



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**            **18 October 2017**

**Week Number** **41**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 26 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, 25 October 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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# 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
17/00785/FUL 12 Oct 2017 Ward 4 Stirling North 279230 694000	<b>Change of use to distillery for Gin and other spirits and visitor centre/events space at 9 Lower Castlehill, Top Of The Town, Stirling, FK8 1EN</b> , for Stirling Gin Ltd 12 Alexander Drive Bridge Of Allan FK9 4QB <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Schedule
17/00576/FUL 12 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 279210 697890	<b>Siting of shipping container and erection of new timber fence (retrospective) at 12 Alexander Drive, Bridge Of Allan, FK9 4QB</b> , for Mr Cameron McCann 12 Alexander Drive Bridge Of Allan FK9 4QB <b>Officer:</b> Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00775/FUL 11 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 278185 701294	<b>Proposed external repairs and maintenance comprising render repairs, new chimney coping and redecoration at Library, The Cross, Dunblane, FK15 0AQ</b> , for The Trustees of the Leighton Library per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: A
17/00783/FUL 11 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 277286 701531	<b>Extension of existing rear elevation dormer window at 5 Bruce Avenue, Dunblane, FK15 9JB</b> , for Mr Gavin McKinley per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane FK15 0EW <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>17/00779/FUL 10 Oct 2017 Ward 2 Forth &amp; Endrick 255960 678892</p>	<p><b>Single storey rear extension to dwelling house at 23 Milndavie Road, Strathblane, G63 9EW</b>, for Mr Oliver Maddocks per Emma Ellson Architects Ltd T/a Bespoke The Gables 1A Ledcameroch Road Bearsden Glasgow <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00780/FUL 12 Oct 2017 Ward 2 Forth &amp; Endrick 254680 688573</p>	<p><b>Demolition of existing garage and erection of double garage with studio apartment at first floor to provide ancillary accommodation to existing dwelling house at 37 Buchanan Street, Balfroun, G63 0TS</b>, for Mrs Christine Robinson per John H White Architects Ltd Ballat Crossroads Balfroun Station G63 0SE <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00734/ADV 9 Oct 2017 Ward 6 Stirling East 279969 693549</p>	<p><b>Stone monolith sign with brass plaques to 2 faces at The Engine Shed, Forthside Way, Stirling, FK8 1QZ</b>, for Historic Environment Scotland Longmore House Salisbury Place Edinburgh Scotland <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00792/FUL 13 Oct 2017 Ward 5 Stirling West 279043 692254</p>	<p><b>Proposed first floor extension to front of property at 39 David Avenue, Torbrex, Stirling, FK8 2PX</b>, for Mr &amp; Mrs R Lawson per BDA Design 38 Wellpark Crescent Stirling FK7 9HF <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00777/LWP 9 Oct 2017 Ward 1 Trossachs &amp; Teith 271623 701491</p>	<p><b>Replacement of existing hydro electric turbine(s) with new, modern hydro electric turbine at Deanston Distillery, Deanston Road, Deanston, FK16 6AG</b>, for Deanston Stima Ltd 4 Melville Crescent Edinburgh EH3 7JA <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated LB Cat: A</p>
<p>17/00787/LBC 11 Oct 2017 Ward 1 Trossachs &amp; Teith 272826 701477</p>	<p><b>Installation of external plant equipment at Land And Buildings To Rear Of 52 To 54 Main Street, Castlehill, Doune</b>, for The Co-operative Group 1 Angel Square Manchester England M60 0AG <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated LB Cat: B</p>

17/00788/FUL  
11 Oct 2017  
Ward 1 Trossachs  
& Teith  
272826 701477

**Installation of external plant equipment at Land And Buildings To Rear Of 52 To 54 Main Street, Castlehill, Doune,** for The Co-operative Group 1 Angel Square Manchester England M60 0AG  
**Officer:** Iain Jeffrey, Tel: 01786 233676,  
Email: jeffreyi@stirling.gov.uk  
[View this Application](#)

Delegated  
LB Cat: B

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17/00794/NAG  
13 Oct 2017  
Ward 1 Trossachs  
& Teith  
261586 734214

**Formation of forestry track at Land 1150M South West Of Fiddlers Bay, Killin,** for Mr Wilken Von Hodenberg per Scottish Woodlands Ltd Sandpiper House Ruthvenfield Road Inveralmond Ind Estate Perth  
**Officer:** Peter McKechnie, Tel: 01786 233679,  
Email: mckechniep@stirling.gov.uk  
[View this Application](#)

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### Developments in which there is Council Interest

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

**Application  
Number**

**Description**

**Decision  
Level**

No Council Interest applications have been received this week.

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### *Proposal of Application Notices*

**Application  
Number**

**Description**

No Proposal of Application Notices have been received this week.

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## *Decisions of Appointed Officers*

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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.

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**PROPOSAL:**                    **Partial change of use to form hot food takeaway element, alterations to shopfront and installation of flue at 6 Henderson Street Bridge Of Allan FK9 4HT**

UPRN:                            **000122060385**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                    **17/00220/FUL**  
Type:                            Full  
Date Valid:                   11 July 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Mr Clive Ramsay 1 Longdales Place New Carron Falkirk FK2 7HN

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

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**PROPOSAL:**                    **Change of use, alteration and extension of existing building to form dwelling house at Unit 1 Stirling Road Dunblane FK15 9EP**

UPRN:                            **000122036471**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                    **17/00563/FUL**  
Type:                            Full  
Date Valid:                   20 July 2017  
Officer:                        Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

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

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

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**PROPOSAL:**                    **New external flue serving woodburning stove and additional set of external garden steps and decking area to rear garden at Comriebank Dargai Terrace Dunblane FK15 0AU**

UPRN:                            **000122005235**  
Ward:                            **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                    **17/00620/FUL**  
Type:                            Full  
Date Valid:                   6 September 2017  
Officer:                        Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:            Mr G Boyd per McCourt Building Design Inverleny Cottage Leny Feus Callander FK17 8AS

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

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**PROPOSAL: Extension and alterations to dwelling house at 7 Anchorscross Dunblane FK15 9JP**

UPRN: **000122004552**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00631/FUL**  
Type: Full  
Date Valid: 11 August 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Mrs K Richardson per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

**Decision: Refuse**

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**PROPOSAL: Installation of replacement windows at Flat 3 4 Allanvale Road Bridge Of Allan FK9 4NU**

UPRN: **000122039634**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00699/FUL**  
Type: Full  
Date Valid: 5 September 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Miss K Mack per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS

**Decision: Approve**

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**PROPOSAL: Erection of two storey extension to dwelling house and new rear dormer at 9 Inverallan Drive Bridge Of Allan FK9 4JR**

UPRN: **000122014390**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00707/FUL**  
Type: Full  
Date Valid: 13 September 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr John Casey per Kennedy Architectural Services 18 Ballater Drive Causewayhead Stirling FK9 5JH

**Decision: Approve**

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**PROPOSAL: New detached garage and extension to house at 17 Roman Way Dunblane FK15 9DH**

UPRN: 000122003224  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00708/FUL  
Type: Full  
Date Valid: 8 September 2017  
Officer: Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent: Mr John Reid per Robert Paul Architects 102 High Street Dunblane FK15 0ER

**Decision: Approve**

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**PROPOSAL: Erection of new garage (retrospective) at 9 Airthrey Avenue Bridge Of Allan FK9 4RB**

