



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **29 November 2017**

Week Number **47**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 7 December 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, 6 December 2017**.

Planning, Stirling Council, Teith House, Kerse Road, Stirling FK7 7QA, Tel: (01786) 233660

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
17/00887/FUL 21 Nov 2017 Ward 7 Bannockburn 280787 690335	Installation of a PSU cabinet, an AMF cabinet and minor ancillary works at Telephone Exchange, Coal Wynd, Bannockburn, for Arqiva Ltd Trafalgar House 110 Manchester Road Altrincham England Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00882/FUL 24 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279680 697686	Erection of recreational tree house at Minewood Cottage, 11 Abercromby Drive, Bridge Of Allan, FK9 4EA, for Mr Dean Hartley per Blue Forest The Studio, Bensfield Farm Best Beech Hill Wadhurst Kent Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Delegated
17/00889/FUL 21 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279058 698271	Proposed balcony off lounge at 1B Pendreich Road, Bridge Of Allan, FK9 4PZ, for Mrs F Fielding per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
17/00895/FUL 23 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 279710 696930	One and a half storey rear extension and single storey side extension at Anna Rose Cottage, 13 Mayne Avenue, Bridge Of Allan, FK9 4RA, for Mr & Mrs C English per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated

<p>17/00869/PPP 23 Nov 2017 Ward 2 Forth & Endrick 254761 687348</p>	<p>Erection of dwelling house at Former Sawmill At Branshogle Mill, Fintry, for Mr John McArthur Sunnyoaks East Ballikinrain Balfon G63 0LQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00877/FUL 20 Nov 2017 Ward 2 Forth & Endrick 255302 680155</p>	<p>Proposed single storey extension to south elevation at Campsie Dean House, Campsie Dene Road, Blanefield, G63 9BN, for Mr Philip Friel per Designworks 38 Gibson Street Glasgow G12 8NX Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00878/FUL 20 Nov 2017 Ward 2 Forth & Endrick 272586 696077</p>	<p>Construction of Sunroom and Terrace. Conversion of Garage into Studio. Replacement of windows and external doors at Easter Ross Farm Cottage, Stirling, FK8 3AF, for Mr & Mrs A & J Clark per Partners In Planning Architecture Design Forgandakey Forgan Newport-on-Tay DD6 8RB Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00881/FUL 22 Nov 2017 Ward 2 Forth & Endrick 252424 679123</p>	<p>Proposed change of use, alterations and extensions to form a restaurant, holiday letting rooms, retail/visitor information outlet, detached coffee shop/drive-through take-away, staff accommodation, new vehicular entrance and car parking at Carbeth Inn, Blanefield, G63 9AY, for The Oaktree Inn Ltd per The Hay Partnership (Lomond) Ltd 73 Glasgow Road Dumbarton G82 1RE Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00892/FUL 22 Nov 2017 Ward 2 Forth & Endrick 258720 688806</p>	<p>Single storey extension to dwelling at Braevallich, Lernoek Road, Balfon, G63 0QE, for Mr & Mrs Douglas Steel per Design Practice Architects 10 Lynedoch Crescent Glasgow G3 6EQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00894/LWP 22 Nov 2017 Ward 2 Forth & Endrick 255028 688543</p>	<p>Erection of conservatory to rear of dwelling house at 11 Balglass Drive, Balfon, Glasgow, G63 0UA, for Mr Norman Bennie per Hunter Conservatories & Sunrooms Arran House Dundonald KA2 9AF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00879/FUL 20 Nov 2017 Ward 6 Stirling East 279933 694017</p>	<p>Replacement of existing flat roof garage with pitched roof single storey side extension at 2 Rosebery Place, Riverside, Stirling, FK8 1UQ, for Mr Fraser Harris per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00898/FUL 24 Nov 2017 Ward 6 Stirling East 280791 691587</p>	<p>Extension to existing annexe at 22 Bohun Court, Balquhidderock, Stirling, FK7 7UT, for Mr J McCabe per BDA Design 38 Wellpark Crescent Stirling FK7 9HF Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00888/LBC 22 Nov 2017 Ward 5 Stirling West 279466 693172</p>	<p>Proposed internal alterations to existing hotel, including relocation of kitchen and cellar, and adding two new bedrooms at 20 Allan Park, Stirling, FK8 2QG, for Elderbrae Ltd per Alastair Heron 46 Kenilworth Road Bridge of Allan Stirling Scotland Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00893/FUL 22 Nov 2017 Ward 5 Stirling West 279466 693172</p>	<p>Installation of new kitchen extract duct, new external door and external alterations and painting at 20 Allan Park, Stirling, FK8 2QG, for Elderbrae Ltd per Alastair Heron 46 Kenilworth Road Bridge Of Allan Stirling FK9 4RP Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00880/FUL 24 Nov 2017 Ward 1 Trossachs & Teith 263239 734953</p>	<p>Amendment to house type approved under 13/00457/FUL and repositioning of access junction and driveway at Benula, Killin, FK21 8SU, for Mr Jim Devine per McKenzie Strickland Associates 23 Bank Street Aberfeldy PH15 2BB Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00886/FUL 22 Nov 2017 Ward 1 Trossachs & Teith 266391 706479</p>	<p>Change of use of agricultural building to gin distillery at Upper Drumbane, Drumloist Road, Callander, FK17 8LR, for Cambusmore Estate Trust per Millson Associates Stirling Ltd 11 Gladstone Place Stirling FK8 2NN Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@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: Change of use from retail to hot food takeaway (Sui Generis) and installation of plant equipment at 30 Goosecroft Road Stirling FK8 1JX

