



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **22 November 2017**

Week Number **46**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 30 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, 29 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
17/00873/ADV 17 Nov 2017 Ward 4 Stirling North 279653 693133	Fascia sign and projecting sign at 1 Pitt Terrace, Stirling, FK8 2EZ , for Paul Rolfe Sales & Letting No 4 The Vennel Linlithgow EH49 7EX Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00871/FUL 17 Nov 2017 Ward 4 Stirling North 277202 695819	Motorhomes sales and holiday site including a new motorhome sales, display and workshop building, amenity building for the holiday site, access, parking, display areas and landscaping at Land To North East And South Of Travelling People's Site, Stirling , for Scotmotorhomes per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
17/00875/FUL 17 Nov 2017 Ward 4 Stirling North 280394 695439	Single storey extension to side and rear and attic conversion involving formation of dormer on front elevation at 30 Causewayhead Road, Causewayhead, Stirling, FK9 5EU , for Mr Houston 30 Causewayhead Road Causewayhead Stirling FK9 5EU Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00863/FUL 13 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279816 696975	Extension to side and rear, front porch extension and dormer extensions to front and rear of dwelling house at 7 Anne Drive, Bridge Of Allan, FK9 4RE , for Mr Keith Drummond per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated

<p>17/00870/NSM 14 Nov 2017 Ward 2 Forth & Endrick 271299 695167</p>	<p>Upgrading of station including installation of 2No. 300mm dishes and 1No. 600mm dish at Mast Site 105M South West Of Station Sawmill, Gargunnoch, for Galliford Try Communications Atholl House 51 Melville Street Edinburgh EH3 7HL Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00872/NAG 16 Nov 2017 Ward 2 Forth & Endrick 250499 684139</p>	<p>General purpose farm building at Carston Farm, Drumbeg Road, Killearn, G63 9LJ, for John Russell Carston Farm Drumbeg Road Killearn G63 9LJ Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00874/FUL 17 Nov 2017 Ward 2 Forth & Endrick 254419 688598</p>	<p>Single storey extension to side of dwelling at 22 Endrick Gardens, Balfron, G63 0RD, for Mr J Hamilton per The Grand Plan 29 Stuart Drive Drymen G63 0BZ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00812/FUL 13 Nov 2017 Ward 6 Stirling East 280615 690560</p>	<p>Replacement of damaged cast iron guttering with black UPVC guttering to front and rear of No. 10 The Path and to front of No. 12 The Path at 10 And 12, The Path, Bannockburn, for Daniel Walsh 10 The Path Bannockburn FK7 0AP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00798/LBC 14 Nov 2017 Ward 5 Stirling West 279085 693459</p>	<p>Internal alterations at 19 Albert Place, Kings Park, Stirling, FK8 2RF, for Mr Gordon Cockburn 19 Albert Place Kings Park Stirling FK8 2RF Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00805/FUL 13 Nov 2017 Ward 1 Trossachs & Teith 261606 734178</p>	<p>Formation of 25m of road/bellmouth off a public road to provide access to a forest road at Land 1150M South West Of Fiddlers Bay, Killin, for Taytimber Ltd 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</p>	<p>Delegated</p>

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: Upgrade to existing telecommunications installation at Telephone Exchange Coal Wynd Bannockburn

UPRN: 000122041126
Ward: Ward 7 Bannockburn
Reference: 17/00814/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: Withdrawn

PROPOSAL: Repair and replacement of sash windows of 3 bedrooms front 1st floor, front and rear 2nd floor dormers (retrospective) at First Floor 18B Queen Street Stirling FK8 1HN

UPRN: 000122020336
Ward: Ward 4 Stirling North
Reference: 17/00577/LBC
Type: Listed Building Consent
Date Valid: 2 October 2017
Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Applicant/Agent: Tat Loi Chiu & Julia Pik Ling Sung House 4 Silverstrand Lodge 6 Silver Cape Road Clear Water Bay, Sai Kung Hong Kong

Decision: Approve

PROPOSAL: **Proposed extension and decking to rear of dwelling house at 15 Strathmore Drive Cornton Stirling FK9 5BB**

UPRN: **000122022398**
Ward: **Ward 4 Stirling North**
Reference: **17/00790/FUL**
Type: Full
Date Valid: 16 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mrs Morag Pirie per Architectural Technician Services Ltd 13 Taran Alloa
Scotland FK10 1RF

Decision: **Approve**

PROPOSAL: **Advertisement of the following types : Fascia Sign, Projecting Sign at 9 King Street Stirling FK8 1DN**

UPRN: **000122020001**
Ward: **Ward 4 Stirling North**
Reference: **17/00796/ADV**
Type: Advertisement
Date Valid: 16 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Black & Lizars per LS Shopfitting The Workshop Selvieland Farm Houston
Road Linwood

Decision: **Approve**

PROPOSAL: **Formation of driveway with retaining wall (retrospective) with addition of 900mm fence to be built onto top of wall at 17 George Street Dunblane FK15 9HE**

UPRN: **000122003559**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00670/FUL**
Type: Full
Date Valid: 5 October 2017
Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Applicant/Agent: Miss Veronica Deans 17 George Street Dunblane FK15 9HE

Decision: **Approve**

PROPOSAL: **Reslating/re roofing of dwelling house at Birklea Perth Road Dunblane FK15 0EZ**

UPRN: **000122005332**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00739/FUL**
Type: Full
Date Valid: 4 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Julia Hubbard Birklea Perth Road Dunblane FK15 0EZ

Decision: **Withdrawn**

PROPOSAL: **Extension to rear of dwelling house with new roof to extend to provide covered patio area at back door, extension to existing dormer on front elevation at 2 Charles Avenue Bridge Of Allan FK9 4QT**

UPRN: **000122023808**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00760/FUL**
Type: Full
Date Valid: 2 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr & Mrs M & V Purvis per Enspire Architects Alloa Business Centre 32 Whins Road Alloa FK10 3SA

Decision: **Withdrawn**

PROPOSAL: **Extension of existing rear elevation dormer window at 5 Bruce Avenue Dunblane FK15 9JB**

UPRN: **000122004227**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00783/FUL**
Type: Full
Date Valid: 11 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Gavin McKinley per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane FK15 0EW

Decision: **Approve**

PROPOSAL: **Single storey rear extension to dwelling house at 23 Milndavie Road Strathblane G63 9EW**

UPRN: **000122009181**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00779/FUL**
Type: **Full**
Date Valid: **10 October 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **Mr Oliver Maddocks per Emma Ellson Architects Ltd T/a Bespoke The Gables 1A Ledcameroch Road Bearsden Glasgow**

Decision: **Approve**

PROPOSAL: **Erection of single storey extension to front elevation of dwelling house at 11 Murrayshall Road St Ninians Stirling FK7 0HF**

UPRN: **000122015802**
Ward: **Ward 6 Stirling East**
Reference: **17/00759/FUL**
Type: **Full**
Date Valid: **3 October 2017**
Officer: **Andrew Gardiner, Telephone: 01786 233675, Email: gardinera@stirling.gov.uk**

