry</b> , for Morrison Utility Services per CATSRUVEYS Group Ltd The Stable Codham Hall Lane Brentwood Essex <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00700/FUL 11 Sep 2017 Ward 2 Forth & Endrick 261437 694902	<b>Change of use from agricultural land to campsite, erection of swimming pool and camping pods at Land 90M South East Of Arnprior Farm, Stirling</b> , for Mr & Mrs Duncan & Rebecca McEwen per Pocket Size Architecture 48 Keith Court Partick Glasgow G11 6QW <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00721/FUL 13 Sep 2017 Ward 2 Forth & Endrick 252829 679219	<b>Erection of timber hut with pitched roof for recreational use at 129 Lower Hill, Blanefield</b> , for Ms Christine Hancox 50 Auld Kirk Road Tullibody FK10 2TG <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00732/PPP 15 Sep 2017 Ward 2 Forth & Endrick 264515 694152	<b>Residential development at Land Adjacent And South Of Maryhill Cottage, Redgate Hill, Cauldhame, Kippen</b> , for Alan & Val Beaton per Michael S Evans Ty-Newydd 11 Murchie Drive Kings Meadow Prestwick <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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17/00723/FUL 13 Sep 2017 Ward 6 Stirling East 280152 694177	<b>Rear one storey extension at 23 Millar Place, Riverside, Stirling, FK8 1XD</b> , for Mr & Mrs Seymour per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00717/FUL 11 Sep 2017 Ward 5 Stirling West 278796 692475	<b>Extensions to front and rear of dwelling house at The Old Smithy, 11 Laurelhill Gardens, Torbrex, Stirling, FK8 2PT</b> , for Mr Steven Morris per David Angus Limited 11 Mortimer Court Dalgety Bay Dunfermline KY11 9UQ <b>Officer:</b> Gavin Forrest, Tel: 01786 233674, Email: forrestg@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00727/FUL 14 Sep 2017 Ward 5 Stirling West 278041 692753	<b>Proposed erection of porch at 22 Parkdyke, Stirling, FK7 9LR</b> , for Mr & Mrs J Garnham per BDA Design 38 Wellpark Crescent Stirling FK7 9HF <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00703/NAG 11 Sep 2017 Ward 1 Trossachs & Teith 265905 700336	<b>Erection of shed at 350M North West Of Mains Of Boquhapple, Thornhill</b> , for Norman Greer Wharlaw Hill Farm Carnbo KY13 0NZ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00716/FUL 12 Sep 2017 Ward 1 Trossachs & Teith 271623 701491	<b>Erection of a gas governor kiosk and associated works at Deanston Distillery, Deanston Road, Deanston, FK16 6AG</b> , for Distell Europe Ltd per GVA Grimley Ltd 206 St Vincent Street Glasgow G2 5SG <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: A

## 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
No Council Interest applications have been received this week.		



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**PROPOSAL:**                   **Extension to side and front of dwelling house at 13 Oak Drive Fallin FK7 7EL**

UPRN:                           **000122033467**  
Ward:                           **Ward 7 Bannockburn**  
Reference:                   **17/00599/FUL**  
Type:                           **Full**  
Date Valid:                  **1 August 2017**  
Officer:                       **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:           **Mr & Mrs A Jeffrey per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH**

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Proposed erection of student residences with associated access, landscaping and infrastructure works at Land And Property At 14-16 And Former Toilets Dumbarton Road East Stirling**

UPRN:                           **000122058729**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **17/00247/FUL**  
Type:                           **Full**  
Date Valid:                  **31 March 2017**  
Officer:                       **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:           **McLaren (Stirling) Ltd per Muir Smith Evans First Floor 23 Castle Street Edinburgh EH2 3DN**

**Decision:**                   **Approve with Conditions**

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**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: mckechnie@stirling.gov.uk**

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

**Decision:**                   **Approve**

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**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**

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**PROPOSAL:**                    **Timber framed hut with a pitched felt roof at 222 Carbeth Roads Blanefield**

UPRN:                            **000122049244**  
Ward:                            **Ward 2 Forth & Endrick**  
Reference:                    **17/00468/FUL**  
Type:                            Full  
Date Valid:                    13 June 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Ms Ann Dolan 100 Stratford Street Flat 1/1 Glasgow G20 8SF

**Decision:**                    **Approve with Conditions**

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**PROPOSAL:**                    **Single storey extension to the rear (west side) to create space for a community museum at Fintry Sports And Recreation Club Kippen Road Fintry G63 0YA**

UPRN:                            **000122009909**  
Ward:                            **Ward 2 Forth & Endrick**  
Reference:                    **17/00516/FUL**  
Type:                            Full  
Date Valid:                    27 June 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Fintry Sports & Recreation Club per Mulgrew Architectural Consultancy Clachan House Crow Road Fintry G63 0XG

**Decision:**                    **Approve**

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**PROPOSAL:**                   **Installation of flue at Coach House Cottage Watson House  
Gargunnoch FK8 3BN**

UPRN:                           **000122052928**  
Ward:                           **Ward 2 Forth & Endrick**  
Reference:                   **17/00615/FUL**  
Type:                            Full  
Date Valid:                   9 August 2017  
Officer:                       Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Ms Clare Wallace per Lawrie Orr Chartered Architect 47 Strathmore  
Avenue Dunblane FK15 9HX

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Proposed erection of additional store plant equipment and  
formation of new fenced compound at 2B Springbank Road  
Stirling FK7 7WR**

UPRN:                           **000122060016**  
Ward:                           **Ward 6 Stirling East**  
Reference:                   **17/00509/FUL**  
Type:                            Full  
Date Valid:                   6 July 2017  
Officer:                       Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Aldi Stores Ltd per GVA Grimley Ltd. Quayside House 127 Fountainbridge  
Edinburgh EH3 9QG

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Two storey extension to infill between existing house and  
separate garage at 1 Claymore Drive Balquhadderock  
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**

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**PROPOSAL:**                   **Proposed alteration to roof at 10 Lamberton Avenue  
Stirling FK7 7TT**

UPRN:                           **000122027291**

Ward:                           **Ward 6 Stirling East**

Reference:                   **17/00585/FUL**

Type:                           **Full**

Date Valid:                   **31 July 2017**

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

Applicant/Agent:           **Ms Elizabeth Dickinson per Architectural Services And Design 40 Polmont  
Park Polmont Falkirk FK2 0XT**