UPRN: 000122070023
Ward: Ward 4 Stirling North
Reference: 17/00545/FUL
Type: Full
Date Valid: 12 July 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Papa John's (GB) Ltd (c/o Agent) per Turley 115 George Street Edinburgh EH2 4JN

Decision: Approve with Conditions

PROPOSAL: Alterations to station platform lighting at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188
Ward: Ward 4 Stirling North
Reference: 17/00743/LBC
Type: Listed Building Consent
Date Valid: 21 September 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Change of use from charity shop (Class 1) to opticians (Class 2) at 9 King Street Stirling FK8 1DN

UPRN: 000122020001
Ward: Ward 4 Stirling North
Reference: 17/00797/FUL
Type: Full
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: Proposed first floor rear extension at 21 Westerlea Drive
Bridge Of Allan FK9 4DQ**

UPRN: **000122023751**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00809/FUL**
Type: Full
Date Valid: 20 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

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

Decision: Approve

**PROPOSAL: Proposed one and a half storey side extension to dwelling
house at Cherrywood Keir Street Dunblane FK15 9BP**

UPRN: **000122004468**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00819/FUL**
Type: Full
Date Valid: 23 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

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

Decision: Approve

**PROPOSAL: Erection of fishery building comprising shop, cafe,
smokery, office, changing rooms, and toilets and formation
of access and parking at Blairmore Farm Balfron Station
Drymen G63 0NQ**

UPRN: **000122045097**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00607/FUL**
Type: Full
Date Valid: 15 August 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Ms Jennifer McAllister per Baxter Planning 6 Armour Place Tillicoultry
FK13 6RW

Decision: Approve with Conditions

PROPOSAL: **Change of use from agricultural land to campsite, erection of swimming pool and camping pods at Land 90M South East Of Arnprior Farm Stirling**

UPRN: **000122070801**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00700/FUL**
Type: Full
Date Valid: 11 September 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs Duncan & Rebecca McEwen per Pocket Size Architecture 48 Keith Court Partick Glasgow G11 6QW

Decision: **Approve with Conditions**

PROPOSAL: **Upgrading of station including installation of 2No. 300mm dishes and 1No. 600mm dish at Mast Site 105M South West Of Station Sawmill Gargunnoch**

UPRN: **000122070501**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00870/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 14 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Galliford Try Communications Atholl House 51 Melville Street Edinburgh EH3 7HL

Decision: **Approve**

PROPOSAL: **General purpose farm building at Carston Farm Drumbeig Road Killearn G63 9LJ**

UPRN: **000122046845**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00872/NAG**
Type: Agricultural Notification
Date Valid: 16 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: John Russell Carston Farm Drumbeig Road Killearn G63 9LJ

Decision: **Approve - NAG**

PROPOSAL: **Erection of an energy centre incorporating a combined heat and power plant and wastewater heat recovery system at Springkerse Waste Water Treatment Works 29 Whitehouse Road Stirling FK7 7SS**

UPRN: **000122029033**
Ward: **Ward 6 Stirling East**
Reference: **17/00648/FUL**
Type: Full
Date Valid: 21 September 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Scottish Water per Catherine Souter Bell 54 Douglas Muir Drive Milngavie G62 7RJ

Decision: **Approve**

PROPOSAL: **Proposed extensions to house and garage at 138 Abbot Road Stirling FK7 7UH**

UPRN: **000122027713**
Ward: **Ward 6 Stirling East**
Reference: **17/00810/FUL**
Type: Full
Date Valid: 20 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr R Hutton & Miss M Fraser per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: **Approve**

PROPOSAL: **Extensions to front and rear of dwelling house at The Old Smithy 11 Laurelhill Gardens Torbrex Stirling FK8 2PT**

UPRN: **000122013080**
Ward: **Ward 5 Stirling West**
Reference: **17/00717/FUL**
Type: Full
Date Valid: 11 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Steven Morris per David Angus Limited 11 Mortimer Court Dalgety Bay Dunfermline KY11 9UQ

Decision: **Approve with Conditions**

PROPOSAL: **Attic conversion with 2No. dormer windows to front elevation and 3No. conservation type velux windows on rear elevation and new rear access door at Woodlands 15 King Street Doune FK16 6DN**

UPRN: **000122002724**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00768/FUL**
Type: Full
Date Valid: 3 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Michael Crockatt per ATW Chartered Architects Unit 1/2 80 Queens Drive Glasgow G42 8BJ

Decision: Approve with Conditions

PROPOSAL: **New front dormer window and rear conservation type velux roof windows to existing roof at Woodlands 15 King Street Doune FK16 6DN**

UPRN: **000122002724**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00769/LBC**
Type: Listed Building Consent
Date Valid: 3 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Michael Crockatt per ATW Chartered Architects Unit 1/2 80 Queens Drive Glasgow G42 8BJ

Decision: Approve with Conditions

PROPOSAL: **Renewal of temporary planning permission 14/00620/FUL for erection of a prefabricated building at Moray Public Park Moray Street Doune**

UPRN: **000122059949**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00772/FUL**
Type: Full
Date Valid: 4 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Kilmadock Community Council per Karen Ross Essmitchell Doune FK16 6HG

Decision: Approve

PROPOSAL: **Installation of external plant equipment at Land And Buildings To Rear Of 52 To 54 Main Street Castlehill Doune**

UPRN: **000122042241**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00787/LBC**
Type: Listed Building Consent
Date Valid: 11 October 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: The Co-operative Group 1 Angel Square Manchester England M60 0AG