Applicant/Agent: **Mr Stuart Kelly per David Leckie 1A Meldrum Mains Glenmavis Airdrie ML6 0QQ**

Decision: **Approve**

PROPOSAL: **Advertisement of the following types : fascia signage, replacement panels on existing freestanding signs and 2No. poster frames at 22 Springkerse Retail Park Stirling FK7 7LL**

UPRN: **000122042600**
Ward: **Ward 6 Stirling East**
Reference: **17/00851/ADV**
Type: **Advertisement**
Date Valid: **6 November 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk**

Applicant/Agent: **Travis Perkins Ltd per Greens 'The Sign Makers' Brighton Street Hull HU3 4UW**

Decision: **Approve**

PROPOSAL: **Advertisement of the following types : 2 x internally illuminated Nissan Wordmarks, 2 x internally illuminated dealer names. 1 x internally illuminated totem, 1 x internally red table entrance sign, 1 X internally illuminated secondary entrance panel, 1x non illuminated medium directional sign at Land At Plot 18 Craig Leith Road Stirling**

UPRN: **000122070239**
Ward: **Ward 6 Stirling East**
Reference: **17/00855/ADV**
Type: **Advertisement**
Date Valid: **6 November 2017**
Officer: **Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk**

Applicant/Agent: **Western - Nissan per Futurama Olympia House 1 Lockwood Court
Middleton Grove Leeds**

Decision: Approve

PROPOSAL: **Planning permission in principle for outdoor community & education uses at Land Adjacent To South Of Old Drove Road Cambusbarron**

UPRN: **000122070776**
Ward: **Ward 5 Stirling West**
Reference: **17/00595/PPP**
Type: **Planning Permission in Principle**
Date Valid: **3 August 2017**
Officer: **Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk**

Applicant/Agent: **per Holder Planning 5 South Charlotte Street Edinburgh EH2 4AN**

Decision: Withdrawn

PROPOSAL: **Retail fit-out including installation of external plant equipment, ATM and satellite dishes at Cambusbarron Social Club The Brae Cambusbarron FK7 9LE**

UPRN: **000122043360**
Ward: **Ward 5 Stirling West**
Reference: **17/00628/FUL**
Type: **Full**
Date Valid: **11 August 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **The Co-operative Group per W D Harley Ltd Ancaster Business Centre
Cross Street Callander FK17 8EA**

Decision: Approve with Conditions

PROPOSAL: Replacement of windows at 15 Park Place Stirling FK7 9JR

UPRN: **000122012546**
Ward: **Ward 5 Stirling West**
Reference: **17/00758/FUL**
Type: Full
Date Valid: 2 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs Evelyn Thickett per CR Smith Glaziers (Dunfermline) Ltd Gardeners
Street Dunfermline KY12 0RN

Decision: Approve

PROPOSAL: Single storey extension to north west elevation of existing dwelling house at Ardeonaig Lodge Killin FK21 8SU

UPRN: **000122055058**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00799/FUL**
Type: Full
Date Valid: 18 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Installation of electronic communications apparatus at existing site at Killin Transmitting Station Killin

UPRN: **000122057381**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00824/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 24 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Arqiva Black Hill Transmitting Station Salsburgh Shotts ML7 4NZ

Decision: Approve

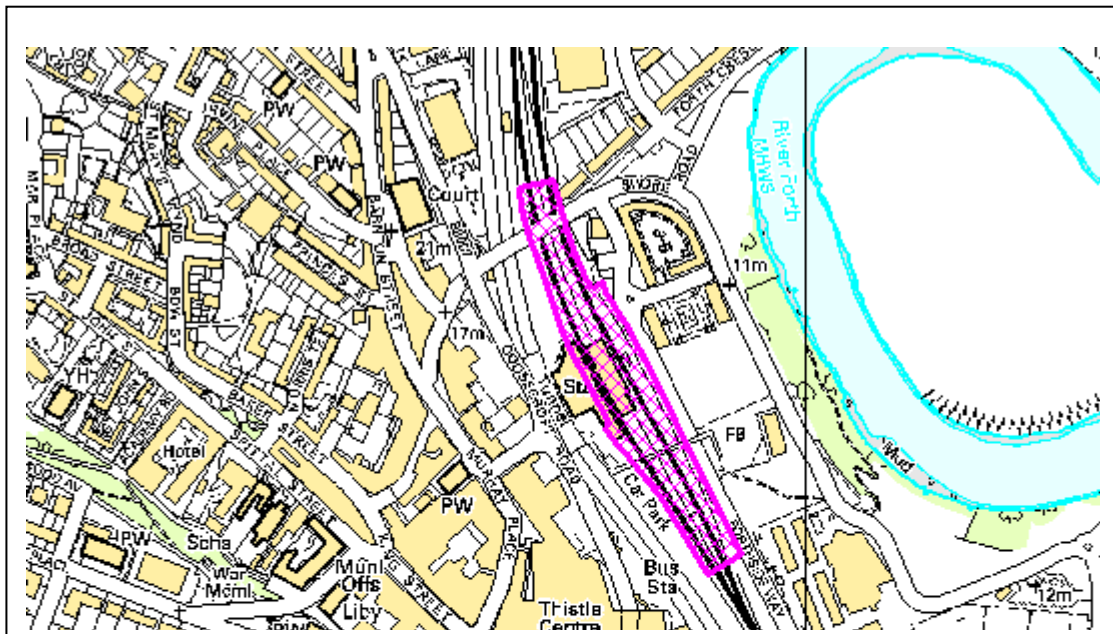
Planning Schedule Recommendations

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: Installation of overhead line equipment, alterations to platform canopies, alterations to Platforms 2 and 3 footbridge, removal of one signal and installation of new signals at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188
Ward: Ward 4 Stirling North
Reference: 17/00551/LBC
Type: Listed Building Consent
Date Valid: 12 July 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Network Rail George House 36 North Hanover Street Glasgow G1 2AD



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 Prior to the commencement of any alterations to the platform 2 and 3 footbridge a method statement, including details of the dismantling, storage, and reinstatement of the bridge deck and lattice girders, shall be submitted for the approval in writing of the Planning Authority. The approved method statement shall be implemented in full.

- 2 Prior to the commencement of any such works on site, full details of all new handrails shall be submitted for the written approval of the Planning Authority. Thereafter, the scheme shall be implemented in accordance with the agreed details. For the avoidance of doubt, all new handrails shall replicate the existing handrails of the stairways linking platforms 2 and 3 to the main bridge span in ironmongery, including the incorporation of a timber handrail, horizontal and vertical members, and paint matched to the existing.
- 3 The tongue and groove cladding shall be reinstated within internal walls and ceiling of the new footbridge superstructure in a manner that matches the existing footbridge in terms of material, profile, dimensions, joinery work, and painted finish colour.
- 4 Prior to the commencement of any such works, full details of the additional steps shall be submitted for the written approval of the Planning Authority. Thereafter, such details as agreed shall be incorporated into the development hereby approved. For the avoidance of any doubt, all additional steps shall match the steps of the stairways linking platforms 2 and 3 to the main bridge span in terms of material and profile.
- 5 For the avoidance of any doubt, no consent is given or implied for the platforms 2 and 3 footbridge superstructure as shown on approved plan, drawing number XS/SCM3/019-S1.
- 6 All overhead line equipment (OLE) support structures, as identified on the Proposed Layout Plan or any other updated version thereof, shall be powder coated Anthracite grey (RAL 7016).

