



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date *04 October 2017*

Week Number *39*

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 12 October 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, 11 October 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: jeffreji@stirling.gov.uk
Senior Planning Officer, Jane Brooks Burnett:
☎ 233672 Email: brooksburnettj@stirling.gov.uk
Planning Officer, Peter McKechnie:.....
☎ 233679 Email: mckechniep@stirling.gov.uk
Planning Officer, Gavin Forrest:
☎ 233674 Email: forrestg@stirling.gov.uk
Planning Officer, Mark Laird:.....
☎ 233678 Email: lairdm@stirling.gov.uk
Graduate Planning Officer, Charlotte Brown:
☎ 233623 Email: brownch@stirling.gov.uk

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

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

Valid Planning Applications Received

Major Developments

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

Local Developments

Application Number	Description	Decision Level
17/00750/ADV 25 Sep 2017 Ward 4 Stirling North 279711 693384	New ATM surround with illuminated LED trim around the edge and illuminated Barclays Logo and Cash text at 16 Murray Place, Stirling, FK8 2DD , for Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00752/FUL 26 Sep 2017 Ward 4 Stirling North 279711 693384	Installation of 1No ATM surround with illuminated LED trim around the edge and illuminated Barclays Logo and Cash text, at 16 Murray Place, Stirling, FK8 2DD , for Barclays Bank PLC per Styles And Wood Charterhouse Street 99 Charterhouse Street London EC1M 6HR Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00755/FUL 27 Sep 2017 Ward 4 Stirling North 278290 695336	Proposed garage and attic conversion involving creation of 2No dormers to front elevation and 1No dormer to rear elevation at 11 Market Street, Kildean, Stirling, FK8 1TU , for Mr John McGlone per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
17/00730/FUL 29 Sep 2017 Ward 2 Forth & Endrick 252405 686050	Proposed relocation of rear access to create extra garden space to 1, 2 and 3 Old School Court Killearn - (partial realignment) at Land And Buildings At Former Hall, Main Street, Killearn, , for Scotus Investments Ltd per Dinardo Partnership Mirren Court One 119 Renfrew Road Paisley PA3 4EA Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated

17/00756/PPP 29 Sep 2017 Ward 2 Forth & Endrick 267830 694552	Single dwelling and garage in principle at Land And Building Adjacent And West Of Caol Ila, Glinns Road, Kippen, , for Mrs S Scott per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00748/FUL 27 Sep 2017 Ward 6 Stirling East 281250 692189	Renewal of permission 14/00581/FUL for a car boot sale and open air market on Sundays from 6am until 1.30pm at Caledonian Marts, Millhall Road, Stirling, FK7 7LT, for William Ross 75 Holm Farm Road Culduthel Inverness IV2 6BE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00735/FUL 25 Sep 2017 Ward 1 Trossachs & Teith 276116 701200	Front porch extension, open timber veranda, new roof lights and arched opening plus internal alterations at Easter Greenyards Steading, Old Doune Road, Dunblane, FK15 9PF, for Mr Gordon Bland per Fife Architects Unit 3, 15 Station Road St Monans Fife KY10 2BL Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated

Developments in which there is Council Interest

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

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

Proposal of Application Notices

Application Number	Description
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Decisions of Appointed Officers

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

PROPOSAL: **Erection of extension on side elevation of dwelling house at 40 Dr Campbell Avenue Cowie FK7 7DT**

UPRN: **000122033379**
Ward: **Ward 7 Bannockburn**
Reference: **17/00674/FUL**
Type: Full
Date Valid: 24 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs O'Hare 40 Dr Campbell Avenue Cowie FK7 7DT

Decision: **Approve**

PROPOSAL: **Erection of rear extension to dwelling house at 14 Waterfront Way Cornton Stirling FK9 5GH**

UPRN: **000122048037**
Ward: **Ward 4 Stirling North**
Reference: **17/00650/FUL**
Type: Full
Date Valid: 21 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Discharge of the Planning Obligation on planning application 12/00712/FUL at Land At Former Rainbow Slides Goosecroft Road Stirling**

UPRN: **000122019882**
Ward: **Ward 4 Stirling North**
Reference: **17/00653/DOM**
Type: Discharge or Modification of S75
Date Valid: 18 August 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672, Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Allan Water Developments Ltd per Muir Smith Evans 203 Bath Street Glasgow G2 4HZ

Decision: **Approve**

PROPOSAL: **Installation of telecommunications base station comprising a 15m high column, associated 3No. antennas, 2No. dish antennas, 3No. equipment cabinets and ancillary works at Grass Verge Opposite The Birds And The Bees Easter Cornton Road Causewayhead Stirling**