Decision: **Approve**

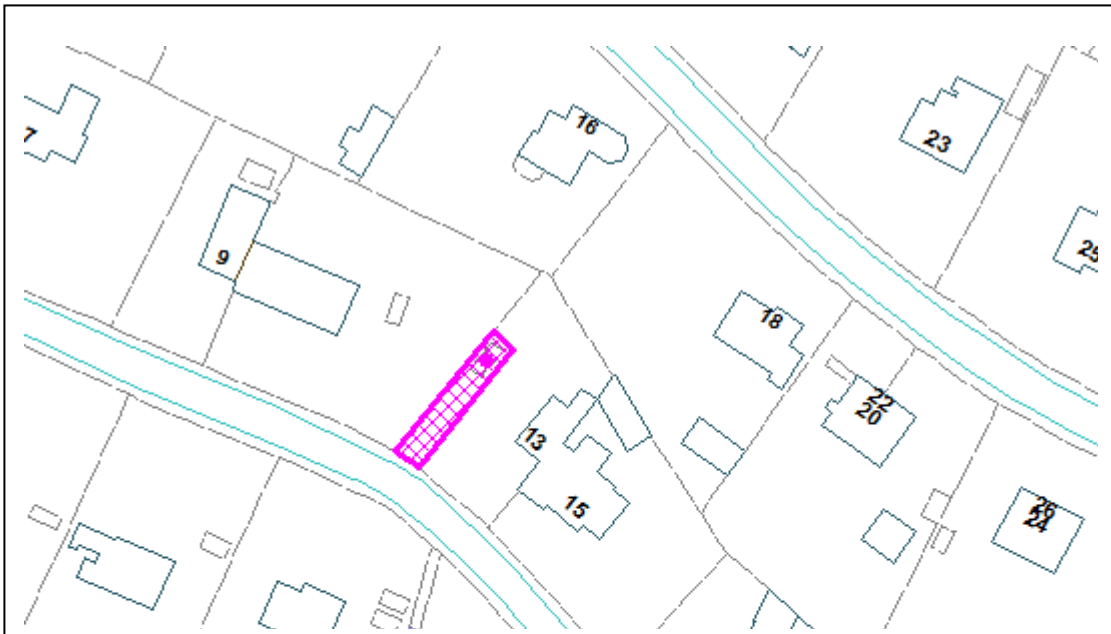
Planning Schedule Recommendations

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: Demolition of dilapidated garage at Land And Building Adjacent And Northwest Of No. 13 Kenilworth Road Bridge Of Allan

UPRN: 000122070314
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00682/CON
Type: Conservation Area Consent
Date Valid: 28 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: per Bobby Halliday Architects The Studio The Avenue Bridge Of Allan FK9 4FR



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Recommendation: Approve

Status Constraints:

None Mapped

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. It is concluded that its removal will have a neutral impact upon the character of the conservation area, where the overall character will remain the same

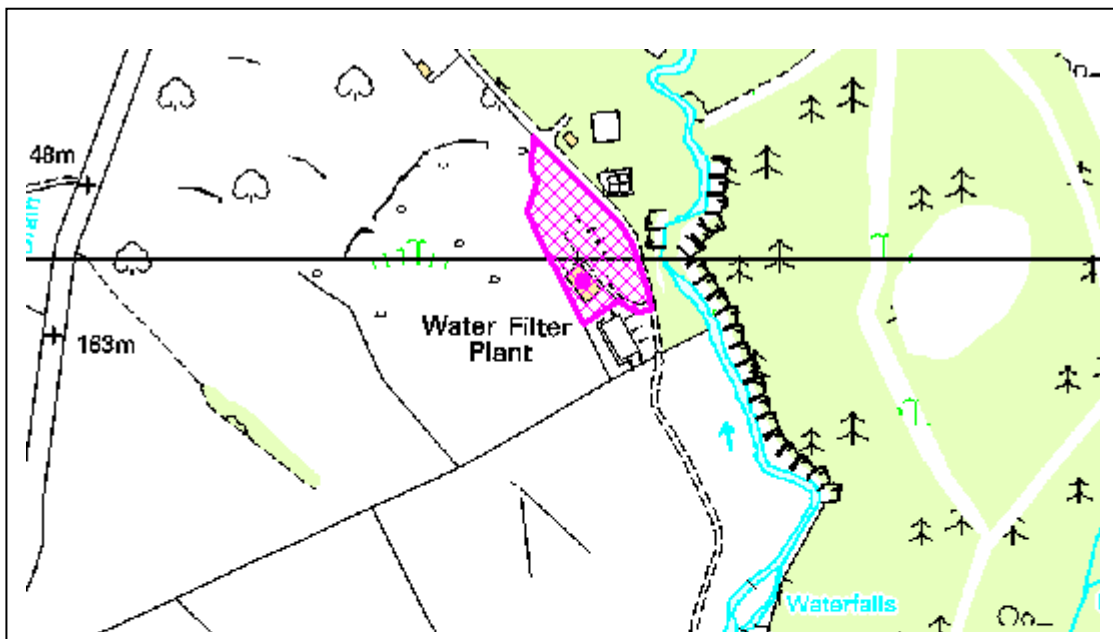
once the building has been removed and for this reason the application can be processed independently from the new build planning application which relates to the same site. The building in question is not specifically identified within the conservation area character appraisal as a building that contributes to the overall character of the conservation area. 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.

Community Council:

No consultation sent or requested.