**Decision:**                   **Approve**

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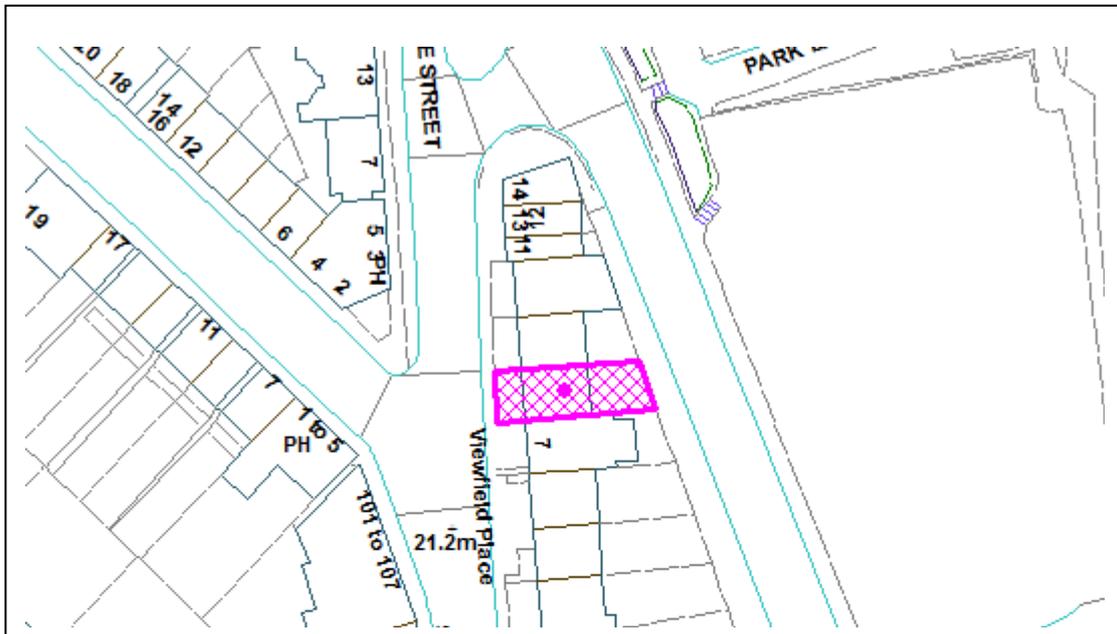
# Planning Schedule Recommendations

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

**PROPOSAL:** Change of use and conversion from offices to create 2No 2 bed apartments at Ground And First Floor At 8 Viewfield Place Barnton Street Stirling

UPRN: 000122070554  
Ward: Ward 4 Stirling North  
Reference: 17/00226/FUL  
Type: Full  
Date Valid: 23 March 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr Jijesh Nair per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT



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**Recommendation:** Approve

## Status Constraints:

Conservation Area,  
Within 50m of Listed Building

## **Supplementary Information:**

### ***Report of Handling***

#### **Summary of Representations**

1 representation was received expressing support for the proposal.

1 representation was received raising the following issues:

Property would be best converted into one family home rather than subdivided into apartments. No properties on the terrace have had permission to sub divide the ground and first floor into separate apartments, were this to be allowed it would set a precedent.

Sub-dividing the property would exacerbate parking issues, currently there are no residential spaces on Viewfield Place.

There is no area for wheelie bins and associated recycling bins to be stored apart from in front of the terrace. This would lead to vermin being attracted, it is not aesthetically appealing and does not portray an image to tourists and residents alike.

The living room/kitchen area for the 1st floor apartment would back on to a bedroom of the neighbouring property, this would cause problems with noise. There are no proposals to soundproof the walls, and noise can be heard very easily.

Problems with the sewer on the terrace will worsen by increasing the number of potential users, unless the system can be upgraded.

#### **Summary of Consultation Responses**

No consultations issues or received.

#### **Development Plan and Other Material Considerations**

Stirling Local Development Plan 2014

##### **Policy 1.1: Site Planning**

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

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

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

Policy 2.6: The Network of Centres states that within all Network Centres changes of use to residential use will not generally be supported on the ground floor of buildings.

Policy 7.2: Development within and outwith Conservation Areas states that where development will impact on the Conservation Area, the development shall preserve or enhance its character, appearance and setting. All development should respect the architectural and visual qualities of the area.

### Policy 7.3: Development affecting Listed Buildings

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

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

### Summary of Submission

The proposal seeks planning permission to change the use of this currently vacant class 2 unit, most recently office space over two floors, to two (2 bedroom) flatted units. The property makes up 2 of the 3 floors of 8 Viewfield Place, and is a category B Listed building within Stirling Town & Royal Park Conservation Area. The basement floor is in separate ownership as a residential garden flat. The proposal would involve separating the property to create a residential unit on the ground floor, and another on the first floor, as well as a number of alterations to enable this division.

The change of use at this property is contrary to Policy 2.6, as it would involve the change of use to residential at ground floor level within the Network Centre. However, it is considered that as the property is on the edge of the Network Centre, and was originally a residential property, that the conversion to residential at ground floor level is acceptable. Given that there is no access to rear garden ground, and very limited front garden ground, it is considered appropriate for the remaining levels to be divided into flats, as one house would not have any suitable garden ground.

The exterior alterations to the building that also require planning permission due to the properties Conservation Area location include slate roof vents on the front (10) and rear (13) of the property. These are to be discretely positioned primarily at the bottom of the roof, and designed to blend in with the surrounding roof. This will have minimal effect on the character of the Listed Building and surrounding Conservation Area. A boiler outlet and vent extract would also be added to the rear elevation of the roof. Although in this property the rear elevation is visible from many viewpoints due to its raised position, these are relatively small alterations that are not considered to have a detrimental impact upon the Conservation Area or character of the listed building. The vent extract currently set within the glazing of the rear centre window will also be removed, which is a positive reinstatement of the window in its original form.

In response to issues raised during consultation, the Planning authority have the following comments:

The separation of ground and first floor of this property is not considered to be detrimental to the wider area. There will not be a precedent established, as each proposal is considered independently in regards to relevant planning policy and supplementary guidance in place at the time.

