



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **8 November 2017**

Week Number **44**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 16 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, 15 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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The Schedule is distributed to all Members of the Council, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council can also be obtained from www.stirling.gov.uk/onlineplanning.

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
17/00831/LAW 31 Oct 2017 Ward 4 Stirling North 280038 695497	Extension to existing property at 46 Lothian Crescent, Causewayhead, Stirling, FK9 5SE, for R D Connolly 14 Ochil Road Causewayhead Stirling FK9 5JF Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00839/ADV 30 Oct 2017 Ward 4 Stirling North 279673 693652	Advertisement of the following types : Fascia Sign, Projecting Sign at 30 Goosecroft Road, Stirling, FK8 1JX, for Papa John's (GB) Limited per Jonsigns Ltd Cawthorn House 24 Saltmeadows Road Gateshead NE8 3AH Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
17/00847/LBC 3 Nov 2017 Ward 4 Stirling North 279673 693187	Division of large bedroom to form two smaller bedrooms at 67B Port Street, Stirling, FK8 2ER, for Shona Griffiths Flat B First Floor Left Right Stair 67 Port Street Stirling FK8 2ER Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: C(s)
17/00751/FUL 30 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 278119 700444	Change of use of unit to a physiotherapy clinic with exercise and rehabilitation studio and equipment and also use as office for international training programme at Block 1 Unit 8, Duckburn Park Ind Estate Road, Dunblane, FK15 0EW, for Ergotonics 7A Coneyhill Road Bridge Of Allan FK9 4EL Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated

<p>17/00821/PPP 30 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 279336 705010</p>	<p>Erection of dwelling house at Land 35M East Of The Cottage, Main Street, Kinbuck, for Mr & Mrs W J Cruickshank Drumallan Farm Dunblane FK15 0NW Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00843/FUL 30 Oct 2017 Ward 3 Dunblane & Bridge Of Allan 279122 697747</p>	<p>Extension to side and rear of existing garage to form additional living accommodation for existing dwelling house at Rousay, Hopetoun Drive, Bridge Of Allan, FK9 4QQ, for Mr Ronnie Kerr per Scotdraw Architectural Services 32 Inchnock Avenue Gartcosh Glasgow G69 8EA Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00848/NAG 1 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279939 703303</p>	<p>Erection of cattle shed at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE, for Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00849/FUL 2 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278934 700589</p>	<p>Installation of upper floor balcony at Glen Aird House, Glen Road, Dunblane, FK15 0HR, for Mr Brian & Susan Leckie per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane Perthshire Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00853/FUL 3 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279680 697686</p>	<p>Erection of a new conservatory at Minewood Cottage, 11 Abercromby Drive, Bridge Of Allan, FK9 4EA, for Mr & Mrs Dean Hartley per Bobby Halliday Architects The Studio 3 The Avenue Bridge Of Allan Scotland Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00856/FUL 3 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279050 698447</p>	<p>Two storey rear extension, front and rear dormer extensions, side porch extension and external renovations at 20 Glen Road, Bridge Of Allan, FK9 4PL, for Mr & Mrs Rhodes per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00813/FUL 31 Oct 2017 Ward 2 Forth & Endrick 265151 694411</p>	<p>Development of 21No. private and 10No. affordable dwelling houses including all associated landscaping, roads and drainage infrastructure at Land To South East Of Burn Green, Castlehill Loan, Kippen, for CALA Homes (West) Ltd Cairnlee House Callendar Business Park Callendar Boulevard Falkirk Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00816/FUL 3 Nov 2017 Ward 2 Forth & Endrick 252463 684910</p>	<p>Two storey side extension, removal of existing garage and erection of new garage, new access via gates from Drumbeg Loan, and upgrading of hard surfaces at Drumwhirn, 7 Drumbeg Loan, Killearn, G63 9LG, for Mr Ricardo Giovanacci per Designworks 38 Gibson Street Glasgow G12 8NX Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00817/LBC 3 Nov 2017 Ward 2 Forth & Endrick 252463 684910</p>	<p>Two storey side extension, removal of existing garage and erection of new garage, new access via gates from Drumbeg Loan at Drumwhirn, 7 Drumbeg Loan, Killearn, G63 9LG, for Mr Ricardo Giovanacci per Designworks 38 Gibson Street Glasgow G12 8NX Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00838/FUL 31 Oct 2017 Ward 2 Forth & Endrick 266853 688405</p>	<p>Formation of improved access from the B822 and construction of an access road using upgraded sections of existing tracks and new tracks to allow construction and operation of the consented Craigton and Spittalhill Wind Farm (planning permission reference 13/00728/FUL) at Land 2 Kilometres North West Of Wester Cringate, Polmaise Road To Carron Reservoir, Stirling, for Force 9 Energy Partners LLP 272 Bath Street Glasgow G2 4JR Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00846/FUL 1 Nov 2017 Ward 2 Forth & Endrick 256089 676640</p>	<p>Renewal of planning permission 14/00693/FUL for garage and granny flat under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Mugdock Lodge, Bankend, Strathblane, G62 8LQ, for Mr Stuart Low Mugdock Lodge Mugdock Glasgow G62 8LQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00850/FUL
1 Nov 2017
Ward 5 Stirling
West
279305 692878