PROPOSAL: **Conversion of former pump house to single dwelling house at Former North Third Water Pump House Polmaise Road To Carron Reservoir Stirling**

UPRN: **000122070192**
Ward: **Ward 5 Stirling West**
Reference: **16/00285/FUL**
Type: Full
Date Valid: 26 May 2016
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning
Applicant/Agent: Mr Graham Wylie per Michael Hyde 140 West Princes Street Helensburgh
 G84 8BH



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Recommendation: **Approve with Conditions**

Subject to the following Conditions:

- 1 **Details of Materials:** Samples of the materials to be used for the external walls and roof of the development granted permission shall be submitted to, and approved in writing by, the Planning Authority before any work starts on site.
- 2 **Landscape - New Planting:** No development shall take place until details of new planting proposals with details of ground preparation, species, nursery stock size and density of planting and areas of grass seed/turf have been submitted to and approved in writing by the Planning Authority.
- 3 **Landscape - Hard Landscaping:** No development shall take place until details of proposed means of boundary treatment, enclosures, screening, walls and fences, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority.
- 4 **Access Improvements:** Upon habitation of the dwelling hereby approved the initial 6 metres of the access shall be suitably resurfaced and drained to ensure no surface water is discharged or loose material carried from it onto the public road.

- 5 **Surface Water Flooding:** Prior to works commencing on the site, the applicant shall have approved in writing by the Planning Authority details of flooding mitigation measures in accordance with Planning Advice Note 69.
- 6 **Receptacle Provision:** Prior to occupation of the property, the developer will be required to provide each household with the necessary recycling and waste management receptacles to serve the development in accordance with the Council's Waste Service requirements and as specified in the Supplementary Guidance on Waste Management Requirements for Development Sites.
- 7 **Protected Species Mitigation:** The works hereby approved are to be carried out in full compliance with the mitigation measures set out in the bat survey report dated the 8 September 2016.
- 8 **Comprehensive Contaminated Land Investigation:** Prior to commencement of any site works, a comprehensive contaminated land investigation shall be submitted to and approved by the Planning Authority in writing. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites - Code of Practice (BS 10175:2011)". The report must include a site specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33.
- 9 **Detailed Remediation Strategy:** Where the risks assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.
- 10 **Remediation:** Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
- 11 **Confirmation Work Carried Out:** On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Planning Authority confirming the works have been carried out in accordance with the remediation plan.
- 12 **Unsuspected or Unencountered Contamination:** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.

Reason(s):

- 1 In order to achieve an acceptable form of external treatment.
- 2 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 3 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 4 In order to ensure that the existing access is fully upgraded to this standard.
- 5 In order to ensure the property is protected from surface flooding.

- 6 To ensure that the proposals are in accordance with Stirling Council Supplementary Guidance 19 - Waste Management.
- 7 In order to ensure European protected species are fully protected.
- 8 To ensure potential risks arising from previous site uses have been fully assessed.
- 9 To ensure the proposed remediation plan is suitable.
- 10 To ensure the remedial works are carried out to the agreed protocol.
- 11 To provide verification the remediation has been carried out to the Authority's satisfaction.
- 12 To ensure all contamination within the site is dealt with.

Status Constraints:

Countryside Policy,
EH Consultation
Local Landscape Area
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

Report of Handling

Summary of Representations

Two letters of representation were received setting out the following:

- a) In support of the application stating that the proposals will preserve the character of the area and the building.
- b) Stating that in view of the age and construction of this building and its rural location near water there is a strong probability of bats using this building. Therefore, a bat survey should be commissioned for the building and Scottish Natural Heritage consulted if bats or signs of their habitation are discovered.

Response: The applicant submitted a protected species survey, which concluded that bats are present and inhabit the building. The report included mitigation measures and Scottish Natural Heritage were consulted on them and concluded that provided the mitigation and compensation measures outlined in the report are adhered to, the development can proceed and a licence would likely be granted for the work. Compliance with these measures is a condition of the decision.

Summary of Consultation Responses

Roads Development Control Service: Transport Development offer no objection to the proposal submitted provided the following conditions are applied to any permission granted:

Access: The initial 6m of access must be suitably resurfaced and drained to ensure no surface water is discharged or loose material carried from it onto the public road. All works shall be constructed to this Service's "Development Roads Guidelines and Specifications".

Visibility Sightlines: The existing visibility sightlines to the east of the access are acceptable. The visibility sightlines to the west of the access is restricted due to vegetation on the road verge. The applicant must cut and maintain any vegetation, obstructing the visibility sightlines of vehicles egressing from the site, on the western road verge.

Stirling Council Environmental Health Service: Offer no objection to the proposal submitted provided the following conditions are applied to any permission granted:

Public Health - Due to the former use of the site as a water treatment works, addition of the standard contaminated land conditions is recommended. In particular, garden areas/ground should be sampled.

Water Supply - The property should be connected to the public mains water supply. If this is not feasible, a suitable and sufficient private supply must be available, which should be suitably treated as to render it potable.

Asbestos - All asbestos-containing materials at the development site shall be identified and suitably removed and disposed of in accordance with current legislative requirements prior to redevelopment.

Development Plan and Other Material Considerations

Primary Policy 1: Place making: of the Adopted Stirling Council Local Development Plan Sept 2014 states that development of all scales must be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.

Policy 1.1: Site Planning of the Adopted Stirling Council Local Development Plan Sept 2014: 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.

