



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date *01 November 2017*

Week Number *43*

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 09 November 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, 08 November 2017**.

The Planning Schedule

The Planning Schedule

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

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

Applications Received

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

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

The decision making levels are:

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

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

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

Decision of Appointed Officers

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

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

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

Planning Schedule – Recommendations

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

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

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

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

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

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

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

Scheme of Delegation

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

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

Planning - Section 43A Scheme of Delegation

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

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

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

(a) Planning Authority Applications

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

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

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

(c) Member Remit to Planning Panel

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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Who to contact in Planning

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

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

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: jeffreyi@stirling.gov.uk
Senior Planning Officer, Jane Brooks Burnett:
☎ 233672 Email: brooksburnettj@stirling.gov.uk
Planning Officer, Peter McKechnie:.....
☎ 233679 Email: mckechniep@stirling.gov.uk
Planning Officer, 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
17/00827/FUL 25 Oct 2017 Ward 7 Bannockburn 284110 689300	Alteration and extension to rear of dwelling house at 51 Berryhill, Cowie, FK7 7AH , for Mr David Leister per Architectural Drawing Services 32 Moss Road Tillicoultry FK13 6NS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00829/LBC 25 Oct 2017 Ward 7 Bannockburn 280858 690358	Conversion and alteration of existing attic space, installation of conservation rooflights, together with flush slate vents and new internal stair at 48 Main Street, Bannockburn, FK7 8LY , for Mr Charles Ballantyne per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00830/FUL 25 Oct 2017 Ward 7 Bannockburn 280858 690358	Installation of rooflights at 48 Main Street, Bannockburn, FK7 8LY , for Mr Charles Ballantyne per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00832/LBC 27 Oct 2017 Ward 4 Stirling North 279594 693716	Remove fascia sign. remove and replace existing wall linings and suspended ceiling, removal of some non load bearing partitions, installation of serving counter, associated internal water and waste adjustments and upgrade WC facilities at 54 Barnton Street, Stirling, FK8 1NA , for per McEachern Architects 13 Allan Park Stirling FK8 2QG Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: C(s)