Single storey rear extension and replacement of existing rooflight with 2No. rooflights at Southwood Cottage, Drummond Place Lane, Kings Park, Stirling, FK8 2NW, for Mr & Mrs Bremner per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE
Officer: Michael Mulgrew, Tel: 01786 233664,
Email: mulgrewm@stirling.gov.uk
[View this Application](#)

Delegated

Developments in which there is Council Interest

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

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

Proposal of Application Notices

Application Number	Description
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No Proposal of Application Notices have been received this week.

Decisions of Appointed Officers

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

PROPOSAL: **Erection of bungalow at Land North West Of Nos. 98 And 100 Banded Road Fallin**

UPRN: **000122070782**
Ward: **Ward 7 Bannockburn**
Reference: **17/00646/PPP**
Type: Planning Permission in Principle
Date Valid: 16 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr R Frew per Alex Smith 11 Forthill Drive Dundee DD5 3DY

Decision: **Approve with Conditions**

PROPOSAL: **Erection of wooden fence to front of dwelling house (retrospective) at 7 Murray Row Cowie FK7 7DR**

UPRN: **000122053197**
Ward: **Ward 7 Bannockburn**
Reference: **17/00774/FUL**
Type: Full
Date Valid: 4 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs K Thomson 7 Murray Row Cowie FK7 7DR

Decision: **Approve**

PROPOSAL: **Erection of 3 bedroom dwelling house in principle at Garden Ground Of 7 Ruskie Road Cornton Stirling**

UPRN: **000122070901**
Ward: **Ward 4 Stirling North**
Reference: **17/00733/PPP**
Type: Planning Permission in Principle
Date Valid: 18 September 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr K Mansell per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: **Approve with Conditions**

PROPOSAL: **New ATM surround with illuminated LED trim around the edge and illuminated Barclays Logo and Cash text at 16 Murray Place Stirling FK8 2DD**

UPRN: **000122019853**
Ward: **Ward 4 Stirling North**
Reference: **17/00750/ADV**
Type: Advertisement
Date Valid: 25 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Barclays Bank PLC per Styles And Wood 99 Charterhouse Street London EC1M 6HR

Decision: Approve

PROPOSAL: **Installation of 1No ATM surround with illuminated LED trim around the edge and illuminated Barclays Logo and Cash text at 16 Murray Place Stirling FK8 2DD**

UPRN: **000122019853**
Ward: **Ward 4 Stirling North**
Reference: **17/00752/FUL**
Type: Full
Date Valid: 26 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Barclays Bank PLC per Styles And Wood Charterhouse Street 99 Charterhouse Street London EC1M 6HR

Decision: Approve

PROPOSAL: **Upgrade to existing telecommunications installation at 2 Cameronian Street Stirling FK8 2DX**