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 2.10 of the Adopted Stirling Council Local Plan September 2014: states that 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 supported in the countryside where one or more of the following circumstances apply:

The conversion of a vernacular style, redundant rural building:

Policy 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014: states that the layout, design, materials, scale, siting and use of any development must preserve the character of the listed building and its setting.

Policy 7.5 of the Adopted Stirling Council Local Development Plan Sept 2014: New/Replacement Windows for Listed Buildings and in Conservation Areas

There will be a presumption in favour of the retention (with traditional repair/sympathetic refurbishment if required) of original windows or other windows of historic significance. Replacement of, or alteration to, existing windows will be considered as follows:-

a) Where original windows or other windows of historic significance are proven to be beyond repair, replacement matching them in every respect including materials, dimensions, profiles, opening method and finish will be acceptable. Reuse of historic glass and other features may be required.

b) Where original windows, or other windows of historic significance, no longer exist, support will be given to proposals, which reinstate a historically correct window type, including design, material and opening method.

c) Double-glazing may be acceptable where part (a) or (b) of this policy applies or where it can be incorporated within the existing joinery, and, only where there will be no loss of historic glass and no adverse impact on the character or appearance of the Listed Building or Conservation Area.

d) Secondary glazing is supported where it can be internally installed without detriment to the external appearance of the building or internal features of interest.

Primary Policy 9: Managing Landscape Change of the Adopted Stirling Council Local Development Plan Sept 2014

a) The integrity, character and special qualities of key areas of nationally and locally valued landscapes will be protected. Elsewhere, landscape and visual impacts will be important considerations in determining all proposals for development and land use change. A principle of facilitating positive change, including repairing past damage, will be followed. All development proposals should comply with the following:-

i) Recognise the reasons for any special landscape designation that applies, and take account of guidance as to the types and scales of development that may be acceptable (see Policy 9.1 and SG27).

Material Consideration Approved Supplementary Guidance 10: supports this policy 2.10 by providing details of the definitions of terms used.

Material Consideration Approved Supplementary Guidance 10: Design Guide

Summary of Submission

Full planning permission is sought to convert the North Third Water Pump House into a single dwelling house. The building is a category B listed building located in a remote countryside location to the north of the North Third Reservoir, which is to the west of Stirling. The building was built in 1931, with filtration plant mechanical equipment designed by "Paterson Candy International" for Grangemouth Town Council. It closed in 1975, then its equipment was upgraded in 1985, with the site re-opening in 1989 and finally closing in 2000. It was then sold into private ownership in 2006. The Italianate style former pump house with pyramidally-roofed, 4 stage, finialled angle tower is prominently sited on hills to the North of the North Third Reservoir, with little altered interior and rare retention of early rapid gravity filters. It's outside walls are finished using dry dash render over brick and its of concrete construction, with banded cill courses and eaves course and square-headed windows at ground floor level and semi-circular windows at first floor. The tower windows and that to south east are all tripartite with concrete mullions, in full-height recessed bays. The building has good interior detail retained including glazed bricks throughout, those to window cills rounded, and voussoir over arches. The entrance hall has horizontal Art Deco style patterning to glazed bricks and a mosaic tiled floor with narrow room to North East containing filter outlets, controls and valves, large tanks fill the remaining space. The Tower room with dog leg staircase has a large water tank and complex metal roof structure supporting the roof which is lined with Belgian pine. The building is falling into a state of disrepair, there have been repeated 'break-ins' and some vandalism has taken place. A prolonged period of abandonment will also potentially result in the deterioration of the building and its fabric, at an accelerating rate.

It is considered that the proposals accord with the above development plan policies and material considerations for the reasons set out below:

With respect to the principle of the development, Policy 2.10 of the Adopted Local Development Plan states that proposals for the development of new houses in the Countryside will be supported when the proposal is for the conversion, redevelopment or replacement of a Farm Steading/redundant rural building or other range or cluster of Non-Domestic Buildings, or equally when the proposal will result in the beneficial re-use of a Brownfield Site. Supplementary Guidance 10 further states that, where a proposal involves only or principally the conversion of a redundant traditional building or buildings, without modern buildings or extensive brownfield land attached, the Council's presumption in these circumstances is that the conversion and renovation of the buildings will be as faithful as possible to the existing in scale, character and materials, with additions and alterations generally limited to those necessary to achieve Building Standards, efficient use of space, and an appropriate and coherent design concept. It is considered that the proposals accord with this policy and supplementary guidance 10, as they represent a sympathetic conversion, adaptation of this redundant building of character, where the proposals will preserve the character and appearance of the building, its setting and the surrounding area.

The applicants have designed the scheme in a manner that seeks to limit the impact the conversion has on this building and the area as a whole. The development does require significant alterations to be carried out to meet the required building standards for fire protection, heat insulation and sound insulation, which can involve key features being covered up or lost to meet these standards. However,

the applicants have significantly avoided these adverse requirements by adopting alternative more costly methods, such as the use of an external outside wall insulating render to meet the thermal standards, producing a scheme, which successfully respects the character and appearance of this listed building. The proposals also involve restoration works and fixing damage to the building. Furthermore, the applicants have been prepared to alter the designs sought within the building in order to restore and leave exposed important historic features such as the original windows, which significantly contribute to the external character of the building. The proposed conversion is also to involve materials that respect the industrial appearance of the structure. The redevelopment of this listed building, into a single house of the proposed design will result in a development that will respect the building, its site and the wider landscape setting. As a result the proposals are also considered to comply with policies 7.3 and part a) of policy 7.4, which seek to ensure the conversion will preserve the character and setting of the listed building.