UPRN: 000122023826  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00715/FUL  
Type: Full  
Date Valid: 13 September 2017  
Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Applicant/Agent: Mr David Phillip per Laura Roddy 24A Stafford Street Edinburgh EH3 7BD

**Decision: Approve with Conditions**

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**PROPOSAL: Landscaping works, repair boundary wall and widen the opening to the property at 19 Chalton Road Bridge Of Allan FK9 4DX**

UPRN: 000122024352  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00719/FUL  
Type: Full  
Date Valid: 13 September 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mrs Jemma Balfour per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR

**Decision: Approve with Conditions**

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**PROPOSAL:                   Erection of single storey dwelling house at Garden Ground  
North East Of The Willows Beech Drive Killearn**

UPRN:                         **000122040849**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                 **17/00522/FUL**  
Type:                         Full  
Date Valid:                29 June 2017  
Officer:                    Peter McKechnie, Telephone: 01786 233679,  
                                  Email: mckechniep@stirling.gov.uk

Applicant/Agent:         Ms Alice Gilmour per Iain Harley 42E Upper Craigs Stirling FK8 2DS

**Decision:                   Approve with Conditions**

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**PROPOSAL:                   Renewal of planning permission 14/00139/FUL for  
proposed 3 No 1½ storey dwelling houses under  
Regulation 11 of Development Management Procedure  
(Scotland) Regulations 2013 at Land And Building Between  
9 And 15 Main Street Fintry**

UPRN:                         **000122063428**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                 **17/00597/FUL**  
Type:                         Full  
Date Valid:                1 August 2017  
Officer:                    Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:         Mr James Nolan per DTA Chartered Architects 9 Montgomery Street East  
                                  Kilbride G74 4JS

**Decision:                   Approve with Conditions**

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**PROPOSAL:                   Erection of 2No. dwelling houses and formation of access  
roadway at Garden Ground Of Corrieknowe Campsie Dene  
Road Blanefield**

UPRN:                         **000122070796**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                 **17/00683/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                28 August 2017  
Officer:                    Michael Mulgrew, Telephone: 01786 233664,  
                                  Email: mulgrewm@stirling.gov.uk

Applicant/Agent:         Executors Of The Late Dr HPC Harrison per Mr David Harrison 106  
                                  Henderson Street Bridge Of Allan FK9 4HA

**Decision:                   Refuse**

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**PROPOSAL:** **Proposed PFS extension including ATM installation at Unit 17 Morrisons Filling Station Springkerse Retail Park Stirling FK7 7SR**

UPRN: **000122044932**  
Ward: **Ward 6 Stirling East**  
Reference: **17/00675/FUL**  
Type: Full  
Date Valid: 29 August 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: WMS Morrisons Supermarkets PLC per SDA 16 Lynedoch Crescent  
Glasgow G3 6EQ

**Decision: Approve**

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**PROPOSAL:** **Erection of a one and a half storey dwelling house at Land At South Of Carronbridge Hotel Stirling**

UPRN: **000122070709**  
Ward: **Ward 5 Stirling West**  
Reference: **17/00518/PPP**  
Type: Planning Permission in Principle  
Date Valid: 4 July 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ms Hannah Fairbanks per Cooper Architects Ltd 14C Meadowfoot Road  
West Kilbride KA23 9BX

**Decision: Approve with Conditions**

---

**PROPOSAL:** **Erection of two storey dwelling house at Land At East Of Carronbridge Hotel Stirling**

UPRN: **000122070710**  
Ward: **Ward 5 Stirling West**  
Reference: **17/00519/PPP**  
Type: Planning Permission in Principle  
Date Valid: 4 July 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ms Hannah Fairbanks per Cooper Architects Ltd 14C Meadowfoot Road  
West Kilbride KA23 9BX

**Decision: Approve with Conditions**

---

**PROPOSAL:**                   **Erection of Class 5 unit for the manufacture of pies, pastries etc, incorporating small ancillary public sales element within front vestibule of unit at Land Some 130M North Of Cadell Loan Station Wynd Doune**

UPRN:                           **000122062045**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **17/00478/FUL**  
Type:                           Full  
Date Valid:                  5 July 2017  
Officer:                      Peter McKechnie, Telephone: 01786 233679,  
                                  Email: mckechniep@stirling.gov.uk

Applicant/Agent:           Taste Of The Trossachs - Wholesale Ltd per McCourt Building Design  
                                  Inverlenny Cottage Leny Feus Callander FK17 8AS

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

---

**PROPOSAL:**                   **Proposed Class 5 joiners workshop (Unit 8) at Land Some 130M North Of Cadell Loan Station Wynd Doune**

UPRN:                           **000122062045**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **17/00480/FUL**  
Type:                           Full  
Date Valid:                  13 June 2017  
Officer:                      Peter McKechnie, Telephone: 01786 233679,  
                                  Email: mckechniep@stirling.gov.uk

Applicant/Agent:           John McLeod Principal Contractors Ltd per McCourt Building Design  
                                  Inverlenny Cottage Leny Feus Callander FK17 8AS

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

---

**PROPOSAL:**                   **Construction of new forestry vehicle bridge at Land 75M East Of Auld Dalbrack Kilbryde And Brack Road Doune**

UPRN:                           **000122070791**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **17/00663/FUL**  
Type:                           Full  
Date Valid:                  24 August 2017  
Officer:                      Gavin Forrest, Telephone: 01786 233674, Email: forrestg@stirling.gov.uk

Applicant/Agent:           Scottish Woodlands per Rural Bridges 20 Villa Dean Fairmeadow Rosewell  
                                  EH24 9ES

**Decision:**                   **Approve**

---

**PROPOSAL:**                    **Erection of shed at 350M North West Of Mains Of Boquhapple Thornhill**

UPRN:                            **000122070803**

Ward:                            **Ward 1 Trossachs & Teith**

Reference:                    **17/00703/NAG**

Type:                            Agricultural Notification

Date Valid:                    11 September 2017

Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Norman Greer Wharlawhill Farm Carnbo KY13 0NZ

**Decision:**                    **Approve**

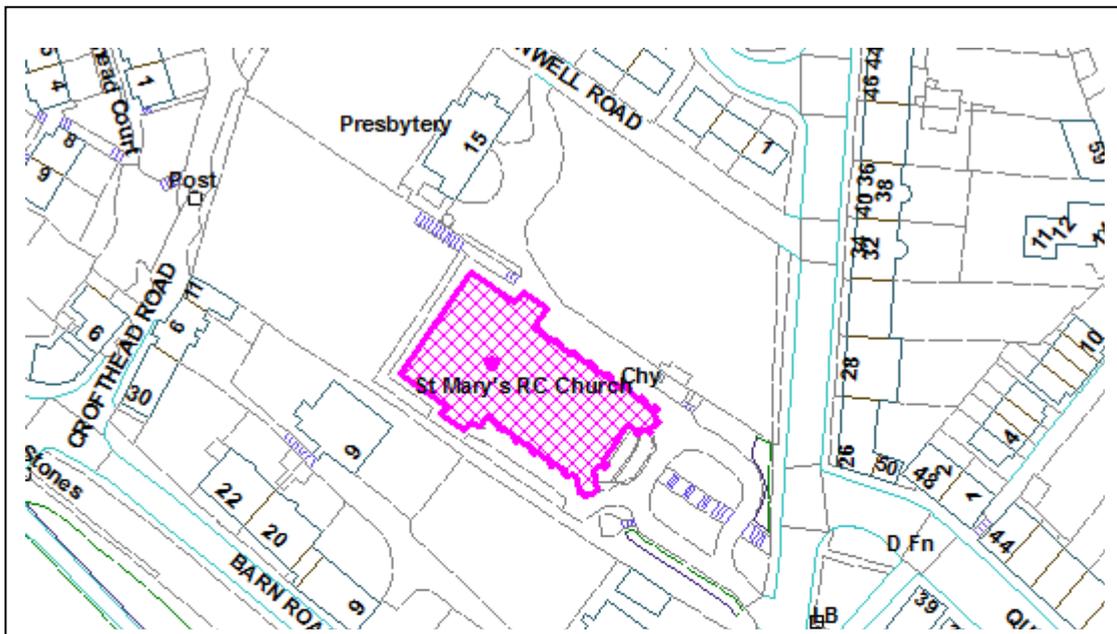
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# Planning Schedule Recommendations