The number of cars present on the street as a result of the proposed development will be minimal (up to 2), which is comparable to the number present were the unit to operate as a Class 2 office building. Due to the City Centre location, it is not considered necessary for residential parking to be provided, as the property is in close proximity to local and national transport links.

Suitable bin storage is provided within the front curtilage of the properties, which will keep this from view from the public street. This is not considered to be an issue in regards to visual amenity, and bins currently service units within the street. Any issues in regards to vermin should be raised with Environmental Health if necessary.

The property was originally a residential dwelling, it is not considered that the noise from one habitable room to another should be detrimental to the amenity of either property, however any issues regarding noise insulation shall be addressed during the attainment of a Building Warrant as would any water capacity issues.

Overall, it is considered that although the proposal is contrary to Policy 2.6, it is a suitable conversion, with additions being sympathetic and in keeping with the Listed Building and Conservation Area where necessary. The change of use would not have a detrimental impact upon the amenity of neighbouring properties or the surrounding area. Therefore the proposal outlined in 17/00226/FUL can be supported.

**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**

No Applicable.

**Directions Under Regulations 30, 31 or 32**

Not Applicable.

**Community Council:**

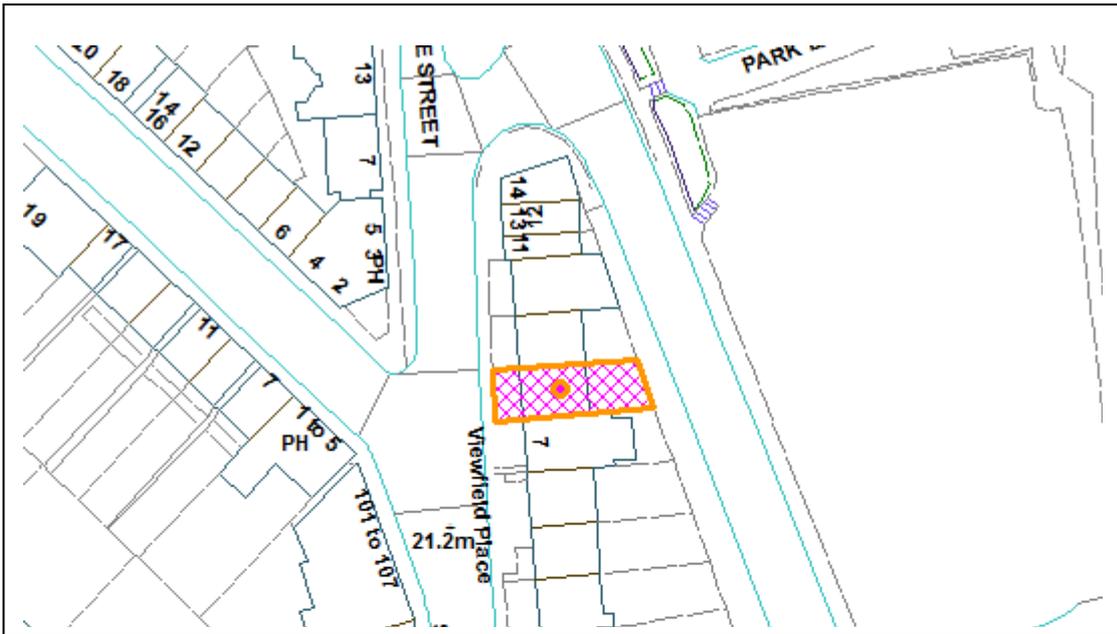
No consultation sent or requested.

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**PROPOSAL:** Internal alterations to create 2No 2 bed apartments at Ground And First Floor At 8 Viewfield Place Barnton Street Stirling

UPRN: 000122070554  
Ward: Ward 4 Stirling North  
Reference: 17/00227/LBC  
Type: Listed Building Consent  
Date Valid: 23 March 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr Jijesh Nair per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling United Kingdom



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**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

None

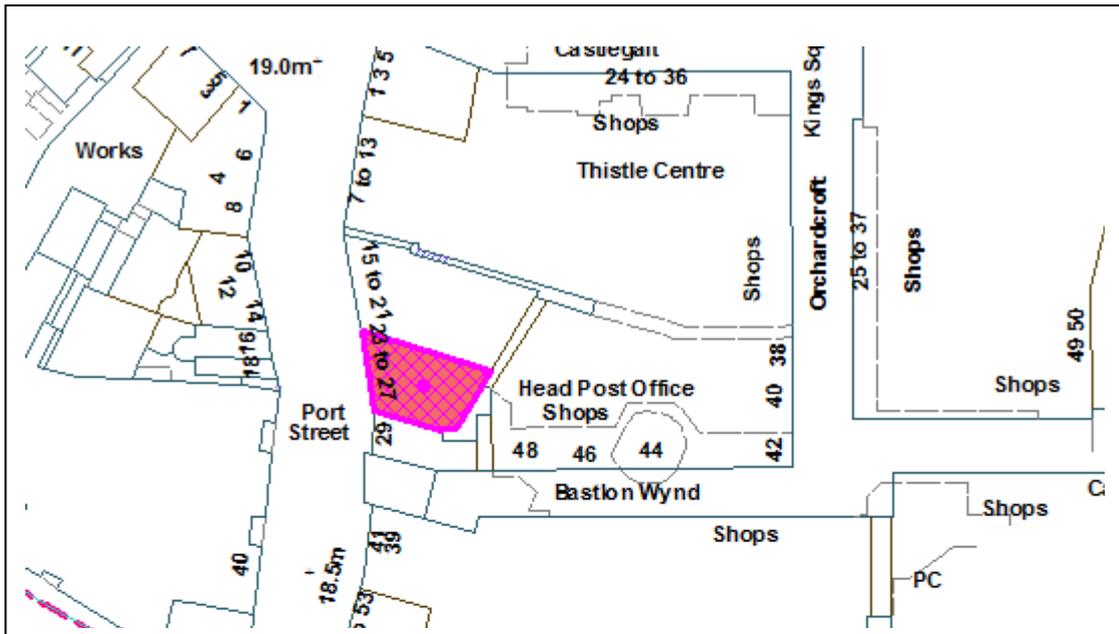
**Community Council:**

No consultation sent or requested.