Furthermore, the site is not of particular ecological importance and subject to pre-commencement bat mitigation conditions, there is no conflict with Policy 8.1 of the Local Development Plan. Similarly, there is no significant conflict with Policy 9.2 of the Local Development Plan and, as required by Policy 9.2, the proposal will incorporate new landscape and planting works appropriate to the local context and to the scale and nature of the development.

In conclusion it is considered that securing a viable use for this listed building is very much preferable to allowing it to fall into disrepair. The conversion of the building to a single dwellinghouse can be undertaken without adversely affecting the character of the listed building and its setting, and in principle the conversion is supported by LDP Policy 2.10 having regard to the location of the building in the countryside.

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.

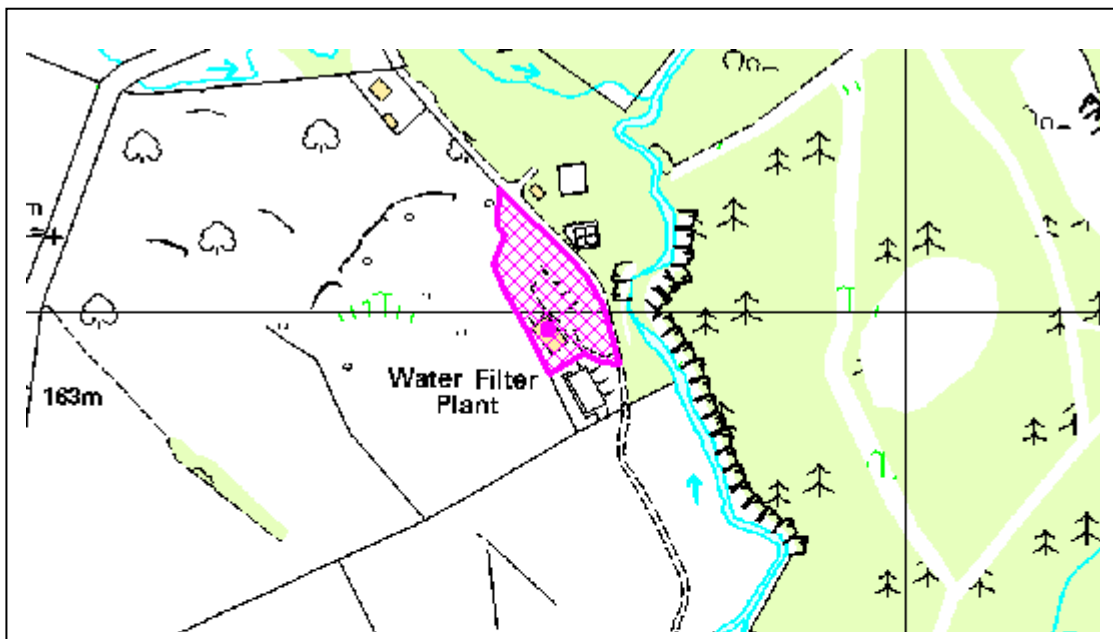
Community Council:

No consultation sent or requested.

PROPOSAL: Conversion of former pump house to single dwelling house at Former North Third Water Pump House Polmaise Road To Carron Reservoir Stirling

UPRN: 000122070192
Ward: Ward 5 Stirling West
Reference: 16/00286/LBC
Type: Listed Building Consent
Date Valid: 26 May 2016
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr Graham Wylie per Michael Hyde 140 West Princes Street Helensburgh G84 8BH



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Details of Materials:** Samples of the materials to be used for the external walls and roof of the development granted permission shall be submitted to, and approved in writing by, the Planning Authority before any work starts on site.
- 2 **Detailed Information To Preserve Character of Listed Building:** Prior to any works commencing on site the following additional information/drawings shall be submitted for the written approval of the Planning Authority and once approved will form part of the approved development to be carried out as per the approved development:
 - a) A detailed existing window schedule shall be submitted detailing the condition of each original window and the proposed refurbishment/repair works necessary to restore them back to original, following recognised conservation practices.
 - b) A detailed statement clearly setting out the protection measures to be put in place to preserve the existing historic features during the works, such as: The windows, ceramic tiles, timber internal ceiling, balustrades, machinery and original ceramic floor tiles which are to be protected during the works and retained as part of the scheme. This shall include: methods

for removal, the protection measures during building works, any repair work required and method for the reinstatement.

c) Detailed drawings of a scale that clearly show the extent of the proposed works to install the new flooring at first floor level.

d) Detailed drawings including sectional drawings showing the proposed rooflights design, size and profile.

e) Details of the proposed new internal doors.

f) Details of all the proposed external ventilation grilles/flues including materials made from and sizes.

g) A detailed conservation method statement that clearly sets out the extent of the works to be carried out to repair/restore the existing ornate ceramic tiled entrance floor including samples of the tiles to be used to repair the floor.

h) Method statement for all proposed roof works and repairs. Including details and specifications for materials and measures to be taken to preserve all existing building structures and finishes where affected by decay/damage.

i) Detailed drawings/sectional drawings clearing showing the design of any proposed secondary glazing, how it is to be fitted to preserve features and how it will respect the design of the existing windows.

j) A method statement following recognised conservation practices for the careful removal of the graffiti from the ceramic tiles.

k) Samples of any proposed ceramic tiles to be used within the building.

l) A conservation method statement following recognised conservation practices for the careful removal of the existing render.

3 **Outside Wall Insulation:** Prior to works commencing on site drawings shall be submitted for the written approval of the planning authority that clearly show how this is to be applied in a manner that replicates exactly the original detailing of the building such as the existing cornice design and profile where the roof meets the wallhead and the existing cement borders, their dimensions and profile.