<p>17/00819/FUL 23 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 277685 701211</p>	<p>Proposed one and a half storey side extension to dwelling house at Cherrywood, Keir Street, Dunblane, FK15 9BP, for Mr B Dermidy per WD Harley Partnership (Callander) 2 Cross Street Callander FK17 8EA Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00822/FUL 27 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 279029 701467</p>	<p>Erection of attached garage at 44 Ochiltree, Dunblane, FK15 0DF, for Mr David Corry per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00825/FUL 24 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 279248 697746</p>	<p>Removal of existing garage and erection of new dwelling house and garage at Garden Ground At 2, Gordon Crescent, Bridge Of Allan, for Ms Kathryn Williamson per Bobby Halliday Architects The Studio 3 The Avenue Bridge Of Allan FK9 4NR Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00833/LBC 25 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 280397 696841</p>	<p>Installation of new internal single leaf, non-glazed 30 and 60 minute fire rated doorsets to replace existing non fire rated and non glazed doors and installation of new internal 30 minute fire rated double leaf glazed doors with glazed fanlights at Pathfoot Building, Pathfoot Road, Bridge Of Allan, FK9 4LD, for Stirling University per Lewis & Hickey 1 St Bernards Row Edinburgh EH4 1HW Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: A</p>
<p>17/00789/FUL 23 Oct 2017 Ward 2 Forth & Endrick 249557 684307</p>	<p>Erection of new one and a half storey detached dwelling house and retrospective permission for provision of temporary residential accommodation and ancillary storage units on site at Land Adjacent To North Of Craighat Cottage, Blanefield, for Mr W Hogg per G M Thomson 28 Crossveggate Milngavie Glasgow G62 6RA Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00823/FUL 24 Oct 2017 Ward 2 Forth & Endrick 261495 686868</p>	<p>Increase in height of previously approved floodlights from 8m to 15m at Fintry Sports And Recreation Club, Kippen Road, Fintry, G63 0YA, for Fintry Sports Club per The Grand Plan 29 Stuart Drive Drymen G63 0BZ Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00828/FUL 25 Oct 2017 Ward 2 Forth & Endrick 256366 679662	Proposed garage conversion and new roof at 29 Kirkland Avenue, Blanfield, G63 9BY , for Mrs L Stanhope per Clark Design Architecture Strathleven House Levenside Road Dumbarton G82 3PD Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00820/FUL 25 Oct 2017 Ward 6 Stirling East 280397 692660	New industrial unit to be erected at Historic Scotland Store, Kerse Road, Stirling, FK7 7SG , for Mr Tom Gaze Historic Environment Scotland Longmore House Salisbury Place Edinburgh Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
17/00784/LBC 26 Oct 2017 Ward 5 Stirling West 279249 692921	Replacement of two upper rear UPVC windows with new wooden sash and case windows at 13 Park Terrace, Kings Park, Stirling, FK8 2JT , for Natasha Keatch 13 Park Terrace Kings Park Stirling FK8 2JT Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: B
17/00802/ADV 23 Oct 2017 Ward 5 Stirling West 277520 692269	2No. information signs at Land Adjacent To South Of, Old Drove Road, Cambusbarron , for Cambusbarron Community Council Maitland Touch Road Cambusbarron FK7 9NL Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00818/FUL 24 Oct 2017 Ward 5 Stirling West 279503 692006	Enlargement of ground floor window to rear of dwelling house (retrospective) at 12 Bellfield Road, Stirling, FK8 2AN , for Mr & Mrs I Hutchison per Millson Associates 11 Gladstone Place Stirling FK8 2NN Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00776/FUL 24 Oct 2017 Ward 1 Trossachs & Teith 266545 699967	Two storey rear extension to dwelling house at 30 Main Street, Thornhill, FK8 3PN , for Mr & Mrs S Roberts per ILG Design Suite 6 350 Main Sreet Camelon Falkirk Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
17/00824/NSM 24 Oct 2017 Ward 1 Trossachs & Teith 260243 731468	Installation of electronic communications apparatus at existing site at Killin Transmitting Station, Killin , for Arqiva Black Hill Transmitting Station Salsburgh Shotts ML7 4NZ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@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.

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: **Single storey rear extension at 4 South Mains Farm Kersie Road Throsk FK7 7NE**

UPRN: **000122048428**
Ward: **Ward 7 Bannockburn**
Reference: **17/00688/FUL**
Type: Full
Date Valid: 29 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Replacement of existing side hinged shutters for new roller shutters, finished white to replicate existing at Craigforth Weighbridge Drip Road East Stirling**

UPRN: **000122056899**
Ward: **Ward 4 Stirling North**
Reference: **17/00701/FUL**
Type: Full
Date Valid: 6 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Driving Vehicle Standards Agency per Interserve Construction Limited 395 George Road Erdington Birmingham B23 7RZ

Decision: **Approve**

PROPOSAL: **Extension to side of dwelling house at 4 Aboyne Avenue
Causewayhead Stirling FK9 5JL**

UPRN: **000122029898**
Ward: **Ward 4 Stirling North**
Reference: **17/00729/FUL**
Type: Full
Date Valid: 18 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr T Bonner per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU

Decision: **Approve**

PROPOSAL: **Erection of dwelling house at Land 75 Metres South Of
Hutchison Farm Auchinlay Road Dunblane**

UPRN: **000122068648**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00587/PPP**
Type: Planning Permission in Principle
Date Valid: 26 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Robin Young Waterside Farm Auchinlay Road Dunblane FK15 9JS

Decision: **Approve with Conditions**

PROPOSAL: **4No. new dwelling houses at Land Some 50 Metres To
North West Of Station House Thornhill Stirling**

UPRN: **000122064244**
Ward: **Ward 2 Forth & Endrick**
Reference: **16/00570/FUL**
Type: Full
Date Valid: 2 September 2016
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr J Steel per McEachern Architects 13 Allan Park Stirling FK8 2QG