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**PROPOSAL:** Internal alterations to convert shop to office and external alterations to fit signage at 23 Port Street Stirling FK8 2EJ

UPRN: 000122019373  
Ward: Ward 4 Stirling North  
Reference: 17/00555/LBC  
Type: Listed Building Consent  
Date Valid: 21 July 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: Aberdeen Considine & Co per McEachern Architects 13 Allan Park Stirling FK8 2QG



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**Recommendation:** Approve

**Status Constraints:**

Ancient Monument - Historic Scotland,  
Conservation Area,  
Within 50m of Listed Building  
LB Cat: C(s)

**Supplementary Information:**

The proposed works are considered to be sympathetic to the listed building.

**Community Council:**

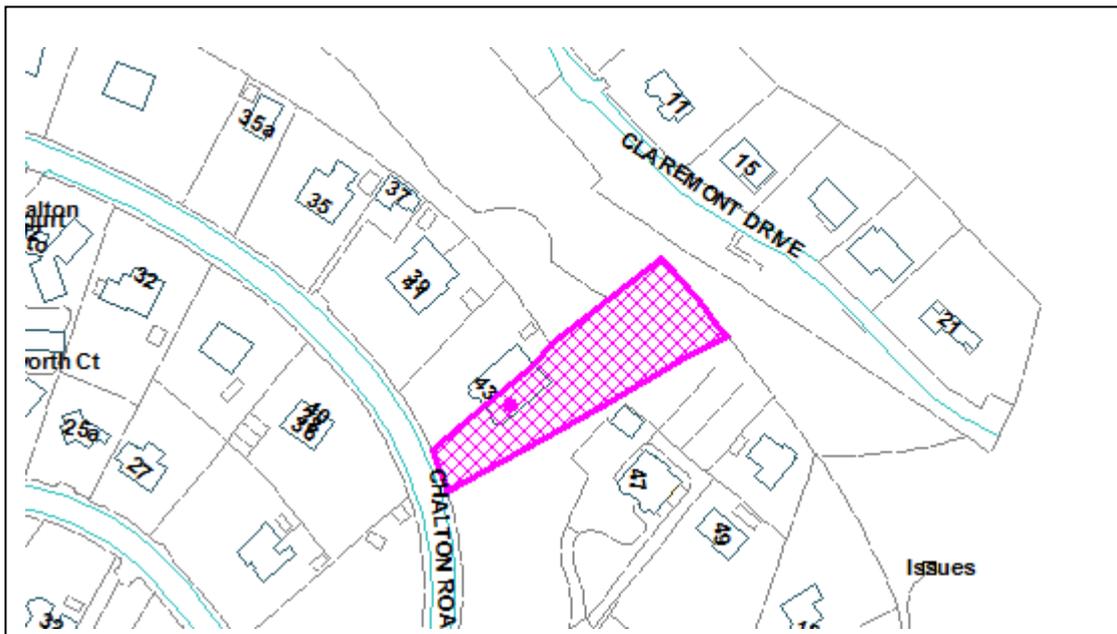
No consultation sent or requested.

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**PROPOSAL:** Proposed alterations to existing dwelling house including internal alterations, new garage, garden gates, gate posts and alterations to existing garden wall at East Woodstock 45 Chalton Road Bridge Of Allan FK9 4EF

UPRN: 000122030495  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 16/00079/FUL  
Type: Full  
Date Valid: 9 February 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr & Mrs Ford per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

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

- 2 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-

The condition of each original timber window/door and the proposed refurbishment/repair works necessary, following recognised conservation practices.

A roof plan drawing clearly showing the number of proposed roof vents, their positions on the roof and the conservation style vent type proposed.

Drawings of a scale, which clearly show the proposed structural alterations required.

Detailed drawings of a scale that clearly show the proposed new timber windows and door types (internal and external) including finished materials, joinery details, ventilation, proportions and opening method. The proposed new doors are to match the appearance of the original historic doors.

Details of all the proposed external ventilation grilles/flues including materials made from, locations and sizes.

Drawings of a scale that clearly show how the new entrance pillars are to be formed and how they are to join with the original historic wall. Including the new gate and low level wall design and materials proposed.

Drawings at 1:20 scale showing the proposed stone alterations to form the new stirling door on the east elevation.

The proposed roof light types and sizes

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.

- 3 **Drainage:** For the avoidance of doubt all the proposed exterior drainage pipes will be cast iron and not plastic.
- 4 **Landscape - Hard Landscaping:** No development shall take place until details of proposed means of boundary treatment, enclosures, screening, walls and fences, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority.
- 5 **Landscape - No Topping, Lopping or Felling:** No trees, shrubs or hedges within the application site shall be topped, lopped, felled or uprooted without the prior written consent of the Planning Authority.
- 6 **Roof light on Northern Roof Plane:** The roof light facing towards number 43 Chalton Road shall be opaque.

**Reason(s):**

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

- 4 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 5 To ensure the protection, retention and long term viability of existing trees which contribute to the amenity of the proposed development and the surrounding area and to ensure that no unnecessary damage is caused to existing trees, shrubs and other vegetation, as a result of the proposed development operations.
- 6 in order to protect this neighbours privacy as it has a roof light at a similar height and position facing the proposed roof light.

**Status Constraints:**

Conservation Area,  
LB Cat: B

**Supplementary Information:**

## ***Report of Handling***

### **Summary of Representations**

One letter of representation was received detailing the following:

Concern was expressed that the roof windows planned as part of the attic conversion at 45 Chalton Road could result in a loss of privacy.

Response: the roof lights on the roof plane facing west are to have opaque glass at the attic level.

### **Summary of Consultation Responses**

None

### **Development Plan and Other Material Considerations**

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

Policy 2.12: Residential Alterations and Extensions of the Adopted Stirling Council Local Development Plan Sept 2014: Supports alteration and or extension of residential properties provided that:

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

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

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

This policy is supported by supplementary guidance twelve, which is set out below:

Material Consideration Approved Supplementary Guidance 12: states that: an extension to a house should be sympathetic in terms of scale, positioning and detail to the original building. Normally an extension will be considerably smaller than the original house, and designed to look like an integral part. Also in order to protect existing daylight and sunlight to neighbouring habitable room windows; extensions should be designed to minimise the overshadowing of neighbouring properties. In order to safeguard privacy the development should be suitably orientated and spaced, and windows suitably placed to prevent overlooking of habitable rooms and areas from neighbouring dwellings. In planning developments, careful consideration must be given to issues of privacy and overlooking (in relation to neighbouring habitable room windows), particularly if the structure is detached from the main building and/or elevated.