Reason(s):

- 1 In order to achieve an acceptable method of reinstatement in the interests of safeguarding the historic fabric and protecting the character of the Listed Building.
- 2 In order to ensure that all new railings achieve an acceptable level of visual integration in the interests of the character and appearance of the Listed Building
- 3 In order to ensure that the proposals to alter the existing footbridge respect the existing character and appearance of the Station environment.
- 4 In the interests of securing the character of the listed building.
- 5 As the drawing is submitted for the purposes of assessing the Overhead Line Equipment support structure only and the footbridge shown is not consistent with the detailed drawings of the altered footbridge.
- 6 In order to achieve an acceptable form of external treatment in the interests of visual amenity

Status Constraints:

Conservation Area,
LB Cat: A

Supplementary Information:

The development proposal relates to a Category A Listed Building which was constructed 1912-1915 by architect James Miller for the Caledonian Railway.

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 proposal relates to the Edinburgh Glasgow Improvement Programme (EGIP), which requires a package of works to enable electrification of the main Glasgow to Edinburgh via Falkirk line, and from Falkirk to Stirling, Alloa and Dunblane. The proposals involve works to install overhead line equipment (OLE) on the listed structures and within the environs of the Station.

Outwith the Station building, OLE structures will be erected which will include various portal frame and cantilevered structures, and anchor portals. Within the Station building, the OLE has to be accommodated by existing route structures such as the station canopies and platforms 2 and 3 footbridge. As a consequence, the timber daggerboards require to be shortened and the footbridge by 458 millimetres and the footbridge raised by approximately 300 millimetres.

The public benefits from the national Edinburgh Glasgow Infrastructure Programme of electrification are recognised. It is clear, however, that the works will have a significant visual impact on the station and its setting. That said, it is recognised that the applicant has mitigated against the impacts of the proposal by best practicable means.

On balance, the application is considered acceptable due to the wider public, economic and environmental benefits that would be brought about following the electrification of the railway.

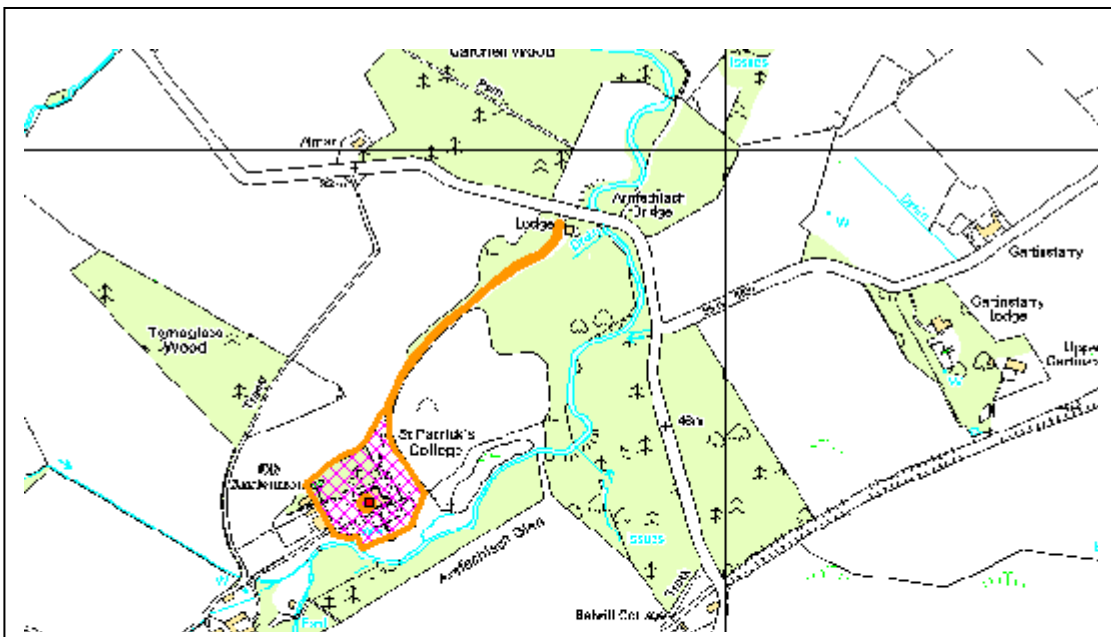
Community Council:

None

PROPOSAL: Convert existing dwelling house into 4No. private apartments with associated roof maintenance works and replacement windows at Auchentroig House Buchlyvie FK8 3PB

UPRN: 000122046724
Ward: Ward 2 Forth & Endrick
Reference: 17/00622/LBC
Type: Listed Building Consent
Date Valid: 15 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Premium Properties per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 External Lighting: Prior to the commencement of development on site, drawings and details of external lighting shall be submitted to the Planning Authority for written approval and thereafter implemented concurrently with the remainder of the works
- 2 Samples - New Extension: Prior to the start of building operations on the approved extension, samples and/or specification of external finishing materials to be used in the roof and walls shall be submitted for written approval by the Planning Authority. The gutters and downpipes shall be in cast iron and flashings shall be in lead.
- 3 Stonework: Prior to the commencement of development on the approved extension, details of all proposed stonework for the approved extension, alterations and including the proposed works to ensure the making good of all newly exposed areas (on demolition of extensions), in natural stone to match existing elevations shall be submitted for approval. Details shall include stone type, block dimensions, coursing, profile, tooling and laying pattern, window and door openings, cills and steps, and mortar specification.

- 4 Details of all New Windows and Doors: All new windows and doors shall be constructed in timber frame with a painted finish. Prior to the commencement of development on site, drawings showing the exact window and door type to be inserted into each opening, along with the proposed paint finish, shall be submitted for written approval by the Planning Authority. The proposed window detailing shall take into account the following:
 - a. All internal cills, shutters, facings, and panelling shall be retained. Where the condition of any such joinery items is beyond repair, these items should be identified on an item by item basis and details of their proposed replacement submitted for written approval.
 - b. The drawing shall be annotated to clarify the depth of the proposed replacement windows into the window opening, and the astragal and traditional putty detail should be provided.
- 5 Roof of Listed Building: In the re-roofing of main building for conversion to flats, the existing slate shall be carefully removed by hand working from the ridge downwards. Salvaged slate shall be sorted and stored safely on site. Any shortfall in slate shall be made up using second hand Scots slate to match the existing slates. Slate shall be re-laid in diminishing courses to carefully replicate number of courses on the roof. Slates must be single-nailed. All flashings, valleys, and ridges shall be replaced to match exactly the material and detailing of the existing.
- 6 Re-pointing: All re-pointing works shall be undertaken using lime mortar only.
- 7 Vents, flues, and pipes: Prior to the commencement of building operations, full details of new vents, flues, and pipes shall be submitted to the Planning Authority for written approval.
- 8 Downpipes and Gutters: All original and/or early gutters and downpipes shall be repaired and retained wherever possible. Where replacement is required then new gutters and pipes must match the original in all respects including fixing brackets.
- 9 Blocking-up: Prior to the start of building operations, details of the proposed blocking up of internal doorways and corridors to form separation between the new apartments shall be submitted for approval.
- 10 Interior Features: For the avoidance of doubt, all existing interior features eg, including fireplaces, flooring, joinery - including doors, panelling, skirting, architraves, shutters stairs etc and plasterwork, that pre-date 1948, must be retained in-situ and unaltered, unless listed building consent is explicitly sought and obtained through this consent for alteration and/or removal.