4 **Timber Outside Doors:** All outside doors are to be timber.

5 **Proposed Entrance Railings:** For the avoidance of doubt the design of the proposed entrance railings are not approved and prior to works commencing on site details of an alternative design are to be submitted and agreed in writing by the Planning Authority.

6 **New Windows and Window Openings:** Prior to works commencing on site detailed drawings/sectional drawings shall be submitted for the written approval of the Planning Authority that clearly show that the proposed window types will match the existing in terms of design and profile and the new openings will match the size, depth and detailing of the existing.

Reason(s):

1 In order to achieve an acceptable form of external treatment.

2 In order to ensure that the information/drawings submitted are in accordance with good conservation practices and will preserve the character of the listed building.

3 In order to ensure the external insulating render replicates exactly the external detailing of the building matching features and profiles.

- 4 In order to preserve the character of the listed building.
- 5 In order to ensure a design that is more similar to the design of the existing industrial styled railings.
- 6 In order to ensure they match the existing and respect the character of the listed building.

Status Constraints:

Countryside Policy,
EH Consultation
Local Landscape Area
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

The applicants have designed the scheme in a manner that seeks to limit the impact the conversion has on this building and the area as a whole. The development does require significant alterations to be carried out to meet the required building standards for fire protection, heat insulation and sound insulation, which can involve key features being covered up or lost to meet these standards. However, the applicants have significantly avoided these adverse requirements by adopting alternative more costly methods, such as the use of an external outside wall insulating render to meet the thermal standards, producing a scheme, which successfully respects the character and appearance of this listed building. The proposals also involve restoration works and fixing damage to the building. Furthermore, the applicants have been prepared to alter the designs sought within the building in order to restore and leave exposed important historic features such as the original windows, which significantly contribute to the external character of the building. The proposed conversion is also to involve materials that respect the industrial appearance of the structure. The redevelopment of this listed building, into a single house of the proposed design will result in a development that will respect the building, its site and the wider landscape setting. As a result the proposals are also considered to comply with policies 7.3 and part a) of policy 7.4, which seek to ensure the conversion will preserve the character and setting of the listed building.

Community Council:

No consultation sent or requested.

Planning Panel Recommendations

Planning Panel – 5 December 2017

The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 5 December 2017.

PROPOSAL: Residential development of up to 500 units, erection of primary school, formation of access, landscaping, open space, SUDS and associated infrastructure at Land At Cushenquarter Farm Plean

UPRN: 000122069662
Ward: Ward 7 Bannockburn
Reference: 17/00440/PPP
Type: Planning Permission in Principle
Date Valid: 5 June 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Persimmon Homes East Scotland/Story Homes Scotland Ltd per David Jinks Unit 1 Wester Inch Business Park Bathgate EH48 2TQ

Recommendation: To Request A Hearing

PROPOSAL: Crematorium and associated development including landscaped garden of remembrance and areas for the interment of cremated remains, car parking and access at Land At Former Bannockburn Hospital Bannockburn Hospital Access Bannockburn

UPRN: 000122048775
Ward: Ward 7 Bannockburn
Reference: 17/00676/FUL
Type: Full
Date Valid: 29 August 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Crematoria Management Ltd & Scottish Ministers Per FVHB per HolderPlanning Ltd 5 South Charlotte Street Edinburgh EH2 4AN

Recommendation: To Request A Hearing

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

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

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

Recommendation: **Approve with Conditions**

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

UPRN: **000122023851**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00754/FUL**
Type: Full
Date Valid: 3 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Miss Katy Mackie And Mr Leighton Brown per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX

Recommendation: **Approve**

Planning Enforcement – week ending 24/12/17

New Cases Received

Issue: Development within garden ground.
Address: Mar Place, Top Of The Town, Stirling, FK8 1EQ
Ward: Ward 4 Stirling North
Reference: EN/17/118/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Erection of garden structure.
Address: Drip Road, Raploch, Stirling, FK8 1RN
Ward: Ward 4 Stirling North
Reference: EN/17/119/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

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

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

Planning Enforcement Matters

ISSUE: **Condition of Land, Former MFI Site, Maitland Crescent, Stirling**

Reference: EN/17/098/Amenity
Officer: Lynne Currie, Telephone (01786) 233673, E-mail: curriel@stirling.gov.uk

Owner/Occupier: Allan Water Developments Ltd

Recommendation: **To Serve an Amenity Notice**

Supplementary Information:

Amenity Notices were served in 2011 and 2014 in connection with the condition of the former MFI site, Maitland Crescent, Stirling. The requirements of the notices were broadly complied with.

The condition of the site has deteriorated significantly since works to clear the site were last undertaken. The site is not secure, has been subject to fly tipping and is littered with general debris and waste.

Officers consider that the condition of the site is having a serious detrimental impact on surrounding residential properties.

Whilst, it is accepted that the redevelopment of the site represents the definitive solution, in the short term it is of the utmost importance that a clearance of the site is undertaken to address the amenity concerns of neighboring residents.

In light of the above Members are requested to authorise the service of an Amenity Notice.