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

PROPOSAL: Proposed installation of a 17.5 metre Lattice Mast, supporting 2 No Antenna, 2 No Transmission Dish, together with associated ground based equipment cabinets, satellite dish and ancillary development thereto including a permanent generator housed within secure fencing at Land Some 200 Metres South Of Loch Walton Keepers Cottage Fintry

UPRN: 000122070543
Ward: Ward 2 Forth & Endrick
Reference: 17/00578/FUL
Type: Full
Date Valid: 24 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: EE Ltd per PHA Communications PO Box 72 Harpenden Hertfordshire AL5 4UP

Decision: Withdrawn

PROPOSAL: Installation of a PCP and BT Broadband Cabinet which provides Super-Fast Fibre Optic Broadband at Pavement Opposite Fintry Garage Main Street Fintry

UPRN: 000122070781
Ward: Ward 2 Forth & Endrick
Reference: 17/00637/FUL
Type: Full
Date Valid: 11 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Morrison Utility Services per CATSRUVEYS Group Ltd The Stable Codham Hall Lane Brentwood Essex

Decision: Approve

PROPOSAL: **Renewal of planning permission 14/00602/PPP for a new detached house under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land Adjacent And East Of The Doll's House Blanefield**

UPRN: **000122069317**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00640/PPP**
Type: Planning Permission in Principle
Date Valid: 22 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Allan Barns-Graham per Kenneth Lynch Architectural Design
Sydenham Court 18 Kingsborough Gardens Dowanhill Glasgow

Decision: **Approve with Conditions**

PROPOSAL: **Two storey extension to the rear replacing the current conservatory, side extension replacing the current garage, porch at front and small extension to front of dwelling house at 42 Branziert Road North Killearn G63 9RF**

UPRN: **000122007712**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00643/FUL**
Type: Full
Date Valid: 23 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Craig Moir per Colin McGowan 25 Branziert Road North Killearn G63
9RE

Decision: **Approve with Conditions**

PROPOSAL: **Proposed new dwelling house at Garden Ground North East Of Torfield Graham Street Kippen**

UPRN: **000122064483**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00672/FUL**
Type: Full
Date Valid: 31 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Walter MacDiarmid per Denholm Partnership Architects 11 Dunira
Street Comrie PH6 2LJ

Decision: **Approve with Conditions**

PROPOSAL: Extension at first floor level at Culbeg Farm Stirling FK8 3JH

UPRN: **000122047430**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00698/FUL**
Type: Full
Date Valid: 5 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Eric Wilson per WD Harley Partnership (Callander) 2 Cross Street
Callander FK17 8EA

Decision: Approve

PROPOSAL: 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

UPRN: **000122069096**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00730/FUL**
Type: Full
Date Valid: 29 September 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Scotus Investments Ltd per Dinardo Partnership Mirren Court One 119
Renfrew Road Paisley PA3 4EA

Decision: Approve

PROPOSAL: Construction and operation of a containerised reserve power facility to provide electricity balancing services when requested by National Grid. at Land Adjacent And Rear Of Units At No. 15 Borrowmeadow Road Stirling

UPRN: **000122070793**
Ward: **Ward 6 Stirling East**
Reference: **17/00665/FUL**
Type: Full
Date Valid: 22 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: FlexibleGridPower2 Ltd per Arcus Consultancy Service Ltd 7th Floor 145
St Vincent Street Glasgow G2 5JF

Decision: Approve with Conditions

PROPOSAL: Erection of 2No. dwelling houses at Land 75M South West Of Westerlands House Clifford Road Stirling

UPRN: **000122070711**
Ward: **Ward 5 Stirling West**
Reference: **17/00630/PPP**
Type: Planning Permission in Principle
Date Valid: 11 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Gatehouse Developments per Farquhar MacLean Beechcroft Studio
Northlea Doune FK16 6DH