Reason(s):

- 1 To preserve the character and setting of the listed building.
- 2 To preserve the character of the listed building.
- 3 To preserve the character of the listed building.
- 4 To preserve the character of the listed building.
- 5 In order to minimise breakage and to preserve the character of the listed building.
- 6 To preserve the character of the listed building.
- 7 To preserve the character of the listed building.
- 8 To preserve the character of the listed building.
- 9 To preserve the character of the listed building.
- 10 To preserve the character of the listed building.

Status Constraints:

Countryside Policy,
Floodland,
Within 50m of Listed Building
Met Office Radar Consultation Zones,
Thornhill Aerodrome Cons. Over 20M high
LB Cat: B

Supplementary Information:

Auchentroig House is located approximately 3 kilometres to the west of Buchlyvie. It is a large detached estate house that is accessed from the B835 via a driveway and is a listed building category B and is situated with spacious grounds. It is evident from viewing the building internally and externally that substantial maintenance and upgrade of the building fabric is required.

The listed building application is for the internal alteration required to the existing single dwelling house to form 4 private apartments with associated roof maintenance works and replacement windows. The works that have the main impact on the listed building are for the internal subdivision to form 4 apartments, external alterations and extension, removal of the existing UPVC windows and replacement with timber windows that reflect the original windows and roof maintenance.

Following consultation with Historic Environment Scotland, revised drawings were received which took into account concerns raised in relation to the design. Revised drawings were submitted of existing courtyard elevations, proposed courtyard elevations; proposed windows, revised garage proposals and a revised proposed site plan. The revision to the listed building application is acceptable subject to the conditions listed in the recommendation.

The proposals will both preserve and enhance the listed building category B grade and comply with Local development Plan Policy 7.3 relating to alterations to listed building. The application warrants support.

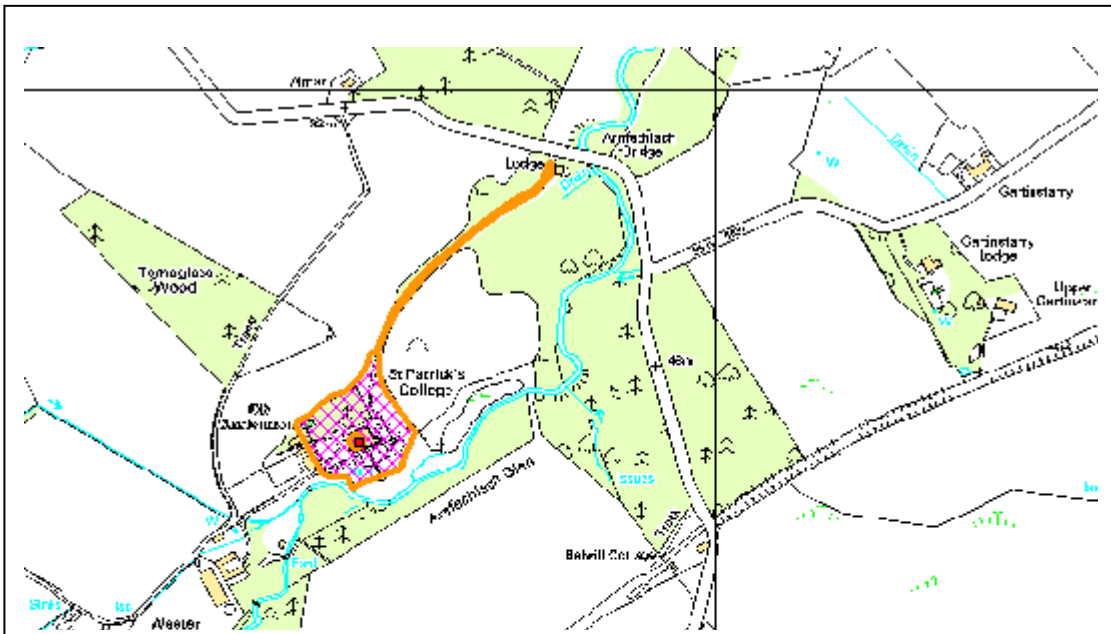
Community Council:

None

PROPOSAL: Convert existing dwelling house into 4No. private apartments with associated roof maintenance works and replacement windows at Auchentroig House Buchlyvie FK8 3PB

UPRN: 000122046724
Ward: Ward 2 Forth & Endrick
Reference: 17/00623/FUL
Type: Full
Date Valid: 15 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Premium Properties per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 Visibility Sightlines:** Prior to the commencement of duntakings and building operations, visibility splays of 2.4 metres by 90 metres shall be formed and maintained in either direction from the centre of the proposed site access with the B835, within which there should be no obstruction to visibility more than 1.05 metres above carriageway level.
- 2 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.
- 3 Fencing:** Details of fencing type, dimensions and finish for the Bin Store, Oil Tank and Septic tank shall be submitted to the Planning Authority for written approval prior to the start of building operations.
- 4 Landscaping and Lighting:** Prior to the commencement of development on site, drawings and details of soft and hard landscaping and external lighting shall submitted to the Planning Authority for written approval.

- 5 **Details of Materials:** Details of external finishing materials for the approved garage block including a specification and/or sample of the wet dash render, natural slate, natural stone, and proposed stone details including coursing, block dimensions, laying pattern and profile. The gutters and downpipes shall be in cast iron. Garage doors to be constructed in timber with a painted finish.
- 6 **Samples - New Extension:** Prior to the start of building operations on the approved extension, samples and/or a specification of new external finishing materials to be used in the roof and walls shall be submitted for written approval by the Planning Authority. The gutters and downpipes shall be in cast iron and flashings shall be in lead.
- 7 **Stonework:** Prior to the commencement of development on the approved extension, details of all proposed stonework including alterations make good of all newly exposed areas (on demolition of extensions), in natural stone to match existing elevations should be submitted for approval. Details shall include, stone type, block dimensions, coursing, profile, tooling and laying pattern, window and door openings, cills and steps, and mortar specification.
- 8 **Details of all New Windows and Doors:** All new windows and doors shall be constructed in timber with a painted finish. Prior to the commencement of development on site, drawings showing the exact window and door type to be inserted into each opening, along with the proposed paint finish, shall be submitted for written approval by the Planning Authority. The proposed window detailing shall take into account the following:
 - a) All internal cills, shutters, facings, and panelling shall be retained. Where the condition of any such joinery items is beyond repair, these items should be identified on an item by item basis and details of their proposed replacement submitted for written approval.
 - b) The drawing shall be annotated to clarify the depth of the proposed replacement windows into the window opening, and the astragal and traditional putty details shall be provided.
- 9 **Roof of Listed Building:** In the re-roofing of main building for conversion to apartment, the existing slate must be carefully removed by hand working from the ridge downwards. Salvaged slate shall be sorted and stored on site. Any shortfall in slate shall be made up using second hand Scots slate to match the existing slates. Slate shall be re-laid in diminishing courses to carefully replicate number of courses on the roof. Slates must be single-nailed. All flashings, valleys and ridges shall be replaced to match exactly the material and detailing of the existing.
- 10 **Re-pointing:** All re-pointing works shall be undertaken using lime mortar only.
- 11 **Vents, flues, and pipes:** Prior to the commencement of building operations, full details of new vents, flues, and pipes shall be submitted to the Planning Authority for written approval.
- 12 **Downpipes and Gutters:** All original and/or early gutters and downpipes should be repaired and retained wherever possible. Where replacement is required then new gutters and pipes shall match the original/early in all respects including fixing brackets.