Policy 7.2 of the Adopted Stirling Council Local Development Plan Sept 2014: seeks to preserve or enhance the character and appearance of conservation areas by ensuring that new development accords with the special architectural and visual qualities of the conservation area. Development should relate well to the density and pattern of existing development, the design, massing, scale and materials used in surrounding buildings. Furthermore retain existing natural and built features, which contribute to the character of the conservation area and/ or its 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.

Policy 7.5 of the Adopted Stirling Council Local Plan Sept 2014: New/Replacement Windows for Listed Buildings and in Conservation Areas:

There will be a presumption in favour of the retention (with traditional repair/sympathetic refurbishment if required) of original windows or other windows of historic significance. Replacement of, or alteration to, existing windows will be considered as follows: -

- (a) Where original windows or other windows of historic significance are proven to be beyond repair, replacement matching them in every respect including materials, dimensions, profiles, opening method and finish will be acceptable. Reuse of historic glass and other features may be required.
- (b) Where original windows, or other windows of historic significance, no longer exist, support will be given to proposals, which reinstate a historically correct window type, including design, material and opening method.
- (c) Double-glazing may be acceptable where part (a) or (b) of this policy applies or where it can be incorporated within the existing joinery, and, only where there will be no loss of historic glass and no adverse impact on the character or appearance of the Listed Building or Conservation Area.
- (d) Secondary glazing is supported where it can be internally installed without detriment to the external appearance of the building or internal features of interest.

### **Summary of Submission**

Full planning permission is being sought to alter the dwelling sited at 45 Chalton Road to install roof lights as part of the conversion of the loft space and outbuilding to additional living space, erect a new garage and upgrade the existing entrance including the erection of new stone gate piers. The property at 45 Chalton Road is a category B listed building situated within the Bridge of Allan Conservation Area, located on the corner of Chalton Road, as it starts to bend round to meet with Kenilworth Road. The list description describes it as a: "mid Victorian symmetrical two storey semi-detached property" and it is constructed from predominantly blonde sandstone, with timber framed painted windows (sliding sash and case) and doors. The existing roof is clad in the original natural slate, with metal down pipes and gutters painted white. The plot is very linear starting off narrow at the road side and then widening out towards the rear.

For the ground floor, the proposals include the removal of the garage door and replacing it with glazing as part of the conversion works to convert the garage (original outbuilding) into a new utility area and dining space. This existing garage area is an original outbuilding attached to the rear of the house, which has crow stepped stone gables and a natural slate clad roof. To the east of the property there is a large garden area, which the applicants wish to use more, therefore it is proposed to form a new door way out from the living area, stepping down and allowing access to a grassy area of garden that sits beyond the upgraded driveway. To the rear of the house and attached to the existing outbuilding it is proposed to erect a new garage that will sit within the area between the rear of the house and the raised rear garden area. The front elevation of the garage will be clad in stone to match the main house and the sides and rear elevations rendered, with natural slate on the roof. This garage is also to sit back from the frontage of the existing outbuilding to leave its crow stepped gable as the prominent feature of the building.

For the second floor the applicants intend using the large roof space, knocking through from the existing study, frame out, insulate and form a large living space. In order to provide light and ventilation to this new habitable space it is proposed to install a number of new roof lights. Finally, the existing drive is to be upgraded with new gates next to the main house frontage and down where the drive meets the road new stone piers are to be formed to match the neighbours, although due to the drive position they cannot be sited to exactly match the neighbours.

The applicants have worked closely with the planning service to ensure the proposals involve a high degree of preservation and restoration of specific historical features. It is considered the proposals have been designed to preserve the character and setting of the conservation area and the listed building, as the proposals use sympathetic design and materials/methods.

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 these 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.

The proposed garage extension is considered to be of a design, scale and finish that will preserve the appearance of the existing building and is considered to integrate well with the design of the existing building. These proposals overall do not compromise the building and will blend in well with the immediate environment, due to the appropriate scale and use of finishing materials, ensuring that character will not be compromised. The proposed extension is to sit neatly on the rear elevation and will not interfere with the current street scape and the density of built form within the conservation area, nor will it adversely impact upon important views through it.

With respect to amenity it is considered that these proposals will not adversely impact upon residential amenity for the following reasons: the proposals will not have any adverse impact upon any neighbour's habitable room privacy, as the proposals do not include any habitable room windows looking directly into neighbouring habitable room windows at a distance of less than eighteen metres. Furthermore, due to the proposed extensions orientation, height and size it is not considered that it will adversely impact upon any neighbours habitable room daylight or sunlight. The proposal will not adversely impact upon the plot and more than adequate garden ground and off street parking will be left once the proposals have been built.

For these reasons the application is supported.

#### **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:**

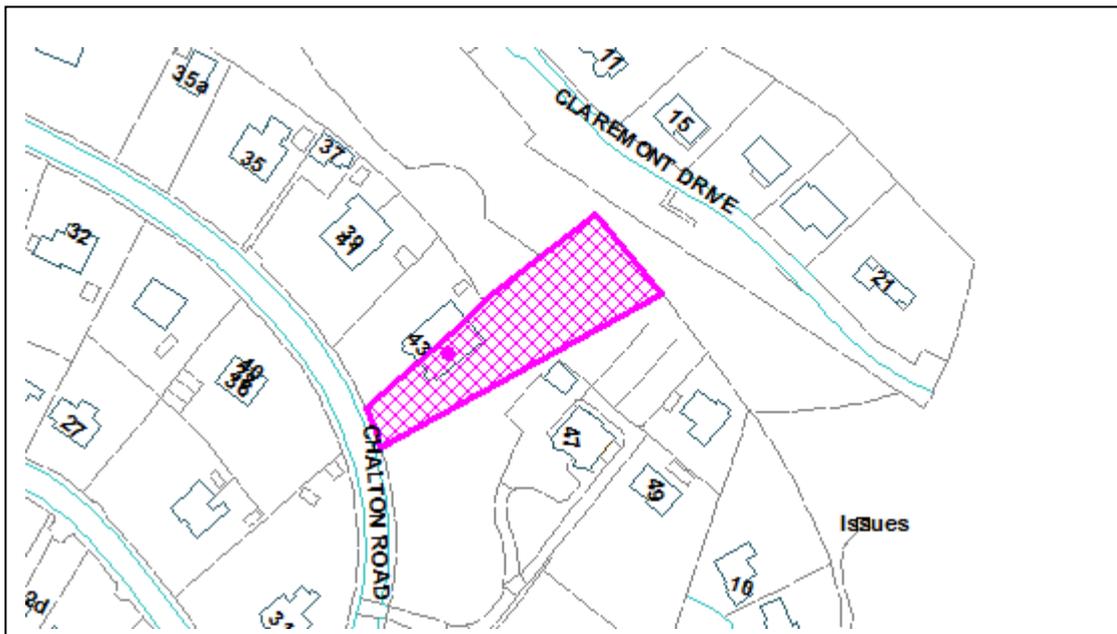
No consultation sent or requested.