UPRN: **000122019876**
Ward: **Ward 4 Stirling North**
Reference: **17/00815/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 20 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Arqiva Trafalgar House 110 Manchester Road Altrincham WA14 1NU

Decision: Approve

PROPOSAL: **Erection of 1,000m of new deer fence along a public road (C468) to protect new woodland planting at Land 500M North East Of Harperstone Dunblane**

UPRN: **000122070837**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00720/FUL**
Type: Full
Date Valid: 18 September 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: per RTS Ltd Earnside House Muthill Road Crieff PH7 4DH

Decision: **Approve**

PROPOSAL: **Landscaping works to separate the front and back gardens, improve the condition of the existing driveway, restore the external ground level to 150mm below floor vents and recover front step, repair the existing 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: **17/00746/LBC**
Type: Listed Building Consent
Date Valid: 21 September 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mrs Jemma Balfour per Georgina Coleman "The Studio" 3 The Avenue
Bridge of Allan Scotland

Decision: **Approve with Conditions**

PROPOSAL: **New flue/chimney rain cap on roof for wood burning stove. at 1 Lampson Road Killearn G63 9PD**

UPRN: **000122007152**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00673/FUL**
Type: Full
Date Valid: 24 August 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Duncan McLean 1 Lampson Road Killearn G63 9PD

Decision: **Approve**

PROPOSAL: Erection of double garage (plot 1) at Wishingwell Camping Site Balfron Station Drymen G63 0NJ

UPRN: **000122045442**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00731/FUL**
Type: Full
Date Valid: 19 September 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Gary Kermack per Peter Inglis Architects Prospect III Gemini Crescent Dundee DD2 1SW

Decision: Approve

PROPOSAL: Stone monolith sign with brass plaques to 2 faces at The Engine Shed Forthside Way Stirling FK8 1QZ

UPRN: **000122069188**
Ward: **Ward 6 Stirling East**
Reference: **17/00734/ADV**
Type: Advertisement
Date Valid: 9 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Historic Environment Scotland Longmore House Salisbury Place Edinburgh Scotland

Decision: Approve

PROPOSAL: Alteration to lower ground floor including reinstatement of original gable window, replacement window to front elevation, replacement door to rear elevation at 6 Queens Road Stirling FK8 2QY

UPRN: **000122013118**
Ward: **Ward 5 Stirling West**
Reference: **17/00736/FUL**
Type: Full
Date Valid: 21 September 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Andrew Bowie per Mparhitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT

Decision: Approve with Conditions

PROPOSAL: **Alteration to lower ground floor including reinstatement of original gable window, replacement window to front elevation, replacement door to rear elevation and minor internal alterations at 6 Queens Road Stirling FK8 2QY**

UPRN: **000122013118**
Ward: **Ward 5 Stirling West**
Reference: **17/00737/LBC**
Type: Listed Building Consent
Date Valid: 21 September 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

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

Decision: **Approve with Conditions**

PROPOSAL: **2No. information signs at Land Adjacent To South Of Old Drove Road Cambusbarron**

UPRN: **000122070776**
Ward: **Ward 5 Stirling West**
Reference: **17/00802/ADV**
Type: Advertisement
Date Valid: 23 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Cambusbarron Community Council Maitland Touch Road Cambusbarron
FK7 9NL

Decision: **Approve**

PROPOSAL: **Review of Old Mineral Permission (ROMP) S/96/0267/MIN at Cambusmore Quarry Doune FK17 8LJ**

UPRN: **000122048784**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00526/MINREV**
Type: Mineral Conditions Review
Date Valid: 3 July 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: CEMEX UK Operations Ltd 2 Kilmartin Place Tannoch Park Uddingston
G71 5PH