Reason(s):

- 1 To facilitate safe access onto the public road from the site in the interest of road safety.
- 2 To protect the occupants of nearby housing from excessive noise/disturbance associated with the implementation of this permission.
- 3 To preserve the character and setting of the listed building.
- 4 To preserve the character and setting of the listed building.
- 5 To preserve the character and appearance of the listed building.

- 6 To preserve the character of the listed building.
- 7 To preserve the character of the listed building.
- 8 To preserve the character of the listed building.
- 9 In order to minimise breakage and to preserve the character of the listed building.
- 10 To preserve the character of the listed building.
- 11 To preserve the character of the listed building.
- 12 To preserve the character of the listed building.

Status Constraints:

Countryside Policy,
Floodland,
Within 50m of Listed Building
Met Office Radar Consultation Zones,
Thornhill Aerodrome Cons. Over 20M high

Supplementary Information:

Report of Handling

Summary of Representations

No representations received.

Summary of Consultation Responses:

Buchlyvie Community Council:

No comments.

Transport Development (Roads):

The applicant proposes to use the existing access on the B835 to cater for the additional trips generated by the development. Transport Development have no objection subject to a condition relating to visibility sightlines.

Environmental Health:

Noise - construction hours should be restricted by planning condition.

Development Plan and Other Material Considerations:

Stirling Council Local Development Plan -

Policy 2.10: Housing in the Countryside

(a) New houses (including those for holiday let out with managed chalet developments), of a scale, layout and design suitable for their intended location, will be permitted in the Countryside where one or more of the following circumstances apply: -

- i) When they are within or closely and cohesively visually related to existing Building Groups and Clusters.
- ii) Where they will occupy Infill sites relative to existing rows of houses.
- iii) Out with existing groups or Infill situations when the proposal is for a Single house at a specific type of site or for a specific purpose.
- iv) When the Replacement or Renovation of a single house is proposed.
- v) When the proposal is for the Conversion, redevelopment or replacement of a Farm Steading or other range or cluster of Non-Domestic Buildings;
- vi) When the proposal will result in the beneficial re-use of a Brownfield Site.

(b) Development opportunities within designated Green Belts will be significantly constrained (see Policy 1.5).

Supplementary Guidance: Housing in the Countryside (SG10).
Brownfield Sites:

2.29 Out with designated Green Belt areas, proposals located on Brownfield land. Brownfield sites are broadly defined as sites that have been previously developed. In line with the definition within Planning Advice Note 73: Rural Diversification, in rural areas this means sites that are occupied by redundant or underused buildings or where the land has been significantly degraded by a former activity.

2.30 In this respect it is expected that Brownfield land will have evidence of sustained former use, and be in a condition such that it cannot either easily or readily be returned to a more natural state. A key test of whether a site falls within the Brownfield definition will be that applicants will be able to demonstrate that there will be significant wider environmental and visual benefits to be had by redevelopment for residential development, as opposed to retaining it in its current (or tidied up) state.

2.31 The proposed houses should be of a number, scale and design appropriate to the landscape setting, and to the services and infrastructure available at the location.

2.32 This part of the Policy will not apply to larger sites where the decontamination and other costs will require an integrated approach to redevelopment, such that piecemeal development of individual houses will not be appropriate.

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.

(b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply: -

- (i) The building is no longer of special interest.
- (ii) The building is beyond repair.

(iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

(iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(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:

Auchentroig House is located approximately 3 kilometres to the west of Buchlyvie. It is a large detached estate house that is accessed from the B835 via a driveway and is listed building category B, is situated with spacious grounds. It is evident from viewing the building internally and externally that substantial maintenance and upgrade of the building fabric is required.

The planning application is for the conversion and extension of the existing dwelling house to form 4 private apartments. The external works that have the main impact on the house and grounds are the alterations and extension to the house, removal of the existing UPVC windows and replacement with timber windows that reflect the original windows, roof maintenance and erection of a garage block.

There is a related listed building application reference 17/00622/LBC. Following concerns raised in relation to the design, revised drawings were submitted of existing courtyard elevations, proposed courtyard elevations; proposed windows, revised garage proposals and a revised proposed site plan. The revision to the application is acceptable from subject to the conditions listed in the recommendation.

The condition advised by Transport Development relating to visibility sightlines at the junction of the site access with the B835 is applied to the decision. The applicant has control over the land necessary to implement the condition.

The condition advised by Environmental Health that requests a condition to restrict construction hours has been applied to the decision - there is a lodge house adjacent to the junction of the site access from the B835 which could be affected by unrestricted construction hours.

The proposals comply with the Local Development Plan Policy 2.10: Housing in the Countryside and Policy 7.3: Development affecting Listed Buildings. The application warrants support.

Summary of Main Issues Raised In Respect of:

Any Environmental Statement submitted.

None

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

None

Any Design Statement or Design and Access Statement submitted.

None

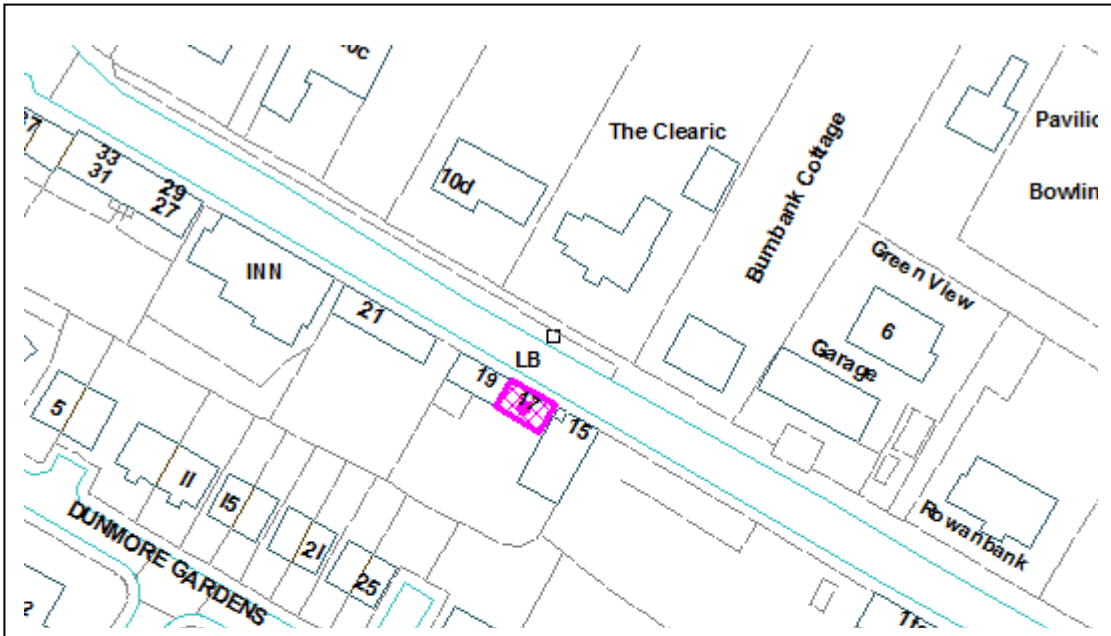
Community Council:

None

PROPOSAL: Demolition of remaining front wall of cottage at 17 Main Street Fintry G63 0XA

UPRN: 000122009910
Ward: Ward 2 Forth & Endrick
Reference: 17/00664/CON
Type: Conservation Area Consent
Date Valid: 22 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Miss Alison Mitchell 19 Main Street Fintry G63 0XA



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Recommendation: Refuse

Reason(s):

- 1 In the opinion of the Planning Authority, the proposal is contrary to Local Development Plan Policy 7.2: relating to Development within and out with Conservation Areas parts (a) (ii) and (c) in that the proposals are to remove an existing built feature which contributes to the character of the Conservation Area and its setting, the application is not supported by a structural report which concludes removal of the wall is the only option to secure public safety, and there are no proposals/drawings submitted which clearly indicate the applicant's intention for a replacement development of the site.

Status Constraints:

Conservation Area,
Met Office Radar Consultation Zones,
Thornhill Aerodrome Cons. Over 20M high
SEPA Waste Water Drainage Consultation

Supplementary Information:

The Proposal:

The application is for Conservation Area Consent for the demolition of the front wall of a single storey cottage at 17 Main Street, Fintry.

History:

The relatively recent building history of planning permissions is:

In 2009 - planning permission reference 09/00506/FUL: Alterations and extension of existing house, demolition of outbuildings and new build dwelling house Land And Buildings At 15, 17 And 19 Main Street Fintry.

In 2014, planning permission reference: 14/00642/FUL: Sub-division of existing dwelling house and variation of previously approved planning consent 09/00506/FUL Land And Buildings At 15 17 And 19 Main Street Fintry.

In 2015, planning permission reference: 15/00597/FUL: Variation of previously approved planning consents 09/00506/FUL and 14/00642/FUL, for sub division and alterations including removal of rear extension, addition of roof windows, rear dormer, rear doors and roof pediments Land And Buildings At 17 And 19 Main Street. The building which is the subject of the application for conservation area consent for removal of the front wall had full planning permission for subdivision from the house to form a lounge/kitchen, bedroom, shower room. At the cottage which is subject of this current application, the drawings show the removal and rebuilding of the gable end wall only and conversion of the existing single storey building at No 17. That permission, however, is no longer capable of being implemented in view of the extent of building removal that has taken place previously.

Representation:

One objection has been received on the grounds that as a consequence of the removal of the rear wall and gable wall, the cottage building which was in sound condition, has fallen into a state of decay after several years of exposure to the elements. The front wall is the only remains of the former cottage and the loss of loss of a significant Victorian building would not preserve the Conservation Area.

Consultation replies:

Conservation Officer: This cottage is a traditional single storey cottage that still contributes positively to the character of the Fintry Conservation Area despite the partial demolition of the building including removal of its roof. The consistency of an unbroken frontage of terraced buildings along the street and a consistent building line are important contributing factors to the character of the conservation area. The authenticity of character of the conservation area is important and is created through the retention of the fabric and character of genuine historic buildings such as this small cottage, which retains its front elevation in stone. The roof of the cottage could easily be replaced with a new slate roof and a scheme such as that previously granted consent could be implemented.

Any issues relating to whether the cottage constitutes a 'ruin' or not, are irrelevant to the consideration of the application which must essentially focus on the contribution of the cottage to the character of the conservation area, alongside the proposed redevelopment or reuse of the site.

Historic Environment Scotland:

This application is for the demolition of a cottage which made a positive contribution to the conservation area in terms of being a single storey cottage in a village street made up of stone built and rendered cottages, houses and sheds. The rendered walls with margins around the windows suggests that the cottage is likely to date from around 1800. Recent photographs show its roof slated in Scottish slates, characteristic of the area's traditional buildings, although the steep roof pitch suggests that it might well have been thatched when first built.

Where a building in a conservation area makes a positive contribution to the area's character and appearance, an application for demolition should be supported by information which demonstrates why this is justified.

Normally, where the walls of a building are plumb and its roof is showing no obvious signs of sagging or rot, the building should be restorable at reasonable cost unless some exceptional or hidden circumstance has affected it. No information has been provided to demonstrate that there were specific structural considerations that required the substantial demolition of the cottage to date.

In addition, no information has been provided on the condition of the remaining front wall in support of the current proposal, or on what is proposed for the site if permission is granted. Historic Environment Scotland recommends that the Council seeks further information on these matters, in support of the complete demolition of the cottage, so that it can be properly assessed against policy and guidance. If a condition report shows that the surviving elevation is structurally sound Historic Environment Scotland would recommend that the frontage of the cottage is incorporated in any scheme for rebuilding the cottage to its former appearance.

Historic Environment Scotland advised that the proposals do not raise historic environment issues of national significance and therefore do not object.

Applicant's Justification:

The applicant's justification for the demolition of the front wall is that it has no foundations, most of the sandstone/rubble/lime render is crumbling, the front wall bows and leans outwards and the timber window lintels are rotten. The applicant considers the front wall has lost its structural integrity and needs to come down, and for health and safety reasons there is risk that the wall will fall and injure a pedestrian and/or damage public or private property. The applicant completed the new build house at No 15 Main Street in September, 2012 sold it in 2014 to finance renovation the original house (19) and cottage (17). In 2015 the gable end wall and roof of the cottage were taken down in readiness to renovate both buildings at the same time. At that time, as a result of large chunks of stone and rubble crumbling and falling, the rear wall was taken down as well for safety reasons. In early 2016, as a result of serious problems with the first building contractor, the applicant re-considered the site options - which resulted in putting the renovation of the cottage on hold, and borrowing money in order to, at least, finish the house at number 19.

Assessment

It is noted that the application for conservation area consent to demolish is not supported with a structural survey that demonstrates it is structurally unsound. Building Standards in the Council inspected the site on 2 November 2017 and have advised that there is a slight lean on the wall towards the public pavement however, do not consider at this time that there wall is structurally unsound. To prevent decay and potential collapse of the wall, minimum restoration works are required through the installation of timber lintels, re-pointing in lime based render and a gable wall return to provide support for the front wall.