Decision: Withdrawn

PROPOSAL: Proposed replacement of windows and door at 16 Grendon Gardens Grendon Court Stirling FK8 2JZ

UPRN: **000122018025**
Ward: **Ward 5 Stirling West**
Reference: **17/00671/FUL**
Type: Full
Date Valid: 20 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr & Mrs D Spafford per CR Smith Glaziers (Dunfermline) Ltd. Gardeners
Street Dunfermline KY12 0RN

Decision: Approve

PROPOSAL: Two storey extension to dwelling house at 58 Randolph Road Stirling FK8 2AR

UPRN: **000122017399**
Ward: **Ward 5 Stirling West**
Reference: **17/00711/FUL**
Type: Full
Date Valid: 8 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr David Prince per S W Designs 19 Earl`s Hill Balloch Cumbernauld G68
9ET

Decision: Approve

PROPOSAL: Proposed erection of porch at 22 Parkdyke Stirling FK7 9LR

UPRN: **000122012708**
Ward: **Ward 5 Stirling West**
Reference: **17/00727/FUL**
Type: Full
Date Valid: 14 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Single dwelling in principle at 35M South East Of Little Mill Cottage Thornhill

UPRN: **000122070808**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00704/PPP**
Type: Planning Permission in Principle
Date Valid: 7 September 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr G Matthew per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER

Decision: Refuse

PROPOSAL: 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

UPRN: **000122061048**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00735/FUL**
Type: Full
Date Valid: 25 September 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Gordon Bland per Fife Architects Unit 3, 15 Station Road St Monans Fife KY10 2BL

Decision: Approve

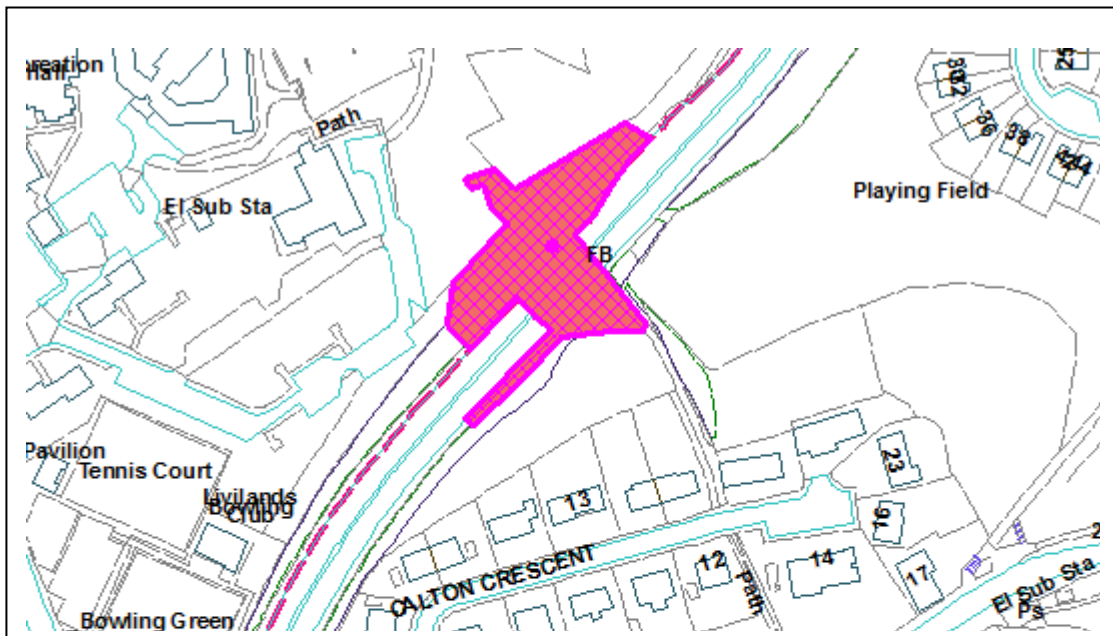
Planning Schedule Recommendations

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

PROPOSAL: Replacement of the existing pedestrian footbridge over A9 Burghmuir Road, with an at grade pedestrian crossing and associated ramped pedestrian access into the Stirling Community Hospital as required by Condition 2(b) of planning permission reference 13/00505/PPP at Stirling Community Hospital Livilands Gate Stirling FK8 2AU