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:**                    **Minor repairs to roof and gutters at St Mary's Church 15A Upper Bridge Street Stirling FK8 1ES**

UPRN:                            **000122055778**  
Ward:                            **Ward 4 Stirling North**  
Reference:                    **17/00539/LBC**  
Type:                            **Listed Building Consent**  
Date Valid:                   **7 July 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:            **Archdiocese Of St Andrews & Edinburgh per Sr Mary Pierre Wilson RSM**  
                                     **Head Of Fabric & Planning 100 Strathearn Road Edinburgh EH9 1BB**



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

Subject to the following Conditions:

- 1     **Baptistery Details:** Details relating to the Baptistery for the following shall be submitted and agreed in writing by the Planning Authority prior to commencement of works onsite;
  - a) Details of raking out, pointing including style of pointing and NHL mortar mix, and aftercare for the season the works to be undertaken.
  - b) Conservation Method Statement on stonework details.

- c) Locations of lead use under cope shown on plan, and details of the dimensions and materials proposed.
  - d) Areas proposed to have a deeper cover flashing where downstand is higher shown in plan form.
- 2     **Confessional:** Details regarding the Confessional for the following should be submitted and agreed in writing prior to commencement of works
- a) A Conservation Method Statement for the proposed works to copes.
  - b) Details of the new section of cope.
  - c) Leadwork details on plan and drawings.
- 3     Details relating to the cast-iron ogee rhones as part of the main roof shall be submitted and agreed in writing by the Planning Authority prior to commencement of works onsite.

**Reason(s):**

- 1     To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is sympathetic and appropriate for the Listed Building to which they relate.
- 2     To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is sympathetic and appropriate for the Listed Building to which they relate.
- 3     To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is sympathetic and appropriate for the Listed Building to which they relate.

**Status Constraints:**

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

**Supplementary Information:**

None

**Community Council:**

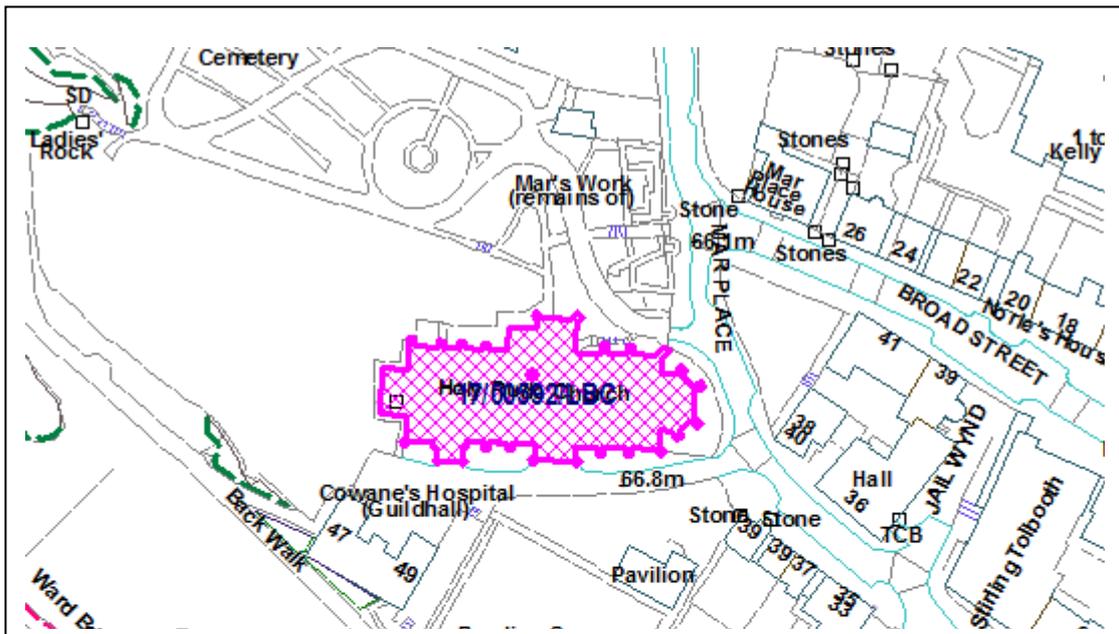
No consultation sent or requested.

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**PROPOSAL:** Insertion of an internal flue lining to the existing chimney with 600mm visible externally at chimney end at Church Of The Holy Rude 51 St John Street Top Of The Town Stirling FK8 1ED

UPRN: 000122035140  
Ward: Ward 4 Stirling North  
Reference: 17/00592/LBC  
Type: Listed Building Consent  
Date Valid: 7 August 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: Dr Robyn McKinlay Session Clerk The Mine House Mine Road Bridge Of Allan



**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- 1 **External Flue Finish Appearance:** Prior to works commencing on site details of the proposed paint finish (RAL number) for the external flue shall be submitted for the written approval of the Planning Authority.

**Reason(s):**

- 1 In order to ensure the finished appearance blends in with the background of the existing building, which will soften its appearance, preserving the character of the listed building and the conservation area.

**Status Constraints:**

Ancient Monument - Historic Scotland,  
Article 4 Directions,  
Conservation Area,  
Within 50m of Listed Building  
LB Cat: A

**Supplementary Information:**

Listed building consent is being sought to insert an internal flue lining to an existing modern chimney terminating with a 600 millimetre visible flue on top of the existing chimney cope. The building involved is The Church of The Holy Rude, Stirling, which is category A listed situated within The Stirling Town and Royal Park Conservation Area. The works are to take place to a modern chimney, which has been added to the building in recent years. The flue lining is essential as the existing heating boilers are corroding due to the lack of flue lining and could be condemned if the lining is not installed. Heating is essential to allow the building to continue to function and to preserve it. The only visible external change will be the 600 millimetre tall flue that is to sit on top of the existing chimney stone cope, which is to be powder coated to a colour to blend in well with its background.

It is considered the proposals (subject to a condition regarding the flue finished appearance) preserve the character and setting of the conservation area and the listed building, as the proposals use sympathetic design and materials/methods.

Historic Environment Scotland (their comments are a material consideration) did not object to the application, but recommended that an elevational drawing was submitted showing where the new chimney will be and showing its external finished appearance, to allow assessment of any impacts arising from the proposal. This drawing was not requested, but additional information was submitted by the agent in the form of amended drawings clearly showing the extent of the external works and the finished flue type/design. In light of the additional information submitted, which clearly showed the position of the flue and its design, also following a site inspection it was not considered necessary that an elevation drawing was submitted and the application is supported for the reasons set out above and below.