The remaining wall is part of the character of the original cottage and contributes to the Conservation Area and should be retained. Although the applicant is not in a position to rebuild the cottage owing to the financial circumstances referred to above, despite a lean in the wall towards the pavement, there are no current structural issues with the wall. In order to prevent a decay in the fabric and stability of a single remaining wall that fronts onto the pavement on Main Street, the site owner must carry out the necessary minimum restoration works to provide for the future structural stability for the leaning front wall. The previous planning permission did not permit the extent of demolition work carried out to date - the drawings on the 2015 permission show the removal and rebuilding of the gable end and conversion of the existing single storey building at No 17 and so this does not permit the extent of demolition work.

In view of the above, the demolition of the front wall is not justified and the recommendation is for refusal of the application and enforcement action is sought for minimum restoration work.

Authorisation sought for Enforcement Action:

As there is currently no extant planning permission for the cottage building and in view of the unauthorised demolition work to date, enforcement action is sought for minimum restoration work required to prevent further decay and secure public safety through the installation of timber lintels, repointing in lime based render and building a gable wall return to provide support for the leaning front wall; the work requires to be carried out within 3 months of the decision on this current application for conservation area consent.

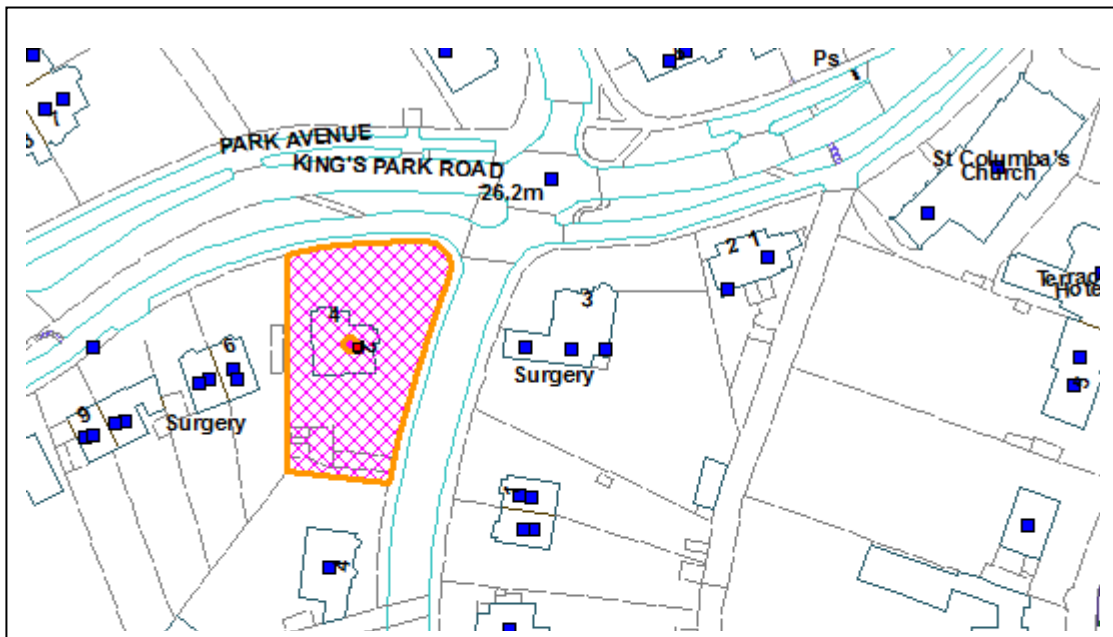
Community Council:

None

PROPOSAL: Remove existing sashes of window, re-make like for like timber sashes (existing glass will be reused where possible and any replacement glass required will be matched as closely as possible) at 2C Gladstone Place Stirling FK8 2NN

UPRN: 000122018054
Ward: Ward 5 Stirling West
Reference: 17/00128/LBC
Type: Listed Building Consent
Date Valid: 2 March 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mrs Margaret Inall per Mr Alan Filshie 54 Holehouse Drive Knightswood
Glasgow G13 3AW



Recommendation: Refuse

Reason(s):

- 1 In the opinion of the Planning Authority, insufficient information has been submitted to justify the sections of replacement as proposed.

Status Constraints:

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

Supplementary Information:

None

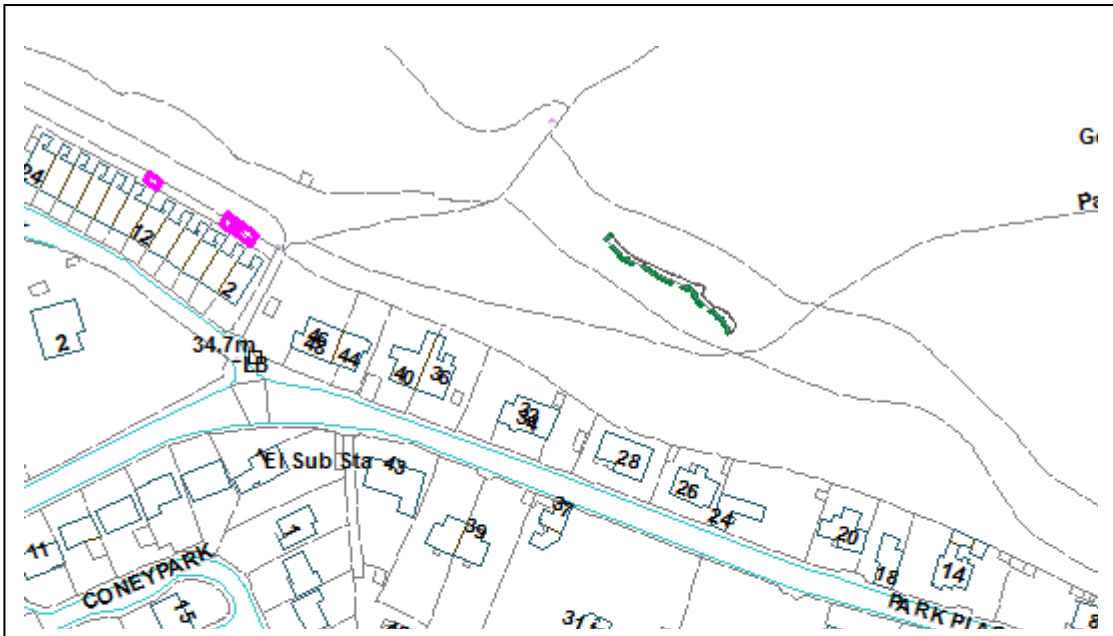
Community Council:

None

PROPOSAL: **Repair to 3 areas of wall; 2 behind Douglas Terrace and one behind Park Place at Kings Park Wall Behind Park Place And Douglas Terrace Stirling**

UPRN: **000122070958**
Ward: **Ward 5 Stirling West**
Reference: **17/00771/LBC**
Type: Listed Building Consent
Date Valid: 5 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Stirling Council Roads & Land Services Endrick House Kerse Road Stirling



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Recommendation: **Approve**

Status Constraints:

Conservation Area,
LB Cat: B

Supplementary Information:

None

Community Council:

None

Planning Enforcement – week ending 17/11/17

New Cases Received

Issue: Non compliance with planning permission
Address: Fintry, G63 0YH
Ward: Ward 2 Forth & Endrick
Reference: EN/17/117/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

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

Supplementary Information: No further breaches reported or witnessed.