UPRN: 000122017667
Ward: Ward 5 Stirling West
Reference: 17/00764/MSC
Type: Matters Specified by Condition
Date Valid: 3 October 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Stirling Council Teith House Kerse Road Stirling FK7 7QA



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Landscape - Planting on Completion:** All planting, seeding, turfing and other works indicated on the approved landscaping plans shall be carried out in the first planting season following completion of the buildings granted consent.

- 2 **Landscape - No Topping, Lopping or Felling:** No trees, shrubs or hedges within the application site shall be topped, lopped, felled or uprooted without the prior written consent of the Planning Authority.

Reason(s):

- 1 In the interests of amenity, to ensure that the proposed development is provided with a suitable standard of landscaping and is assimilated into the surrounding area at the earliest practical stage.
- 2 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.

Status Constraints:

Historic Scotland Battlefield Site

Supplementary Information:

The current application relates to the Planning Permission in Principle for 'demolition of buildings (in part) and extension and redevelopment of Stirling Community Hospital to provide 5 GP Practices, emergency care, x-ray, other clinical facilities, 130 bed residential accommodation, ambulance station and associated services, parking, external works and landscaping at Stirling Community Hospital Livilands Gate Stirling FK8 2AT'.

This permission was granted at the Council's Planning and Regulation Panel on 24 June 2014 subject to 12 conditions relating to design and layout of buildings, noise, roads, contaminated land investigation and parking provision. NHS Forth Valley submitted a further application to deal with all 12 conditions in permission in principle and this was approved under application reference 15/00107/MS. The only outstanding matter to be addressed by a further application was condition 2(b) of the planning permission in principle which requires that 'the existing pedestrian footbridge over the A9 should be upgraded or replaced with a new footbridge that is Disabled Discrimination Act compliant or alternatively other arrangements for crossing the A9 implemented to Disabled Discrimination Act standard. Detailed drawings of the upgraded or new bridge design or alternative arrangement crossing for the A9 shall be submitted to the Planning Authority and approved in writing at the same time as the approved building for the 5 GP practices, and constructed prior to the use by patients of the completed GP practice building.' This current application has been submitted by Stirling Council who will carry out the proposed removal of the footbridge over the A9 and replacement with a 'at grade crossing' and form a ramp up the A9 embankment into the rear of the community hospital for access to the new doctor's surgeries that are currently under construction.

The consultation reply from the Transport Development (Roads) supports the application and there are no roads/access conditions required. Following the decision to grant planning permission in principle, an Option Appraisal Audit was carried out to determine what the most suitable crossing facility would be. The audit considered upgrading the existing bridge structure to provide a compliant arrangement, replacing the bridge with a compliant bridge, and removing the bridge and replacing with an at-grade crossing. The audit concluded that whilst all options were technically achievable, the most viable option was the removal of the bridge and provision of an at-grade signalised crossing point. The audit further recommended that a staggered crossing be provided as it provides the most operationally efficient option which minimises crossing distances and results in the least impact on the adjacent road network (minimises vehicle queuing). The Transport Development consultation reply advises that the application and drawings submitted have taken cognisance of the findings of the Option Appraisal Audit and as such are considered acceptable. It should be noted that the crossing proposals also propose a fully compliant ramped access with level landings, and separate stepped ramp (both containing handrails) which both provide access to the Care Village, the relocation of the 40 miles per hour speed limit sign on the southbound carriageway approximately 60 metres to the north, and also the extension of the single running lane of the southbound carriageway.

The application requires the removal of 8 trees and landscape planting proposals are to replant 6 trees as mitigation for the loss of amenity. A condition has been applied which requires by conditions that the trees are planted in the first planting season following the completion of the approved ramp and that the new trees shall not be felled without the written approval of the Planning Authority. The new ramp is to be sited and designed such that it will facilitate disabled access and will integrate visually into the sloping embankment on the A9.