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**PROPOSAL:** Proposed internal alterations and extension including internal slappings, new garage, gates and alterations, gate posts and gates to front wall at East Woodstock 45 Chalton Road Bridge Of Allan FK9 4EF

UPRN: 000122030495  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 16/00080/LBC  
Type: Listed Building Consent  
Date Valid: 9 February 2016  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr & Mrs Ford per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

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

- 2 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-

The condition of each original timber window/door and the proposed refurbishment/repair works necessary, following recognised conservation practices.

How existing historic features, such as: windows, timber doors including architraves, window architraves/shutters, cornice, balustrades and original timber skirtings are to be protected during the works and retained as part of the scheme. This shall include: methods for removal, the protection measures during building works, any repair work required and method for the reinstatement.

The method for the careful removal of the balustrade panels to allow the original balustrade to be reinstated. Including the proposed repair works, formation of any new sections and including preservation of the existing sections.

A roof plan drawing clearly showing the number of proposed roof vents, their positions on the roof and the conservation style vent type proposed.

Drawings of a scale, which clearly show the proposed structural alterations required.

Detailed drawings of a scale that clearly show the proposed new timber windows and door types (internal and external) including finished materials, joinery details, ventilation, proportions and opening method. The proposed new doors are to match the appearance of the original historic doors.

Details of all the proposed external ventilation grilles/flues including materials made from, locations and sizes.

Drawings of a scale that clearly show how the new lowered ceilings are to be formed and how it is to join with the original historic roof and any cornice.

Drawings of a scale that clearly show how the new entrance pillars are to be formed and how they are to join with the original historic wall.

Drawings at 1:20 scale showing the proposed stone alterations to form the new stirling door on the east elevation.

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.

- 3 **Listed Historic Features Retention:** For the avoidance of doubt the following original historic features are to be preserved/restored and retained in situ:

All original skirtings (can be carefully removed and put back for the purposes of carrying out the works)

All original architraves around windows and doors to be retained.

- 4 **Mortar:** any mortar for re pointing or rebuilding will be a cement-free lime-only mortar in an appropriate mix for the masonry blocks.

- 5 **Drainage:** For the avoidance of doubt all the proposed exterior drainage pipes will be cast iron and not plastic.

- 6 **New Skirtings:** New Skirtings shall be made from timber and are to match the originals.

- 7 **New Door Architraves:** New door architraves shall be formed to match the originals.

- 8 **Original Fire places:** Original fire places shall be retained and left exposed unless otherwise agreed in writing by the planning authority.
- 9 **Blocked off Entrances:** Where an entrance is shown blocked up and the original door exists the door and its architraves are to remain in place, with the door locked and its handle removed. The necessary plaster board can be installed on the inside of the door.
- 10 **Areas of new Cornice:** New corning shall match the existing.
- 11 **New partitions/insulation:** All new partitions shall be carefully scribed around cornice and the outside wall insulation formed around windows in a tapered manner to leave exposed the window and the timber surrounds

**Reason(s):**

- 1 In order to achieve an acceptable form of external treatment.
- 2 To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is of the highest quality.
- 3 In order to preserve the character of the listed building.
- 4 In order to preserve the character of the listed building.
- 5 In order to preserve the character of the listed building.
- 6 In order to preserve the character of the listed building.
- 7 In order to preserve the character of the listed building.
- 8 In order to preserve the character of the listed building.
- 9 In order to preserve the character of the listed building.
- 10 In order to preserve the character of the listed building.
- 11 In order to preserve the character of the listed building.

**Status Constraints:**

Conservation Area,  
LB Cat: B

**Supplementary Information:**

Listed building consent is being sought to renovate, convert and alter the dwelling sited at 45 Chalton Road to update/modernise the internal living spaces, convert the loft and outbuilding to additional living space, erect a new garage and upgrade the existing entrance including the erection of new stone gate piers. The property at 45 Chalton Road is a category B listed building situated within Bridge of Allan Conservation Area, located on the corner of Chalton Road as it starts to bend round to meet with Kenilworth Road. The list description describes it as a: "mid Victorian symmetrical two storey semi-detached property" and it is constructed from predominantly blonde sandstone, with timber framed painted windows (sliding sash and case) and doors. The existing roof is clad in the original natural slate, with metal down pipes and gutters painted white. The plot is very linear starting off narrow at the road side and then widening out towards the rear.

For the ground floor, the proposals include opening up the wall (two openings) between the family room and new kitchen area to create ease of movement between these rooms and a larger family space. These new openings are to be formed below the existing cornice to retain this original feature and are of a size that ensures the original plan layout is evident. Furthermore, the existing living room fire place is to be opened up to allow the installation of a wood burning stove. The downstairs hallway and store is to be altered to form a ground floor toilet and shower room and the existing garage space is to be converted into a new utility area and dining space (opened up through the removal of the garage wall that separates the garage from the existing kitchen) off of the updated kitchen area, with the garage door being removed and replaced with glazing. This existing garage area is an original outbuilding attached to the rear of the house, which has crow stepped stone gables and a natural slate clad roof. To the east of the property there is a large garden area, which the applicants wish to use more, therefore it is proposed to form a new door way out from the living area, stepping down and allowing access to a grassy area of garden that sits beyond the upgraded driveway. To the rear of the house and attached to the existing outbuilding it is proposed to erect a new garage that will sit within the area between the rear of the house and the raised rear garden area. The front elevation of the garage will be clad in stone to match the main house and the sides and rear elevations rendered, with natural slate on the roof. This garage is also to sit back from the frontage of the existing outbuilding to leave its crow stepped gable as the prominent feature of the building.