The proposed works are considered to be sympathetic to the design of the A listed church and the proposed alterations will not adversely impact on the original design intentions of the architect, nor adversely alter 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:**

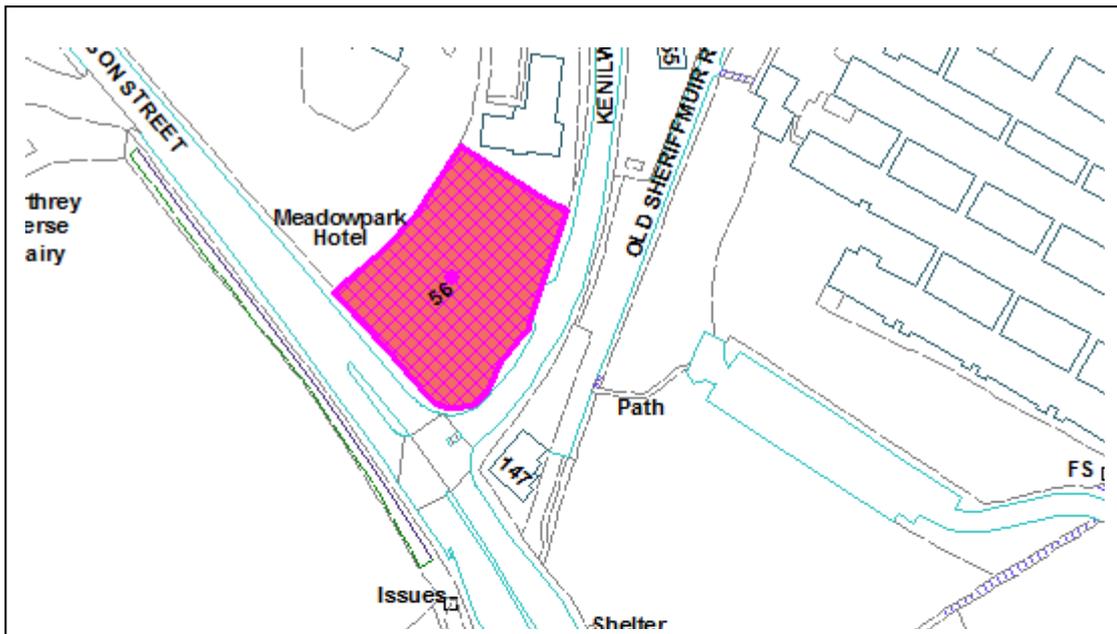
No consultation sent or requested.

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**PROPOSAL: Internal alterations to first floor of pub by adding en-suite bathrooms to accommodations at Meadowpark Hotel 56 Kenilworth Road Bridge Of Allan FK9 4RY**

UPRN: 000122030416  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00608/LBC  
Type: Listed Building Consent  
Date Valid: 3 August 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Signature Pubs Ltd per Ian Forbes Architect The Station Masters Office Dalmeny Station Station Road South Queensferry



**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- 1 Protection of Window Reveal - Bedroom 4** No works shall be undertaken within 'Bedroom Suite 4', as shown on the approved plans, unless a revised scheme is submitted for the written approval of the Planning Authority illustrating that all new section(s) of wall will be constructed such that they do not impact on any window reveal within Bedroom Suite 4. Thereafter, the scheme shall be carried out in accordance with the approved details.
- 2 Details of Services** Details of all new service installations, including the type, location and method of installation of pipes, vents, flues and grilles, shall be submitted for the written approval of the Planning Authority prior to the commencement of works on site. The works shall be carried out in complete accordance with the approved details.

**Reason(s):**

- 1** In the interests of the character and appearance of the listed building.
- 2** In the interests of the character and appearance of the listed building.

**Status Constraints:**

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

**Supplementary Information:**

The development proposal relates to a Category B Listed Building.

Having regard to the provisions of the development plan and Section 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the determining issues in this application are the effect on the preservation of the listed building, and any features of special architectural or historic interest which it possesses.

The development proposals relating to each bedroom unit, with the exception of Bedroom 4, will be accommodated without significant alterations to the existing arrangement of rooms/compartments. Moreover, the proposals respect the features of special architectural interest within the building in accordance with Primary Policy 7 and Policy 7.3 of the Stirling Local Development Plan. The recommendation to grant Listed Building Consent is in accordance with the development plan.

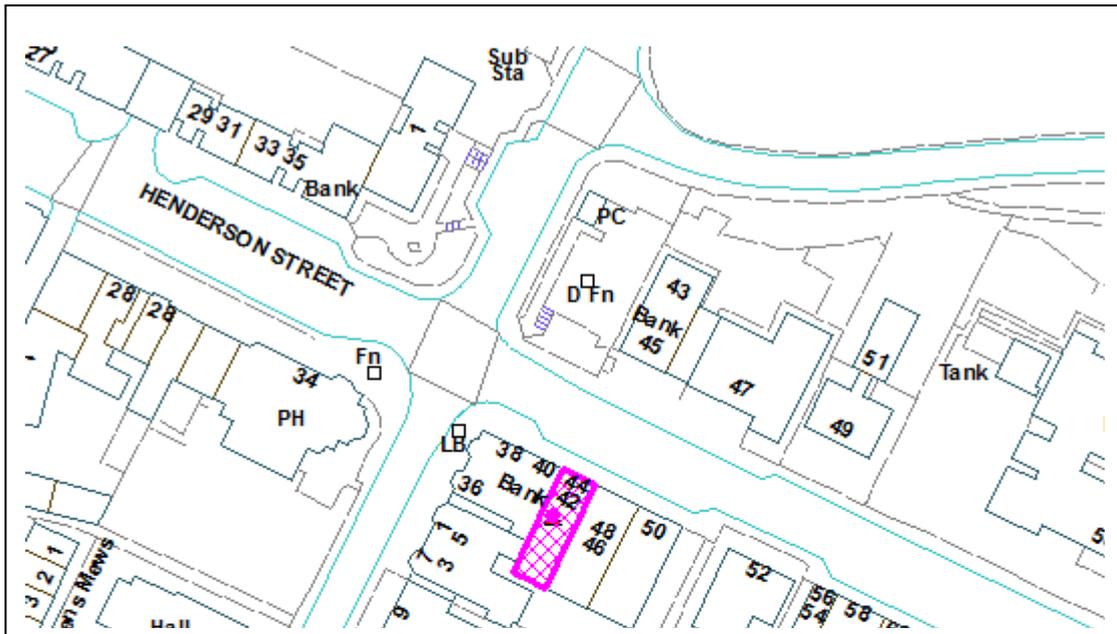
**Community Council:**

No consultation sent or requested.

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**PROPOSAL: Proposed alterations to shopfront and internal alterations at 42 Henderson Street Bridge Of Allan FK9 4HS**

UPRN: 000122024937  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00695/LBC  
Type: Listed Building Consent  
Date Valid: 4 September 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 Steven Wilson per Alan Waddell 10 Barony Wynd Baillieston Glasgow G69 6TX



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**Recommendation: Approve**

**Status Constraints:**

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

**Supplementary Information:**

None.