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

Supplementary Information: The advertisement trailer has been removed.

Issue: Siting of advertisement trailer
Address: Raploch, Stirling,
Ward: Ward 4 Stirling North
Reference: EN/17/116/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The advertisement trailer has been removed.

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.

Street Naming

LOCATION: **Raploch, Stirling**

Officer: Ken McAlpine, Telephone 233669, Email: mcalpinek@stirling.gov.uk

Recommendation: **To name the roads in the development Dougal Graham Road and Riverway Place.**

Considerations:

Raploch born Dougal Graham is recognised as the King of Scottish Chapbook (cheap book) writers, on which many of the common folk depended for their reading matter. He was also a non-combatant follower of the Jacobite cause right through to the time of Culloden. Riverway Place of course from the nearby River Forth. The names were among a number put forward by Raploch Community Council.

Other Planning Issues

ISSUE: Review of Supplementary Guidance – Consultation

Considerations:

Alongside the preparation of a new Local Development Plan, Stirling Council is undertaking a review of all its 36 adopted Supplementary Guidance (SG) documents. The guidance is being consolidated and updated as appropriate. In most cases the changes being proposed are minor and the Supplementary Guidance will roll forward to the new plan.

Before re-adopting the updated Supplementary Guidance, each SG is being published to allow anyone who may wish to make comment to do so. Comments will be taken into account in finalising each document.

Guidance on the following four subjects is the first to be published for consultation:

- Advertisements
- Houses in Multiple Occupation
- Housing in the Countryside
- Wind Energy Development

The draft Supplementary Guidance can be viewed online: <http://www.stirling.gov.uk/services/planning-and-the-environment/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan/review-of-supplementary-guidance>

We welcome views and comments on the above documents. Responses will be accepted up until **Friday 12th January 2018** at 5pm and these should be submitted in writing to:

ldp@stirling.gov.uk or SG Consultation, Planning & Building Standards, Stirling Council, Teith House, Kerse Road, Stirling, FK7 7QA.

The current Supplementary Guidance remains in place until the new Local Development Plan is adopted.

If you have any queries relating to the Supplementary Guidance consultation or any other aspect of the Local Development Plan please contact the Planning & Policy team on 01786 233660 or email: ldp@stirling.gov.uk.

ISSUE: The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 & relevant provisions of the Town and Country Planning (Scotland) Act 1997 as amended

Proposal of Application Notice - Redevelopment of HMP YOI Cornton Vale to form Women’s National Facility, including demolition of existing buildings, provision of new access, car parking, boundary treatment and site landscaping (PAN-2017-005)

Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Proposal of Application Notice – where PAC is required, the prospective applicant must provide to the planning authority a ‘proposal of application notice’ at least 12 weeks prior to the submission of an application for planning permission. The notice must include a level of information, set out below. Having received the notice, the Planning Authority has 21 days to respond if any additional notification or consultation should be undertaken beyond the statutory minimum.

Considerations:

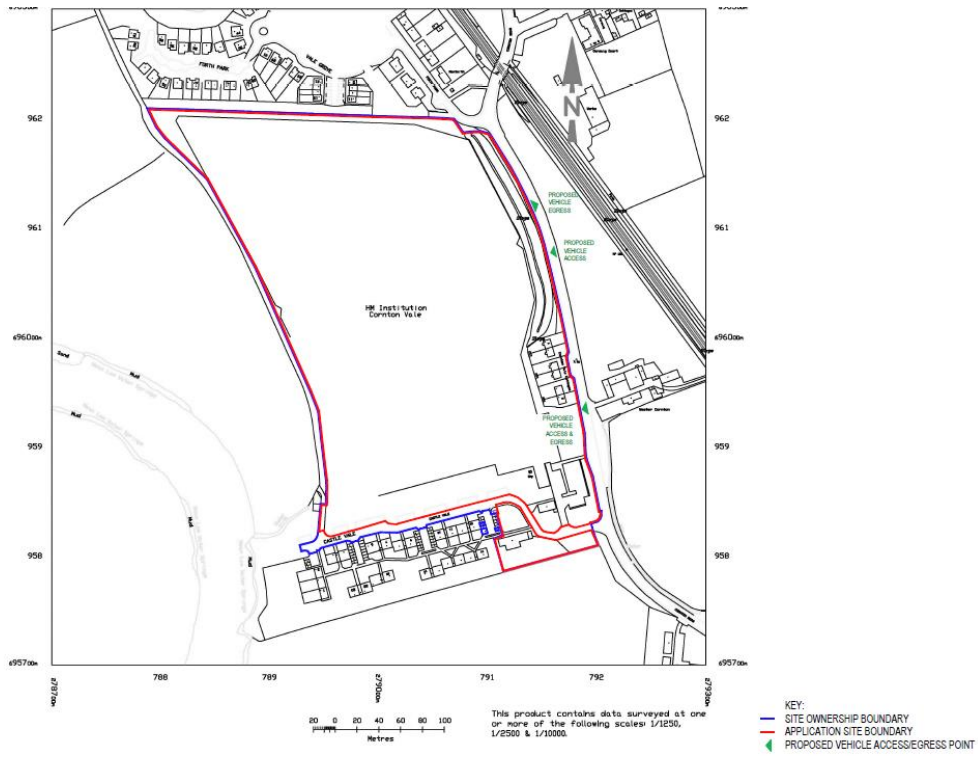
The Notice must include:

- I. a description in general terms of the development to be carried out;
- II. the postal address of the development site, if it has one;
- III. a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- IV. detail as to how the prospective applicant may be contacted and corresponded with; and
- V. an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take. This should include steps in addition to the statutory minimum for consultation.

I. **Description of development:** Redevelopment of existing HMP YOI Cornton Vale to form Women's National Facility, including demolition of existing buildings, provision of new access, car parking, boundary treatment, and site landscaping.
Noting Class of Development: Major

II. **Postal address:** HMP & YOI Cornton Vale, Cornton Road, Stirling, FK9 5NU

III. Plan of the site:



- IV. **How the prospective applicant may be contacted and corresponded with:** Steven Cameron from Cameron Planning. Contact details: steven@cameronplanning.com
- V. **An account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take. This should include steps in addition to the statutory minimum for consultation.**

Consultation to take place at 2 drop-in events held at the Help Hub at Cornton Vale Prison on 6th Dec 2017 and 16 Jan 2018 (2pm until 8pm).

Copy of PoAN to Cornton, Bridge of Allan and Causewayhead Community Councils. Also, Bridge of Allan and Stirling North Ward Members – 8 in total.

Notice of public event published in Stirling Observer at least 7 days in advance.
Public event must be accessible to all members of the public. Consideration given to any additional needs of specific members of the public such as people with disabilities.

Additional consultation activity – none requested.