For the first floor feature wardrobes are proposed within the existing bedrooms and these are to terminate below ceiling level to ensure the existing cornice is preserved. A new ensuite bathroom is proposed for bedroom two by converting the box room and forming a slapping through the wall into it. It is also proposed to extend the main bathroom into part of the existing shower room to create space for a new shower within this room, with the remainder of the space being used as a store.

For the second floor the applicants intend using the large roof space, knocking through from the existing study, frame out, insulate and form a large living space. The new opening is to sit lower than the cornice at this location. In order to provide light and ventilation to this new habitable space it is proposed to install a number of new roof lights.

It is also proposed to carry out works to the main stair. It currently has a framed in balustrade and it is thought that the original balustrade spindles and rail are behind the frame. It is the applicant's intention to remove the frame and restore the balustrade back to its original appearance. However, should these not be there, then it is the intention to install metal feature railings. Similarly the existing stair wall is clad in a textured plaster, which is not traditional and it is proposed to remove this and make good with a smooth finish to match the existing. Finally, the existing drive is to be upgraded with new gates next to the main house frontage and down where the drive meets the road new stone piers are to be formed to match the neighbours, although due to the drive position they cannot be sited to exactly match the neighbours.

The applicants have worked closely with the Planning service to ensure the proposals involve a high degree of preservation and restoration of specific historical features such as the windows, stone features, ceiling heights, room proportions, the ornate cornice work and the setting of the listed building. It is considered the proposals have been designed to preserve the character and setting of the conservation area and the listed building, as the proposals use sympathetic design and materials/methods.

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 these 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.

The proposed garage extension is considered to be of a design, scale and finish that will preserve the appearance of the existing building and is considered to integrate well with the design of the existing building. These proposals overall do not compromise the building and will blend in well with the immediate environment, due to the appropriate scale and use of finishing materials, ensuring that character will not be compromised. The proposed extension is to sit neatly on the rear elevation and will not interfere with the current street scape and the density of built form within the conservation area, nor will it adversely impact upon important views through it.

The proposed works are considered to be sympathetic to the design of the original dwelling. The proposed external alterations will not adversely impact on the original design intentions of the architect, not 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:**

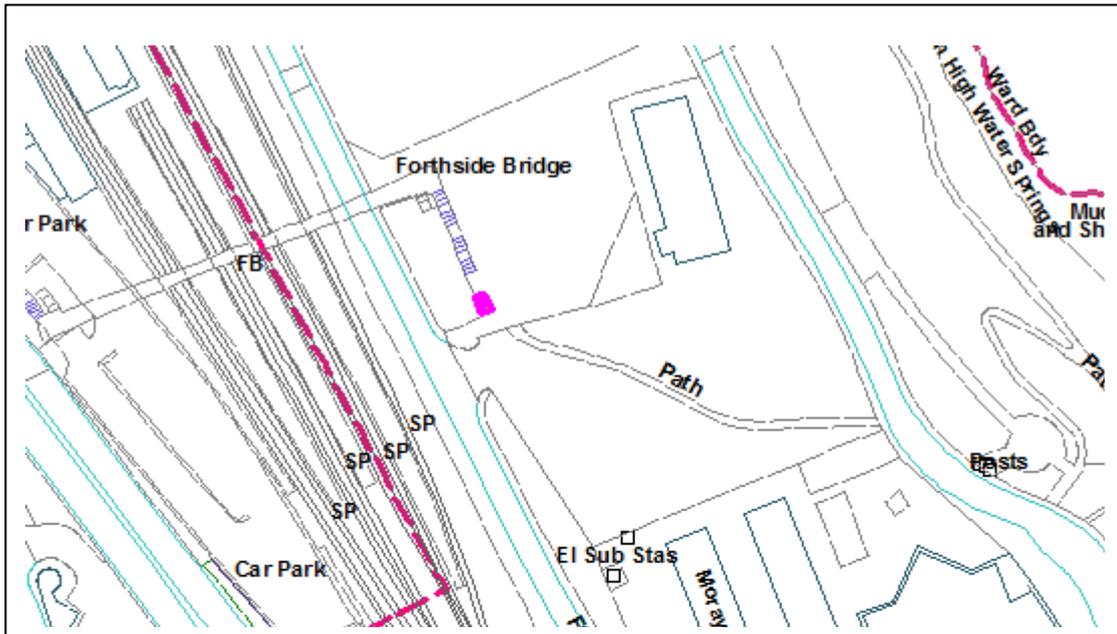
No consultation sent or requested.

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**PROPOSAL:** Proposed installation of Public Info Screen (Smart Screen) at Land 42M West Of The Engine Shed Forthside Way Stirling

UPRN: 000122070788  
Ward: Ward 6 Stirling East  
Reference: 17/00651/FUL  
Type: Full  
Date Valid: 18 August 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Stirling Council Old Viewforth Pitt Terrace Stirling FK8 2ET



**Recommendation:** Approve

**Status Constraints:**

None Mapped

**Supplementary Information:**

***Report of Handling***

**Summary of Representations**

No representations received.

**Summary of Consultation Responses**

No consultations submitted or received.

## **Development Plan and Other Material Considerations**

Stirling Local Development Plan 2014

### **Primary Policy 1: Placemaking**

In order to achieve the Council's Placemaking objectives, development of all scales must: - (a) be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.

### **Policy 1.1: Site Planning**

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

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

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

(e) All buildings, streets and open spaces should be considered and designed in a manner so as to create safe, accessible, inclusive places for people, which are easily navigable.

## **Summary of Submission**

The application seeks full planning permission to install a public information screen/smart screen. The unit would provide interactive information to the public, primarily for tourism/information purposes. The unit would be located 42m West of The Engine Shed.

The unit would measure 2164mm (h) x 900mm (w) excluding a small shelter that protrudes 57mm from the top of the unit. One side of the unit has an interactive display, and the other is blank apart from maintenance access at the lower level. The elevation with interactive screen faces the open space and Engine Shed, and no roads for a significant distance. It is considered that the location of the screen will mean that any moving or transitional images cannot be seen by road users.