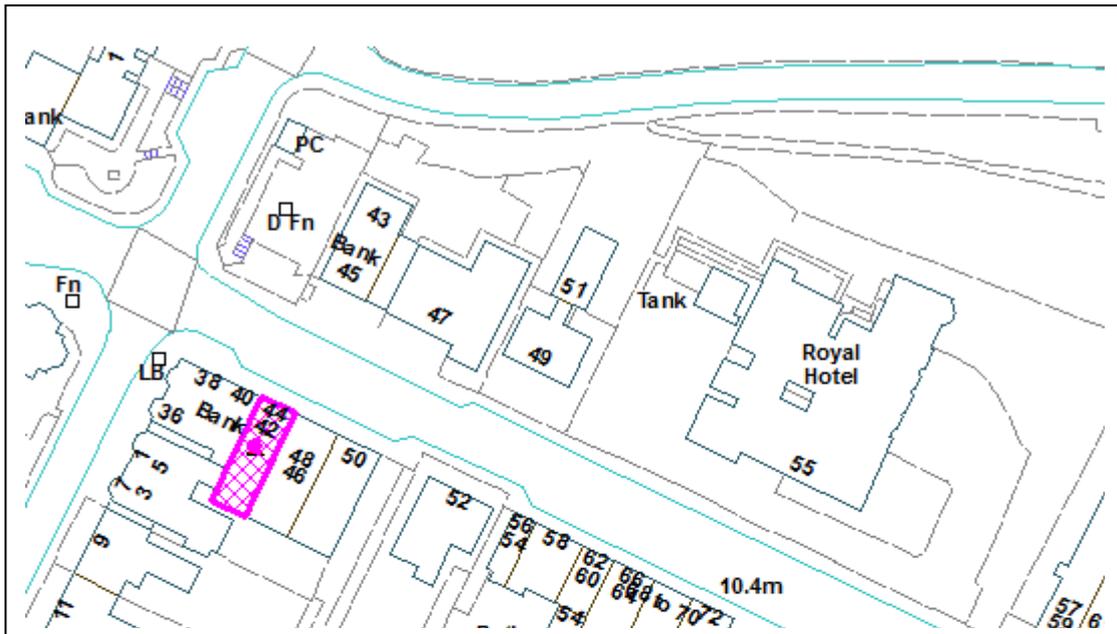
**Community Council:**

No consultation sent or requested.

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**PROPOSAL:** Proposed alterations to existing shopfront at 42 Henderson Street Bridge Of Allan FK9 4HS

UPRN: 000122024937  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: 17/00696/FUL  
Type: Full  
Date Valid: 1 September 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 Steven Wilson per Alan Waddell 10 Barony Wynd Baillieston Glasgow G69 6TX



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**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

## *Report of Handling*

**Summary of Representations**

No letters of representation have been received regarding the proposals.

**Summary of Consultation Responses**

No consultation sent or requested regarding this application.

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

Stirling Local Development Plan 2014

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

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, having regard to any Conservation Area Character Assessments.

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

All new development, including alterations and extensions to existing buildings, are required to positively contribute to the quality of the surrounding built and natural environment. Therefore:

- 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.
- 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 7.2: Development within and out with Conservation Areas**

- a) Development within a Conservation Area shall preserve or enhance its character, appearance and setting and respect the architectural and visual qualities of the area with regard to the character of the area.
- i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings.

#### **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.

#### **Supplementary Guidance SG22: Shopfronts**

Good shopfront design should respect and relate to both the building of which it is part, and the streetscape where it is located.

## **Summary of Submission**

Planning permission is sought for exterior alterations to a shopfront at 42 Henderson Street, Bridge of Allan. The property is a ground floor shop within a stone built 3 storey building, which is Category B Listed and within the Bridge of Allan Conservation Area. Proposed alterations include, removal of blue plywood panels from the upper parts of the windows, and reinstatement of subdivided window frames as present on neighbouring properties. This is considered to be appropriate in regards to the character of the Conservation Area. At present sections of the glazing within recess have been painted blue, as part of this proposal these would be restored to clear glass, to match the original design of the building as closely as possible. Although replacement of glazing of any kind is contrary to local planning policy, the removal of blue painted glazing with clear units is considered to have a positive impact upon the character of the Listed Building. It is also proposed as part of this application that the external woodwork and guttering be painted light grey, this is considered to have a neutral effect and be suitable for the property and its surroundings.

It is considered that the proposed alterations are appropriate for the Listed Building and are considered sympathetic in terms of the surrounding Conservation Area.

## **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:**

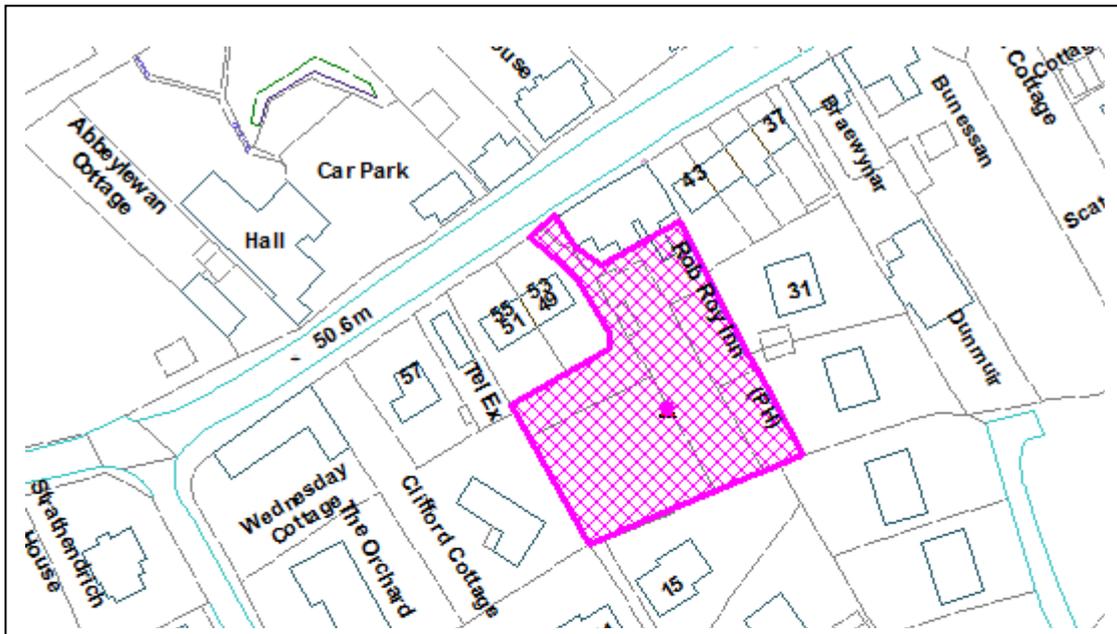
No consultation sent or requested.