UPRN: **000122070290**
Ward: **Ward 4 Stirling North**
Reference: **17/00668/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 30 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Telefonica UK Ltd & Vodafone Ltd per Galliford Try Innovation House Kelburn Court, Birchwood Warrington Cheshire

Decision: **Refuse**

PROPOSAL: **Removal of timber garage and installation of apex concrete garage at 23 Johnston Avenue Cornton Stirling FK9 5DD**

UPRN: **000122022531**
Ward: **Ward 4 Stirling North**
Reference: **17/00687/FUL**
Type: Full
Date Valid: 1 September 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Norman Marsden 23 Johnston Avenue Cornton Stirling FK9 5DD

Decision: **Approve**

PROPOSAL: **Two storey extension to front and single storey extension to side of dwelling house which incorporates partial conversion of garage at 3 Montgomery Crescent Dunblane FK15 9FB**

UPRN: **000122003118**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00533/FUL**
Type: Full
Date Valid: 8 August 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mrs Fiona Pask per Enspire Architects Office 29 Alloa Business Centre Whins Road Alloa

Decision: Approve

PROPOSAL: **Demolition of existing detached garage, erection of new detached garage and erection of two storey extension to rear and side of dwelling house at 16 Hume Crescent Bridge Of Allan FK9 4SN**

UPRN: **000122023851**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00606/FUL**
Type: Full
Date Valid: 3 August 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Miss Katy Mackie & Mr Leighton Brown per Lawrie Orr RIBA RIAS 47 Strathmore Avenue Dunblane FK15 9HX

Decision: Withdrawn

PROPOSAL: **Side extension to existing cottage at Dykedale Cottage Dunblane FK15 0LL**

UPRN: **000122047927**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00692/FUL**
Type: Full
Date Valid: 30 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Martin & Fionagh Keys per John Bogle Allan House Bridge of Earn Road Dunning United Kingdom

Decision: Approve with Conditions

PROPOSAL: **Renewal of planning permission 14/00400/FUL for the erection of a dwelling house under Regulation 11 of Development Management Procedure (Scotland) Regulations 2013 at Land Adjacent To North Of Farringford Fore Road Kippen**

UPRN: **000122069137**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00614/FUL**
Type: Full
Date Valid: 9 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Alan Beaton per MCM Consultants Mansewood Coach House East End Lochwinnoch PA12 4EP

Decision: Approve with Conditions

PROPOSAL: **Extension to rear and side of dwelling house at 26 Milndavie Crescent Strathblane G63 9DF**

UPRN: **000122009324**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00629/FUL**
Type: Full
Date Valid: 11 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs Ryan Mills per Ian Denney 2nd Floor 132 West Nile Street Glasgow G1 2RQ

Decision: Approve

PROPOSAL: **Rebuilding a pre-existing holiday hut at 523 West Carbeth Blanefield**

UPRN: **000122049283**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00685/FUL**
Type: Full
Date Valid: 31 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Alistair Clark 47 Breadie Drive Milngavie Glasgow G62 6LS

Decision: Approve with Conditions

PROPOSAL: **Proposed installation of a 6" intake fan in one window pane on the ground floor at Moray House Forthside Way Stirling FK8 1QZ**

UPRN: **000122065128**
Ward: **Ward 6 Stirling East**
Reference: **17/00644/FUL**
Type: Full
Date Valid: 18 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Zero Waste Scotland Moray House Forthside Way Stirling FK8 1QZ

Decision: Approve with Conditions

PROPOSAL: **Proposed side extension to dwelling house at 31 Glaive Avenue Balquhiddelock Stirling FK7 7XF**

UPRN: **000122028045**
Ward: **Ward 6 Stirling East**
Reference: **17/00659/FUL**
Type: Full
Date Valid: 21 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

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

Decision: Approve

PROPOSAL: **Proposed replacement arched windows at 16 Grendon Gardens Grendon Court Stirling FK8 2JZ**

UPRN: **000122018025**
Ward: **Ward 5 Stirling West**
Reference: **17/00678/FUL**
Type: Full
Date Valid: 24 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Spafford per Kenneth Wotherspoon 1 Holm Court Crossford Carluke ML8 5GR

Decision: Approve

PROPOSAL: **Erection of two storey extension to rear of dwelling house at 34 Bobbin Wynd Cambusbarron FK7 9LZ**

UPRN: **000122011725**
Ward: **Ward 5 Stirling West**
Reference: **17/00679/FUL**
Type: Full
Date Valid: 28 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Stephen Letford per Iain Harley 42E Upper Craigs Stirling FK8 2DS

Decision: **Approve**

PROPOSAL: **Strip off existing slates and reslate using Burlington Best on front elevation and Cupa H3 Slates on rear elevation and essential roof repairs at The Old Schoolhouse 8 Main Street Thornhill FK8 3PN**