The application is acceptable on the grounds of road safety, it fulfils the requirement for disabled access across the A9 into the community hospital/care village as required by the decision at the Planning and Regulation Panel, and the siting and design siting and design will fit in well on the sloping embankment.

The application fulfils condition 2 (b) of the planning permission in principle. The timescale for commencement of work on the 'at grade crossing ' is 13 November 2017 - the A9 would have to be closed temporarily for the work to be carried out - the work could then be completed in time for the opening of the new doctor's surgeries at the community hospital and before the closure of the road bridge over the railway at Kerse Road for upgrade works.

Representations:

No representations received.

Community Council:

Consultations were issued to Braehead Community Council and King's Park Community Council on 9 October 2017 and a response has not been received to date.

Planning Panel Recommendations

Planning Panel – 7 November 2017

The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 7 November 2017.

PROPOSAL: **Proposed residential development and cemetery with associated engineering works and landscaping at Land 160 Metres South Of Broadgate House Campsie Road Strathblane**

UPRN: **000122070287**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00434/PPP**
Type: **Planning Permission in Principle**
Date Valid: **31 May 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Gladman Developments Ltd 2 Eliburn Office Park Eliburn Livingston EH54 6GR**

Recommendation: **Refuse**

PROPOSAL: **Proposed variation to Condition 7 attached to Permission 17/00002/FUL at Overbridge To North West Of Kerse Road Roundabout Kerse Road Stirling**

UPRN: **000122068000**
Ward: **Ward 6 Stirling East**
Reference: **17/00744/FUL**
Type: **Full**
Date Valid: **21 September 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Network Rail George House 36 North Hanover Street Glasgow Scotland**

Recommendation: **Approve with Conditions**

Planning Enforcement – week ending 27/10/17

New Cases Received

Issue: Change of use of premises
Address: Glasgow Road, Blanefield, G63 9JD
Ward: Ward 2 Forth & Endrick
Reference: EN/17/106/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Siting of trailers, toilets and catering facilities
Address: Glasgow Road, Blanefield, G63 9AA
Ward: Ward 2 Forth & Endrick
Reference: EN/17/107/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Change of Use
Address: Main Street, Plean, FK7 8BS
Ward: Ward 7 Bannockburn
Reference: EN/17/108/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Operation of Business
Address: Craigford Drive, Bannockburn, FK7 8NQ
Ward: Ward 7 Bannockburn
Reference: EN/17/109/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Siting of advertisement trailer.
Address: Dumbarton Road West, Stirling,
Ward: Ward 5 Stirling West
Reference: EN/17/110/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

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

Supplementary Information: The Advertisement Enforcement Notice served has been complied with.

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

Supplementary Information: The satellite dish has been removed.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Planning Enforcement Matters

ISSUE: **Siting of illuminated Advertisement (Moving), 32 Henderson Street, Bridge of Allan**

Reference: EN/17/097/UNADV
Officer: Lynne Currie, Telephone (01786) 233673

Owner/Occupier: Owner/Occupier

Recommendation: **Service of an Advertisement Enforcement Notice**

Supplementary Information:

The property at 32 Henderson Street, Bridge of Allan is located within the Conservation Area. The premises has recently been subject to an internal refurbishment to allow for its current use as a barbers.

An illuminated advertisement (moving) has been affixed to the internal face of the window on the primary elevation of the building.

The advertisement is unauthorised and does not positively contribute to the character of the building or the wider Conservation Area. The advertisement contravenes policies contained within the Stirling Local Development Plan.

Correspondence relating to this matter has been issued to the occupier of the premises, however, no tangible action has been taken to resolve matters.

Members are therefore requested to authorise the service of an Advertisement Enforcement Notice to secure the removal of the illuminated advertisement.

Forestry Planting and Felling Proposals

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