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**PROPOSAL: Proposed erection of 3No. dwelling houses at Land To Rear Of 45 - 55 Main Street Buchlyvie**

UPRN: 000122070595  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00548/FUL  
Type: Full  
Date Valid: 13 July 2017  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent: Mr Ross Aitken per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE



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**Recommendation: Approve with Conditions**

Subject to the following Conditions:

- 1 Restriction on Construction Hours:** No machinery shall be operated, no activity carried out and no deliveries received at or despatched from the site outwith the hours of 8.00am to 6.00pm Monday to Friday, and 9.00am to 1.00pm on Saturdays, nor at any time on Sundays; unless otherwise agreed in writing by the Planning Authority.
- 2 Unsuspected or Unencountered Contamination:** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.
- 3 Access:** Prior to the occupation of the approved houses, the access to the development shall be of a minimum width of 5.5 metres and shall not exceed a gradient of 1:10 and surfaced in a tarmacadam.
- 4 Waste Management Facilities:** Provision should be made for a properly designed waste collection point at the roadside for bins awaiting collection. This collection point shall be outwith the required visibility splay sightlines. Prior to the start of work on site, proposals for the location of the bin collection point and design of the bin stores within each site shall be

submitted to the Planning Authority and approved in writing. The approved bin collection store shall be implemented prior to the use of the approved houses. The developer will be required to provide the new houses with the necessary recycling and waste management facilities to serve the development in accordance with the Council's Waste Service requirements and as specified in the Supplementary Guidance on Waste Management Requirements for Development Sites.

- 5 **Surface Water Management:** No development shall commence on site until the developer has demonstrated to the satisfaction of the Planning Authority a Sustainable Urban Drainage System for the approved development is adequate and a detailed scheme for the capture of all roof and surface water within the site is submitted to the Planning Authority and approved in writing. The scheme shall include details of measures to ensure any runoff from the site does not flood the adjacent houses and gardens at 29 and 31 Culbowie Crescent. The approved drainage scheme shall be implemented before any of the approved houses are occupied.
- 6 **Retention of mature trees:** The mature trees along the site boundary coterminous with 15 and 27 Culbowie Crescent shall not be felled without the written approval of the Planning Authority; prior to the commencement of development on site a tree survey of the trees along the boundary coterminous with 15 and 27 Culbowie Crescent shall be submitted to the Planning Authority - the survey will assess the condition and amenity value of the trees and proposal for tree retention/removal.
- 7 **Parking:** The 2 lines of on-road parking spaces (numbered 1 to 6 and 7 to 12, shown the 'site plan as proposed', on drawing number SD/1436/P2/01 shall implemented in full prior the start of any building operations on the approved housing.

**Reason(s):**

- 1 To protect the occupants of nearby housing from excessive noise/disturbance associated with the implementation of this permission.
- 2 To ensure all contamination within the site is dealt with.
- 3 To facilitate the 2 way movement of traffic in and out of the site access, in the interest of road safety.
- 4 To ensure that adequate waste management facilities are provided in accordance with the Council's standards.
- 5 In order to ensure that adequate and timeous drainage arrangements are made.
- 6 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.
- 7 To ensure that adequate parking facilities are made available.

**Status Constraints:**

Conservation Area,

**Supplementary Information:**

## *Report of Handling*

**Summary of Representations**

Four representations containing objections and comments have been received are summarised as follows:

a) The proposal for 3 houses at the site is too ambitious.

Response: The ratio of building footprint to site area allows for the development of 3 houses without appearing as crammed in.

b) Double storey house at rear of no 15 Culbowie Crescent.

Response: Proposed house 3 is on 2 levels and has a ground floor and rooms in the roof - section CC on drawing number SD/1436/P2/05 shows the ground level and finished floor levels at proposed house 3 in relation to 15 Culbowie Crescent and the space between, and demonstrates that sufficient account has been taken to preserve the residential amenity of 15 Culbowie Crescent.

c) Impact on Conservation Area.

Response: The proposal is for a low rise and low visual impact house development that will respect the setting and character of the Conservation Area.

d) Concerns about entrance/exit from site and additional traffic from 3 houses. Residents consider there is already a problem on Buchlyvie Main Street with the speed of traffic, parked vehicles on the Main Street being damaged by passing vehicles, in particular wing mirrors being smashed off. The road is at its narrowest at the site access stretch. Some residents have taken to parking on the pavement. If the tenants of the Rob Roy flats park at the front of the building, as some of them do, there is an impact on the ability of vehicles pulling out onto the main street, from the site exit, to see traffic coming from the east. There is the potential of increased traffic parked in the area from the creation of a hot food takeaway (the subject of a current planning application) a few metres down the road from this site and on the same side. This could be addressed by the Council putting double yellow lines in front of the Rob Roy flats and the flats at 49-55 Main Street, right along to the entrance of Culbowie Road. This would then encourage the residents of these buildings to use the designated parking at the rear of the properties.

Response: The existing site access is to be upgraded to facilitate 2 way movement of traffic, from the current single lane arrangement used by the 8 flats on either side of the access. The site access complies with visibility sightlines within the control of the applicant. On road parking on a village Main Street is not a valid reason to withhold planning permission when the applicant complies with visibility standards at the site.

e) The houses look like they will fit in well.

Response: The housing takes into account the restricted site area, proximity of neighbours and modern architectural context of adjacent detached houses.

f) Loss of light into neighbours garden at 29 Culbowie Crescent and too close to rear boundary.

Response: The position and height of the 3 houses proposed is such that the adjacent houses at 15, 29, and 31 Culbowie Crescent will not receive a loss of sunlight and daylight into habitable rooms - the application complies with the Supplementary Guidance SG12 - 25 degree approach relating to new development and effect on sunlight/daylight at adjacent housing.

g) Fly tipping at the site - site could be restored and maintained without the need to redevelop the site.

Response: Whilst this is the case, it is not a reason to withhold planning permission - the merits of the planning application are the determining issues.

h) Having up to 20/22 wheelie bins on the side of the road on the day for bin collection is a concern.

Response: Condition 4 requires proposals for bin collection to be submitted for approval.

i) Loss of green space and trees therefore Conservation Area will not be preserved.

Response: There are mature trees on the southern site boundary (coterminous with 15 and 27 Culbowie Crescent that are worthy of retention - this is addressed by planning condition number 6.

j) Overlooking and loss of privacy and sunlight to 31 Culbowie Crescent.

Response: The windows in all three houses are positioned and set back from all adjoining neighbouring houses such that there is no direct window to window overlooking within a range of 18 metres and so the planning application complies with supplementary guidance 12.

k) At present, the gardens at Culbowie Crescent are flooded during periods of heavy rainfall through water flowing from the proposed development area.

Response: A condition has been applied which requires a scheme to deal with surface water at the site which includes details of measures to ensure any runoff from the site does not flood the adjacent houses and gardens at 29 and 31 Culbowie Crescent - the approved drainage scheme is to be implemented before any of the approved houses are occupied - see condition 4.

l) Loss of residential amenity from traffic noise - cars moving in and out of site for 3 houses.

Response: The site is within a built-up area where the ambient noise level will not be materially affected by traffic generated by 3 cars.

m) Habitat for many species and wild birds.

Response: The application proposes to clear bushes, self-sown trees and overgrown grasses in a gap site which is not maintained and is not a village amenity - the site is not a known habitat for European Protected Species.

n) There is no demand for additional housing as houses in the village are on the market without interest.

Response: The planning permission could not be refused on the grounds that any developer would have difficulty selling the houses.

o) Approval would set an undesirable precedent.

Response: The Council's site planning policy for infill/gaps sites supports redevelopment subject to compliance with policy criteria - all other similar planning applications would be assessed on their own individual merits.