Forestry Planting and Felling Proposals

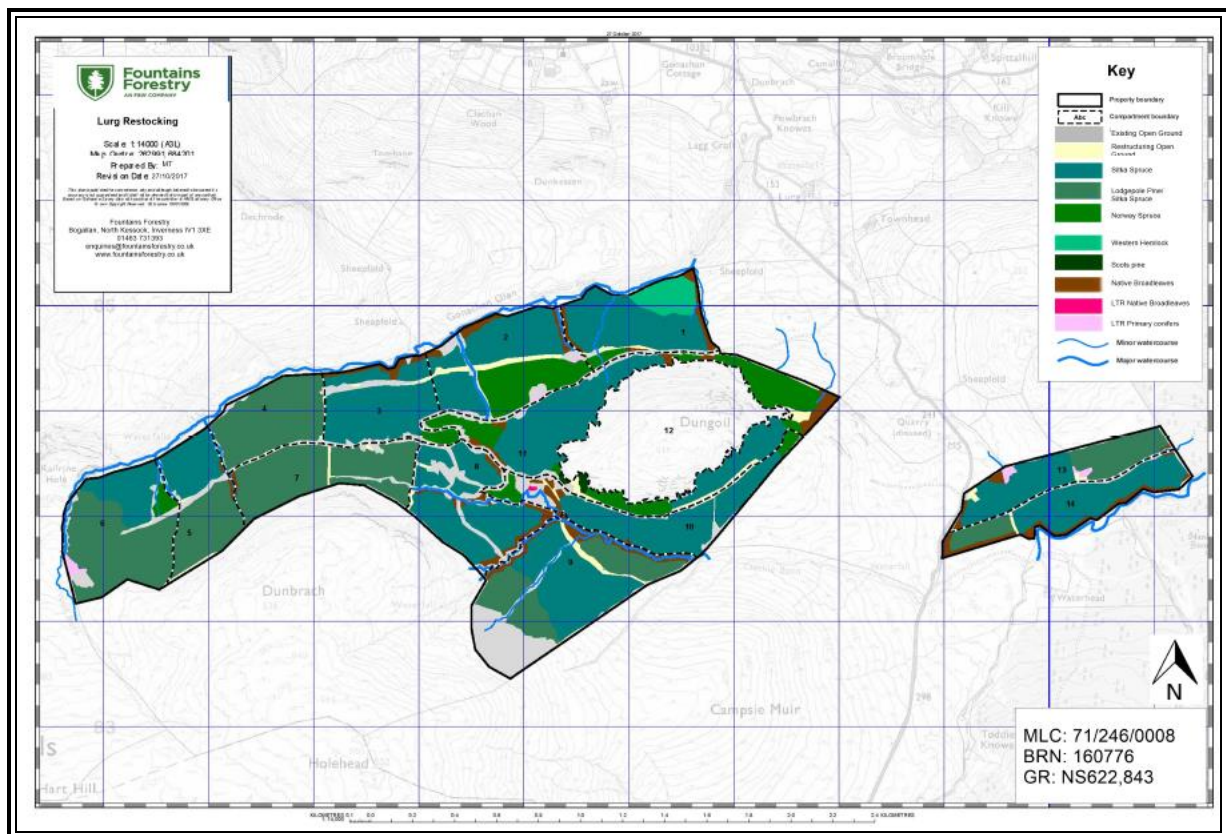
Forestry Commission Scotland Public Register - New Applications

Application Type:- Long Term Forest Plan

Location:- Lurg, by Fintry

O.S. Grid Reference:- NS634847

Forestry Commission Scotland Reference:- 16FGS10395



Long Term Forest Plan (Nov 2017 - Nov 2037) – Summary

Lurg Forest is a privately owned mature conifer plantation one mile south of Fintry. The main plantation extends to approximately 283 ha. A further satellite plantation of 35 ha. lies to the east, giving a total woodland area of 318 ha. The forest lies at the eastern end of the Campsie Fells, varying in height from 260 metres to 465 metres. Open land around Dungoil Hill is also within the forest boundary. It is a financial investment, the long term vision is to maximise return from timber sales and increase capital value through effective and sustainable management with additional benefits for the environment.

The principal silvicultural practice that is employed is clear fell and re-stocking, as shown on the map. Phased implementation over the long term will create a diverse forest both in terms of age and appropriate species.

Current Species mix is:-

Sitka Spruce - 267.73 ha. (84%); Western hemlock - 2.00 ha. (1%); Native Broadleaves - 0.13 ha. (<1 %); Open Ground (existing) 48.4 ha. (15%)

Proposed species mix (year 20) will be:-

Sitka Spruce - 144.95 ha. (46%); Sitka Spruce/Lodgepole Pine Mix - 81.33 ha (26%); Norway Spruce - 24.98 ha. (8%); Western Hemlock - 4.27 ha. (1%); Scots Pine - 0.59 ha (0.19%); Native Broadleaves 16.72 ha. (5%); Long Term Retentions (Sitka Spruce and Native Broadleaves) 1.1 ha (0.34%); Open Ground 44.26 ha. (13.9%).

Primary conifer species is Sitka spruce. Norway spruce will be a secondary conifer, principally for landscape impact and is also more beneficial to red squirrels. A small area of Scots pine will be planted to develop an area for sheltered long term retention. Broadleaves will be planted in mixtures of 5 or more native species selected for local provenance where possible and matched to site conditions.

Comments on the applications can be submitted via the Forestry Commission Scotland website:- <http://www.cms.forestry.gov.uk/publicRegister/caseSearch.jsf> and entering relevant FCS ref. no. **16FGS10395**.

The public consultation ends on 15th December 2017.

Further information is also available from Forestry Commission Scotland Perth and Argyll Conservancy, Upper Battleby, Redgorton, Perth PH1 3EN Tel:- 01738 442830 e-mail panda.cons@forestry.gsi.gov.uk.