The proposed development is considered to have a neutral effect on the character of the surrounding area and coherence of the space, and given the proximity to tourist routes and destinations the proposal is a logical addition. Therefore there is also considered to be no impact on surrounding landmarks and views or impacts to the safety of the location. Overall, it is considered that the proposal outlined in application 17/00651/FUL is in accordance with the Stirling Local Development Plan 2014.

## **Summary of Main Issues Raised In Respect of:**

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not Applicable.

## **Summary of terms of Section 75 Legal Agreements**

Not Applicable.

**Directions Under Regulations 30, 31 or 32**

Not Applicable.

**Community Council:**

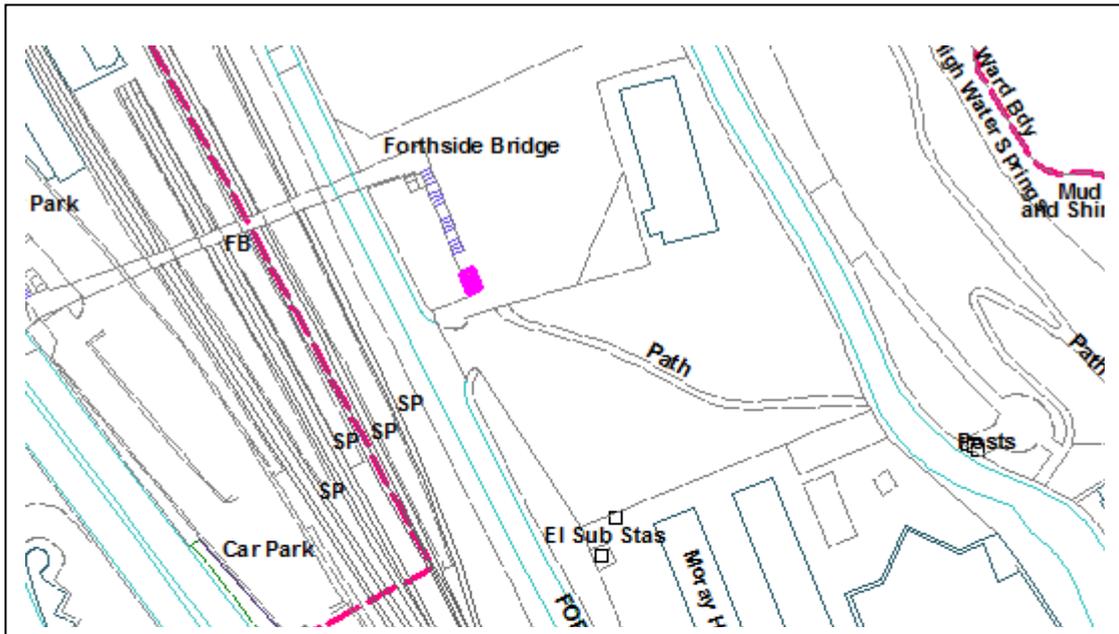
No consultation sent or requested.

---

**PROPOSAL:** Proposed installation of Public Info Screen that shows advertisements (Smart Screen) at Land 42M West Of The Engine Shed Forthside Way Stirling

UPRN: 000122070788  
Ward: Ward 6 Stirling East  
Reference: 17/00652/ADV  
Type: Advertisement  
Date Valid: 18 August 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Stirling Council Old Viewforth Pitt Terrace Stirling FK8 2ET



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**Recommendation:** Approve

**Status Constraints:**

None Mapped

**Supplementary Information:**

None

**Community Council:**

No consultation sent or requested.

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# *Planning Panel Recommendations*

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## **Planning Panel – 22 September 2017**

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The recommendation for the item outlined below is scheduled for consideration at the Planning Panel meeting on 22 September 2017.

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**PROPOSAL:** Proposed change of use from Class 7 to Class 9 and conversion of existing building to form 14No. apartments with associated amenity space and private parking at The Killearn Hotel 2 The Square Killearn G63 9NG

UPRN: 000122007668  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00529/FUL  
Type: Full  
Date Valid: 12 July 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: APSIS Solutions per Convery Prenty Architects 231 St Vincent Street  
(Third Floor) Glasgow G2 5QY

**Recommendation:** Approve - Subject to Section 75

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## **Planning Panel – 26 September 2017**

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The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 26 September 2017.

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

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 Consulting 7 Lynedoch Street Glasgow  
G3 6EQ

**Recommendation:** Refuse

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**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

**Recommendation:**        **Approve**

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**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 Ltd 3 Abbots Court Dullatur G68 OAP

**Recommendation:**        **Approve with Conditions**

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**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

**Recommendation:**        **Approve with Conditions**

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## *Planning Enforcement – week ending 15/09/2017*

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### *New Cases Received*

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Issue: Erection of Gate and Wall  
Address: Station Road, Bannockburn, FK7 8LE  
Ward: Ward 7 Bannockburn  
Reference: EN/17/089/UNAUTH  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

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Issue: Untidy land  
Address: Henderson Street, Bridge Of Allan, FK9 4HN  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/090/AMENIT  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

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Issue: Erection of building.  
Address: Cowie  
Ward: Ward 7 Bannockburn  
Reference: EN/17/091/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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### *Delegated Decisions*

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#### **Cases Closed**

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Issue: Re-painted shopfront  
Address: Henderson Street, Bridge Of Allan, FK9 4HR  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/042/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The shopfront colour has reverted to that of the previous retail use.

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Issue: Use of land for storage.  
Address: Craig Leith Road, Stirling,  
Ward: Ward 6 Stirling East  
Reference: EN/17/080/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Storage use has ceased.

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Issue: Alleged encroachment.  
Address: Burnside, Kippen,  
Ward: Ward 2 Forth & Endrick  
Reference: EN/17/081/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

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### ***Planning Contravention Notices Served***

None

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### ***Breach of Condition Notices Served***

Issue: Breach of Condition 2  
Address: Henderson Street, Bridge Of Allan, FK9 4HG  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/087/NONCOM  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

Supplementary Information:

None

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## ***Planning Enforcement Notices Served***

Issue: Siting of advertisements on agricultural building  
Address: Gowston Farm, Buchlyvie, FK8 3PA  
Ward: Ward 2 Forth & Endrick  
Reference: EN/17/022/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

### Supplementary Information:

An advertisement enforcement notice has been served in relation to the display of 2 advertisements at Gowston Farm, Buchlyvie.

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## ***Amenity Notices Served***

None

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## ***Forestry Planting and Felling Proposals***

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

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