### **Summary of Consultation Responses**

Buchlyvie Community Council: The new proposal to build one single storey and 2 X 1 ½ storey houses follows a previous application to build 3 houses on the same site that was withdrawn. Buchlyvie Community Council has reviewed the new application, including the Planning Statement and are not convinced that, aside from the reduction in the height of 2 of the houses and in the number of parking spaces from 8 to 6 behind 49/55 Main Street, there have been any significant changes and therefore object on the following grounds:

**Environmental Impacts:** The development would reduce a green space with a right of way across the land and a path built and funded by community effort and well used by residents. The Council owned area contains mature trees and a bog garden and over the years has been planted with wild flowers. It sustains a varied wild life. The site has not significantly deteriorated or been used for fly tipping, although there is minor littering, as expected with any public path.

**Design and relationship to surroundings:** The footprint in this new application remains the same as in the previous one. At that time the community council expressed our concerns that the plan and number of houses were too ambitious for the size of the land. The proposal is for relatively high density and is site cramming that would not enhance the Conservation Area setting and as such does not comply with Conservation Area Local Development Plan policy 7.2.

Aside from the access issues, outlined below, the number of car spaces proposed (6 behind the Rob Roy and 8 behind 49 - 55 Main Street) is still unrealistic. This number of cars cannot fit in the spaces identified Access, water, drainage, flooding.

The entrance and egress to the site is an issue. There are spaces for 18 cars in the development but the entrance is only a single track. The parked cars on the A811 make it impossible to see whether there is an oncoming car on exit and will cause cars to queue on the A811 if the entrance is blocked by an exiting vehicle.

There are poor sight lines and the entrance is at a narrow part of the A811 where parked cars often incur damage to wing mirrors from passing traffic. Concerns on this point have been heightened by an accident by the entrance to the proposed development on 27 July involving 2 cars, one hitting a building. The Site is also opposite the Village Hall car park. Is it proposed that Stirling Council uplift the waste bins from the 3 houses? If they are to be brought to the street it would pose additional hazards to sight lines for entering/egress.

Transport Development (Roads): From the information provided it is understood the applicant proposes the erection of 3 dwelling houses on land to the rear of 45-55 Main Street, Buchlyvie. Access to the proposed development is via the existing access serving the existing flats (1-4 and 49 - 55). The applicant proposes to provide 2 off street car parking spaces per dwelling which in accordance with Stirling Council Supplementary Guidance (Ensuring a Choice of Access for New Developments) is acceptable. Transport Development has no objection subject to conditions relating to access and waste pick-up.

Environmental Health: (Response to previous application for 3 houses - reference 17/00310/FUL).

Conditions advised are –

Public Health - The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Council

Noise - Restrict construction hours.

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

Local Development Plan Policy:

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.

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

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.

d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

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, particularly on foot,

bicycle and public transport. Any adopted core path and other established right of access should be retained.

f) It should be demonstrated that buildings and spaces have been designed with future adaptability in mind wherever possible and appropriate.

g) Existing buildings, structures and natural features that contribute to local townscape and biodiversity should be retained and sensitively integrated into proposals.

All new development should comply with SG01 which supports this policy by providing detailed guidance on all aspects of site planning and design.

#### Policy 7.2: Development within and out with Conservation Areas

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

i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges. [See Policy 7.4 for the treatment of boundaries/hard standings in Conservation Areas and Listed Buildings].

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

b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.

c) Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a)(ii) and Policy 7.3. Proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not commence until evidence is given of contracts let for the approved redevelopment.

#### Supplementary Guidance (12) Parts relating to privacy and sunlight and daylight:

**Privacy:** In general a distance of 18 metres for privacy should be established between the windows of habitable rooms that are parallel to each other. The guiding principle is that housing should be suitably orientated and spaced, and the windows suitably placed to prevent direct overlooking of habitable rooms and areas from neighbouring dwellings.

**Daylight and Sunlight:** The 25 degree approach - This approach should be utilised when the new development directly faces the affected window. Suitable daylight for habitable rooms is achieved when a 25 degree vertical angle taken from the centre of the lowest window is kept unobstructed. The recommended distance between the buildings is dependent on the opposing property ridge height. If the building opposite has a high ridge, the loss of daylight will be more notable than if the building has a lower ridge height.

#### **Summary of Submission**

The proposal is to develop 3 detached houses in part of the former unmaintained grounds of the Rob Roy Inn (waste land) and overgrown green space owned by the Council. The proposal is for housing on 2 levels with rooms in the roof. The site is located within the Buchlyvie Conservation Area and adjacent to a spacious modern housing estate at Culbowie Crescent.

Part of the application site is currently owned by Stirling Council.

The ratio of building footprint to the site area is as follows:

Plot 1: 25.5%  
Plot 2: 18.6%  
Plot 3: 23.9%.

The adjacent adjoining housing at Culbowie Crescent has the following ratio of housing footprint to site area:

No 15: 16.4%  
No 29: 12.5%  
No 31: 13.6%.

The current application shows a revision from the previous proposal for 3 houses all of which proposed accommodation on 2 levels. The revised application now shows two houses as bungalows and one house with ground floor and rooms in the roof.

Whilst the proposed ratio of housing footprint to site area on proposed house numbers 1 (25.2 %) and 3 (23.9%) is higher than the adjacent low density and spacious plot layouts at Culbowie Crescent, these plot ratios will provide an acceptable level of residential amenity. Plot 2 (18.6 %) is more comparable to Culbowie Crescent plot ratio and is a similar low density.

The application takes into account the proposed building heights, finished floor levels and gardens levels in relation to the houses and gardens at 15, 29 and 31 Culbowie Crescent - cross-sections A-A, B-B, and C-C on drawing number SD/1436/P2/05 demonstrates that the space and levels between the proposed houses and these neighbouring houses and gardens is such that residential amenity will be preserved and will not be harmed.

The previous application -reference 17/00310/FUL showed the houses on plots 1 and 2 on 2 levels which was considered overly dominant in relation to the houses at 29 and 31 Culbowie Crescent. The vertical scale of the houses on plots 1 and 2 are single storey which takes into account the proximity to adjacent houses at 29 and 31 Culbowie Crescent - the revised single storey design is acceptable.

Condition 4 requires proposals for bin collection to be submitted for approval - this occurs one a day a week and will be the same as other village situations where the bin is presented on the pavement for collection over a short term period

The application takes into account the use of the site as partly waste ground and overgrown and unmaintained green space and whether there is benefit to be had from the proposal- it is considered that the revised design with low rise housing represents an upgrade in amenity at the site that would enhance and result in a benefit to the Conservation Area setting and as such the application does comply with Conservation Area policy 7.2.

The conditions in the recommendation relating to the widening/upgrade of the existing access, off-road parking provision, collection of waste, surface water management, and retention of mature trees is to take into account relevant planning considerations, the 4 representations received and consultation reply from the community council.

In view of the above the application warrants support.

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

Any Environmental Statement submitted.  
Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.  
Any Design Statement or Design and Access Statement submitted.  
Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not applicable.

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

Not applicable.

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

Not applicable.