Decision: **Approve with Conditions**

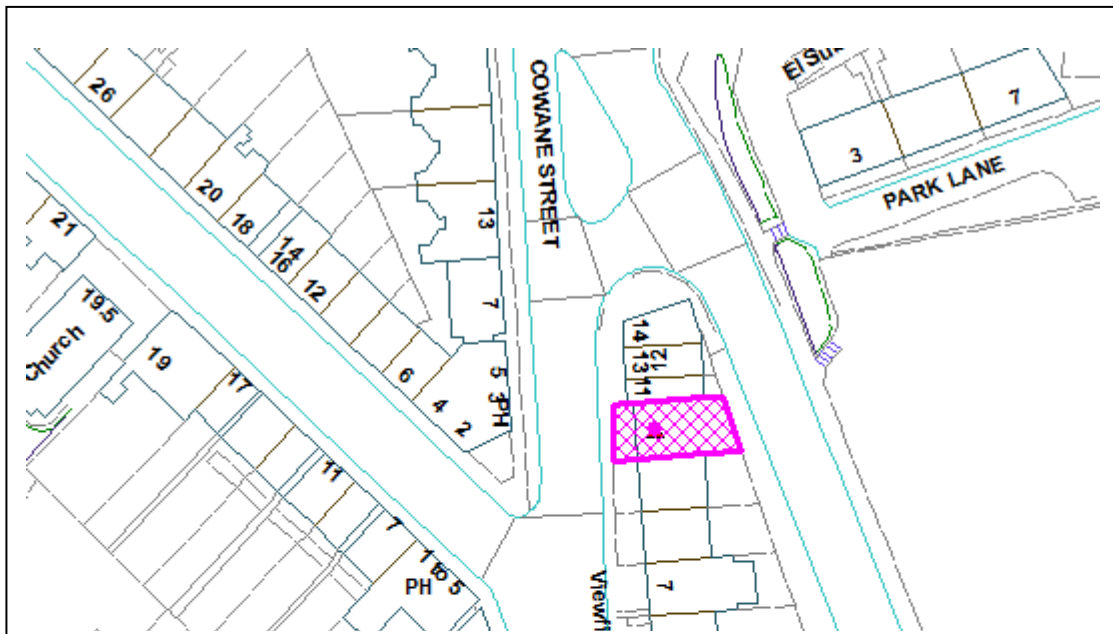
Planning Schedule Recommendations

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

PROPOSAL: Conversion of existing ground and upper floor offices back to residential to create 2No. separate 2 bed serviced apartments at Ground And Upper Floors At 10 Viewfield Place Barnton Street Stirling

UPRN: 000122070712
Ward: Ward 4 Stirling North
Reference: 17/00523/FUL
Type: Full
Date Valid: 5 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

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



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Recommendation: Approve

Status Constraints:

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

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses

No consultations issued or received.

Development Plan and Other Material Considerations

Stirling Local Development Plan 2014

Policy 1.1: Site Planning

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

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

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

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

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

Policy 7.3: Development affecting Listed Buildings

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

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

Summary of Submission

The proposal seeks planning permission to change the use of this currently vacant class 2 unit, most recently office space over 2 floors, to 2 (2 bedroom) flatted units. The property makes up 2 of the 3 floors of 10 Viewfield Place, and is a category B Listed building within Stirling Town & Royal Park Conservation Area. The basement floor is in separate ownership as a residential garden flat. The proposal would involve separating the property to create a residential unit on the ground floor, and another on the first floor, as well as a number of alterations to enable this division.

The change of use at this property is contrary to Policy 2.6, as it would involve the change of use to residential at ground floor level within the Network Centre. However, it is considered that as the property

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

There are exterior alterations proposed to the building that also require planning permission due to the properties Conservation Area location. These are slate roof vents on the front (10) and rear (13) of the property. These are to be discretely positioned primarily at the bottom of the roof, and designed to blend in with the surrounding roof. This will have minimal effect on the character of the Listed Building and surrounding Conservation Area. A boiler outlet and 3 vent extracts would also be added to the rear elevation of the roof, positioned closely to the slate vents. Although in this property the rear elevation is visible from many viewpoints due to its raised position, these are relatively small alterations that are not considered to have a detrimental impact upon the Conservation Area or character of the Listed Building.