UPRN: **000122010499**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00590/FUL**
Type: Full
Date Valid: 15 August 2017
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mrs P Dewar per RTA Building & Construction Co Ltd 1 Lochill Industrial Estate Ashmill Road Deanston FK16 6AD

Decision: **Approve with Conditions**

PROPOSAL: **Use of land for sale of used tractors and diggers at Union Farm Thornhill FK8 3QL**

UPRN: **000122046586**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00627/LAW**
Type: Certificate of Lawfulness
Date Valid: 15 August 2017
Officer: Andrew Gardiner, Telephone: 01786 233675, Email: gardinera@stirling.gov.uk

Applicant/Agent: Stewart McDonald Plant Ltd Union Farm Thornhill FK8 3QL

Decision: **Approve**

PROPOSAL: **Extension to dwelling house within farm steading at Upper
Drumbane Drumloist Road Callander FK17 8LR**

UPRN: **000122048247**

Ward: **Ward 1 Trossachs & Teith**

Reference: **17/00661/FUL**

Type: Full

Date Valid: 28 August 2017

Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Cambusmore Estate Trust per Millson Associates 11 Gladstone Place
Stirling FK8 2NN

Decision: **Approve**

Planning Schedule Recommendations

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

There are no Recommendations this week.

Planning Panel Decisions

Planning Panel - 26 September 2017

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

Decision: **Refuse**

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: **Approve**

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: **Approve With Conditions Subject to Section 75 Legal Agreement**

PROPOSAL: **Conversion and extension of existing garage into a self contained ancillary annex and two storey extension and dormer windows 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: **Approve With Conditions**

Planning Appeals and Public Inquiries

APPEAL: **Mixed use development comprising the Sheriffmuir Park Centre including garden centre, heritage centre, rural offices, biomass heating system and Sheriffmuir Park housing, to comprise 165 residential units of mixed use tenure at Land Adjacent To North East And South Of Kippendavie Mains Kellie Wynd Dunblane**

UPRN: **000122068453**
Reference: **13/00453/PPP**
Type: Planning Permission in Principle
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Appellant: Kippendavie Group Trust

Outcome: **Appeal Dismissed**

Supplementary Information:

The main issues in this appeal were:

1. Housing land supply and the spatial strategy;
2. Green belt/Landscape and visual impact;
3. Education capacity;
4. Retail and business policy;
5. Impact on the setting of Ryland Lodge and on the Sheriffmuir battlefield site;
6. Possible prematurity in respect of the emerging replacement local development plan; and
7. Status and application of the presumption in favour of development that contributes to sustainable development.

1. Housing land supply and the spatial strategy

The Reporter considered that overall the proposal receives a level of support from Primary Policy 2 and Policy 2.1 of the plan, but that this is limited due to the distance of the site from major public transport routes.

2. Green belt/Landscape and visual impact

Housing proposals - The Reporter concluded that the appeal site, particularly the lower-lying western parts, contributed less strongly to the role and function of the green belt than land to the east further up the slopes of Sheriffmuir. He considered that there was likely to be potential for some further urban expansion in this area to the east of the northern part of Dunblane though had more concern about the potential of the development of the upper part of Phase 1 and 3, which would be more widely prominent, and would have the effect of visually extending Dunblane beyond its existing topographic bowl to the detriment of the town's setting and character.

Sheriffmuir Park Centre – The Reporter concluded that the development would have a suburbanising effect on a rural view, and would be somewhat damaging to the setting of Dunblane by spreading the functional area of the town beyond its current landscape envelope, though the views from A9 would be relatively fleeting. The development might also be visible from a minor road running north from Dunblane and from nearby countryside. The effect would be to introduce a significant urban development into a largely rural scene.

3. Education Capacity

The Reporter noted the stark difference between the school roll projections provided by the Council and that provided by the appellant. On balance, he was prepared to accept the council's position that there would be significant challenges in providing secondary school places to accommodate children arising from a development of the scale proposed though he found it hard to accept that schooling constraints would create an absolute barrier to the development of additional housing.

The Reporter stated that it appeared from the evidence before him that the council accepted that, while there may be operational challenges, primary school capacity could be found to accommodate this development. In terms of secondary schooling it may be that new solutions would need to be considered, and had the issue of education capacity been determinative to this appeal, it was likely he would have sought further information on this matter. However, given his conclusions above regarding green belt, landscape impact and retail and business policy, he did not find this to be necessary in this case.

4. Retail and Business Policy

The Reporter concluded that the proposed garden centre was likely to satisfy many of the provisions of Policy 2.7, but that evidence that a sequential approach to site selection had been adopted was lacking.