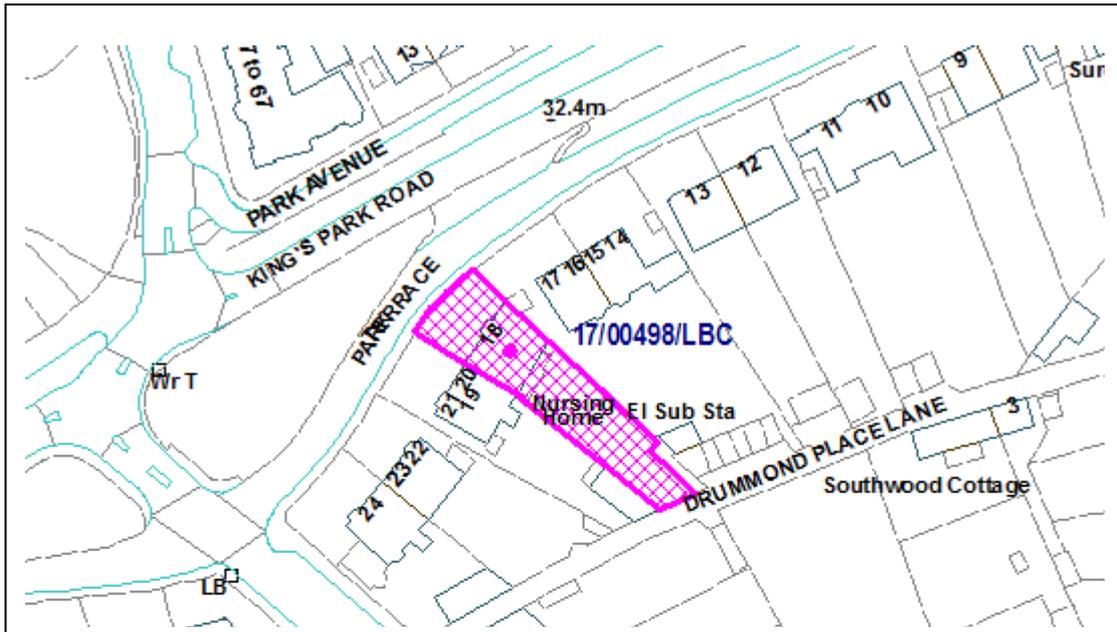
**Community Council:**

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**PROPOSAL:** Replacement of 2Nos. skylight windows and replacement of lead roof over bay window at Building Shell 18 Park Terrace Kings Park Stirling

UPRN: 000122042768  
Ward: Ward 5 Stirling West  
Reference: 17/00498/LBC  
Type: Listed Building Consent  
Date Valid: 7 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: Andrew McEwan 18A Park Terrace Kings Park Stirling FK8 2JT



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**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

None.

**Community Council:**

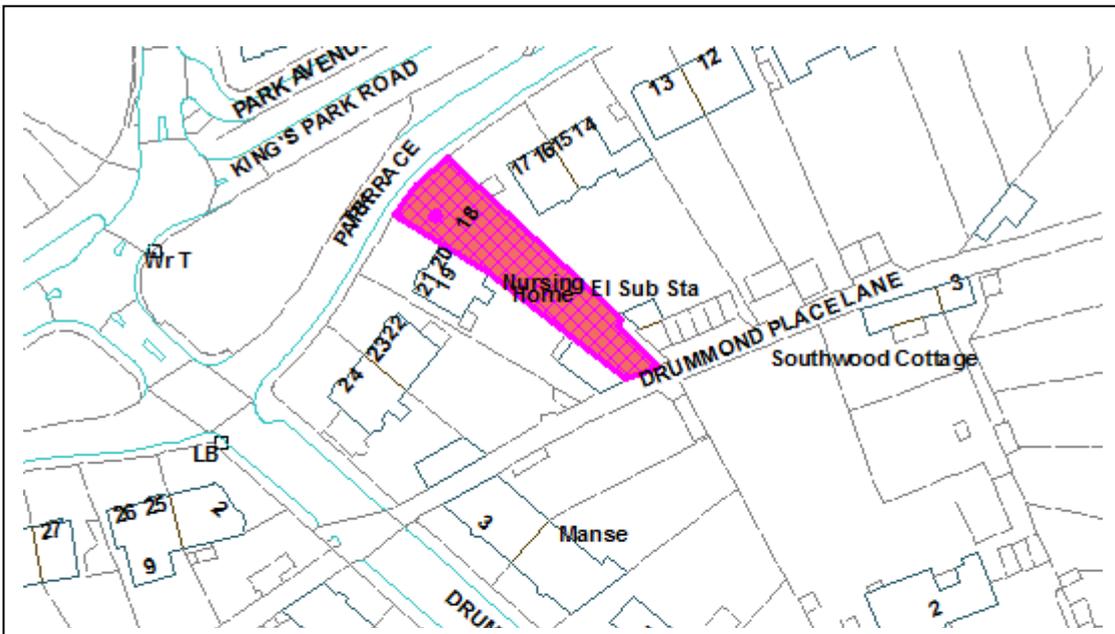
No consultation sent or requested.

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**PROPOSAL:** Replacement of 2Nos. skylight windows and replacement of lead roof over bay window at 18A Park Terrace Kings Park Stirling FK8 2JT

UPRN: 000122018186  
Ward: Ward 5 Stirling West  
Reference: 17/00619/FUL  
Type: Full  
Date Valid: 28 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: Andrew McEwan per Robert Paul Architects 102 High Street Dunblane FK15 0ER



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**Recommendation:** Approve

**Status Constraints:**

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

**Supplementary Information:**

***Report of Handling***

**Summary of Representations**

No representations issued or received.

**Summary of Consultation Responses**

No consultation responses 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 positively contribute to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria:-

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

### **Policy 7.2: Development within and outwith Conservation Areas**

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

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

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

### **Policy 7.3: Development affecting Listed Buildings**

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

## **Summary of Submission**

The proposal seeks planning permission to replace 2 cast iron skylights and replace a section of lead work at 18A Park Terrace, a category B listed flatted property in the Kings Park Conservation Area.

The first part of this proposal would involve the replacement of roof lights, one on the front elevation, and one on the rear. These would be of the same size as windows at present, not resulting in an increase of opening. The roof light design is of Conservation design, and therefore considered appropriate for the Listed Building and surrounding Conservation Area.

The second part of the proposal is the replacement of a lead roof over a bay window. It is detailed that the lead is proposed to cover the stone cope, which is not generally considered acceptable. However as the area of coverage of the lead is small, and this is currently in place, the proposal is not considered to have a detrimental impact upon the material or character of the property. It is important that the amount of lead visible from the front elevation is not increased, from the very small lip on the property at present.

Although the lead work is not generally supported when used in this way, and it is a replacement, and not an increase in amount or visibility, it is considered that the proposal within application 17/00619/FUL can be supported. It would not be detrimental to the surrounding Conservation Area, or the character of the Listed Building with all of the work outlines not visible from ground level, and are discrete enough not to detrimentally impact the view from higher ground.

## **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.

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## *Planning Enforcement – week ending 13/10/17*

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### *New Cases Received*

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Issue: Alleged non-compliance with condition.  
Address: The Brae, Cambusbarron, FK7 9LE  
Ward: Ward 5 Stirling West  
Reference: EN/17/102/NONCOM  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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Issue: Breach of Condition  
Address: Henderson Street, Bridge Of Allan, FK9 4HF  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/103/NONCOM  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

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Issue: Erection of satellite dish.  
Address: Buccleuch Court, Dunblane, FK15 0AR  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/104/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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Issue: Concern over trees, archaeology and boundary treatments.  
Address: Sheriffmuir Road, Pathfoot Drive, Bridge Of Allan,  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/105/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:                      Erection of screening and garden building.  
Address:                    Moubrey Row, Cowie, FK7 7DL  
Ward:                        Ward 7 Bannockburn  
Reference:                 EN/17/100/UNAUTH  
Case Officer:              Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No action proposed in respect of the negligible breach of planning control.

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

None

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

None

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

None

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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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