Overall, it is considered that although the proposal is contrary to Policy 2.6, it is a suitable conversion, with additions being sympathetic and in keeping with the Listed Building and Conservation Area where necessary. The change of use would not have a detrimental impact upon the amenity of neighbouring properties or the surrounding area. Therefore the proposal outlined in 17/00523/FUL can be supported.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

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

Any Design Statement or Design and Access Statement submitted.

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

Not applicable.

Summary of terms of Section 75 Legal Agreements

Not Applicable.

Directions Under Regulations 30, 31 or 32

Not Applicable.

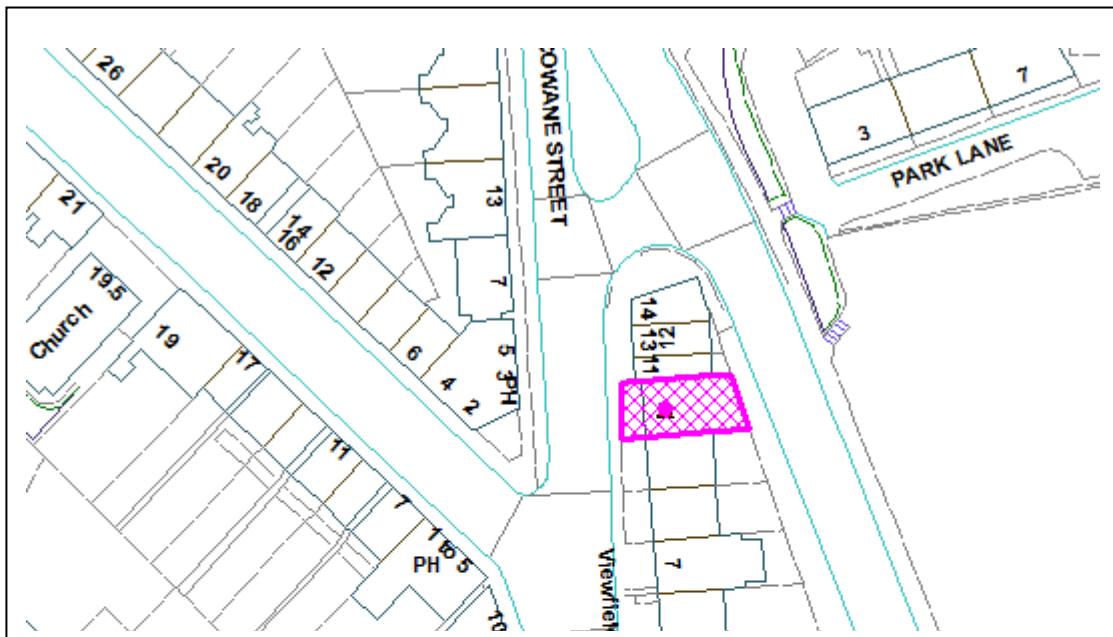
Community Council:

No consultation sent or requested.

PROPOSAL: Conversion of existing ground and upper floor offices back to residential to create 2No. separate 2 bed serviced apartments at Ground And Upper Floors At 10 Viewfield Place Barnton Street Stirling

UPRN: 000122070712
Ward: Ward 4 Stirling North
Reference: 17/00524/LBC
Type: Listed Building Consent
Date Valid: 30 June 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

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



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-
 - a. Detailed drawing of the insulation proposals demonstrating how the skirtings are proposed to be cut back.
 - b. Detailed drawing demonstrating how the window barrier is proposed to be fixed to windows.
 - c. Details of mortar for infill of screw holes in external masonry blocks.
 - d. Details of vent terminals.

Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development and thereafter retained, maintained, or reinstated, to the satisfaction of the Planning Authority.

Reason(s):

- 1 To ensure the building's character is protected and minimize the impact on the historic fabric of the building.