The Reporter concluded that Policy 2.5a was the policy of most relevance to the office component of the proposal, and that the failure to comply with this policy was not outweighed by any other relevant provision of the plan.

The Reporter noted that Policy 2.9(b) of the local development plan encourages businesses based on recreational activities that have a site-specific need for a countryside location and that this criterion would appear to apply to the heritage trail centre component of the proposals. On that basis he concluded that this element would conform in principle to the development plan.

5. Impact on the setting of Ryland Lodge and on the Sheriffmuir battlefield site

Ryland Lodge - The Reporter consider that a small part of the development (south of the lodge) could have the potential to damage the setting of the listed building but that matters of location and design could be addressed at the detailed design stage (in any subsequent application for the approval of matters specified in conditions) thereby avoiding any overbearing effect on the listed building. He was confident that the wider site was capable of development in a way that could avoid causing any harm to the setting of the listed building and he concluded that there was no conflict with Policy 7.3 of the local development plan.

Sheriffmuir battlefield – The Reporter concluded that it was unlikely that the development would have any significant adverse effect on the battlefield site – subject to appropriate design and with appropriate conditions regarding archaeological investigation and recording.

Overall conclusion re compliance with development plan:

The Reporter considered that the proposal drew some support from several policies of the plan including the absence of a five year effective housing land supply, the site's location in the Core Area, and the garden centre element satisfying many of the requirements of Policy 2.7. However, on balance he considered that the damage the proposed development would do to the landscape setting and character of Dunblane, the absence of policy support for the office component of the scheme, and the lack of a proper sequential justification for the garden centre component were the over-riding factors in this case, and on this basis he concluded that the proposal did not comply overall with the development plan.

6. Possible prematurity in respect of the emerging replacement local development plan

The Reporter was of the view that the recent appeal decision at Hillside (DPEA ref PPA-390-2051) and this appeal were different, not least because the current appeal site in contrast was relatively self-contained and so seemed to him to have limited knock-on implications for the future direction of growth around Dunblane. Regardless of the similarities or otherwise and while recognising that in this case the replacement plan is now close to adoption, he was not required to reach a concluded view on prematurity in light of his conclusion on the appeal for the reasons set out elsewhere in his decision.

7. Status and application of the presumption in favour of development that contributes to sustainable development

Taking into account recent English court judgements, the Reporter was not convinced that the pertinent issue was whether or not particular policies can be said to be up-to-date. Rather, the key factor was whether or not there was a shortfall in the 5-year effective housing land supply. Given that this is the case currently in Stirling, he concluded that Scottish Planning Policy's presumption in favour of development that contributes to sustainable development was a significant material consideration in this case.

The Reporter considered that, on balance, the negative aspects of the development, in particular its harm to the landscape setting of Dunblane, were sufficient to outweigh its positive aspects, which led him to conclude that the proposal did not contribute overall to sustainable development.

Overall conclusions:

The Reporter found that the proposed development did not accord overall with the relevant provisions of the development plan and that there was no material considerations which would still justify granting planning permission.

Planning Enforcement – week ending 29/09/17

New Cases Received

Issue: Alleged siting of static vehicle for commercial purposes.
Address: Munro Road, Stirling,
Ward: Ward 6 Stirling East
Reference: EN/17/093/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Various alterations.
Address: Plean,
Ward: Ward 7 Bannockburn
Reference: EN/17/094/LBENF
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Siting of placard.
Address: Main Street, Killearn,
Ward: Ward 2 Forth & Endrick
Reference: EN/17/095/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Siting of placard.
Address: Kirkhouse Road, Killearn,
Ward: Ward 2 Forth & Endrick
Reference: EN/17/096/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Unauthorised Advertisement.
Address: Bridge Of Allan, FK9 4HR
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/097/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Amenity concerns.
Address: Maitland Crescent, St Ninians, Stirling,
Ward: Ward 6 Stirling East
Reference: EN/17/098/AMENIT
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Untidy land
Address: Main Street, Plean, FK7 8BS
Ward: Ward 7 Bannockburn
Reference: EN/16/087/AMENIT
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: Works completed to remedy amenity issue.

Issue: Erection of Shed.
Address: Kippenross, Dunblane, FK15 0JZ
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/059/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Planning permission has been approved.

Issue: Alleged deviation from approved scheme.
Address: Glen Road, Dunblane, FK15 0DS
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/076/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Fascia Signage
Address: High Street, 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

Supplementary Information: The breach of advertisement control has been resolved.

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

Supplementary Information: No Breach of Planning Control

Issue: Potential deviation from NAG
Address: Kippen, FK8 3HS
Ward: Ward 2 Forth & Endrick
Reference: EN/17/092/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

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