Status Constraints:

Conservation Area,
Within 50m of Listed Building

Supplementary Information:

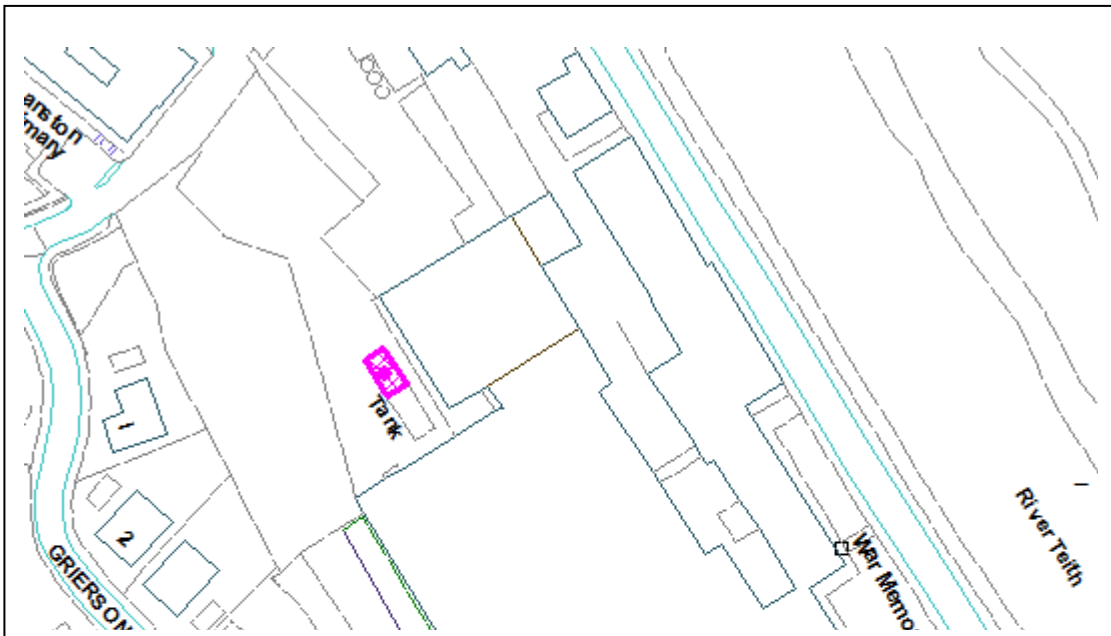
None

Community Council:

No consultation sent or requested.

PROPOSAL: Demolition of former tank housing building at Deanston Distillery Deanston Road Deanston FK16 6AG

UPRN: **000122055263**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00712/CON**
Type: Conservation Area Consent
Date Valid: 8 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning
Applicant/Agent: Distell Europe Ltd per GVA Grimley Ltd 206 St Vincent Street Glasgow G2 5SG



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Recommendation: Approve

Status Constraints:

Article 4 Directions,
Conservation Area,
EH Consultation
Within 50m of Listed Building
Thornhill Aerodrome Cons. Over 20M high
LB Cat: A

Supplementary Information:

Due to the location and age of the structure, the demolition of the building does not raise sufficient concern warranting a refusal of this application. This 1960s distillery (which is an extension of the A-listed historic spinning mill) is identified as a major landmark in the conservation area and this is broken down into the mill, distillery, lade/weir and various sheds but the building in question is not specifically identified. Whilst conservation area appraisals are not an exhaustive list of all buildings which make a contribution to an area, it would not have been expected that this building would be identified in the wider characteristics and buildings of the area.

Community Council:

No consultation sent or requested.

Planning Enforcement – week ending 03/11/17

New Cases Received

Issue: Alleged commercial operation from residential premises.
Address: Flint Crescent, Cowie, FK7 7AY
Ward: Ward 7 Bannockburn
Reference: EN/17/111/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged deviation from approved details.
Address: Main Street, Thornhill, FK8 3PJ
Ward: Ward 1 Trossachs & Teith
Reference: EN/17/112/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Alleged non-compliance with approved plans.
Address: Airthrey Avenue, Bridge Of Allan, FK9 4RB
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/056/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Planning permission has been approved.

Issue: Alleged commercial operation from residential premises.
Address: Flint Crescent, Cowie, FK7 7AY
Ward: Ward 7 Bannockburn
Reference: EN/17/111/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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