



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **6 December 2017**

Week Number **48**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday 14 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, 13 December 2017**. .

The Planning Schedule

The Planning Schedule

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

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

Applications Received

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

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

The decision making levels are:

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

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

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

Decision of Appointed Officers

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

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

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

Planning Schedule – Recommendations

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

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

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

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

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

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

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

Scheme of Delegation

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

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

Planning - Section 43A Scheme of Delegation

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

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

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

(a) Planning Authority Applications

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

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

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

(c) Member Remit to Planning Panel

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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Who to contact in Planning

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

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

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: jeffreyi@stirling.gov.uk
Senior Planning Officer, Jane Brooks Burnett:
☎ 233672 Email: brooksburnettj@stirling.gov.uk
Planning Officer, Peter McKechnie:.....
☎ 233679 Email: mckechniep@stirling.gov.uk
Planning Officer, Mark Laird:.....
☎ 233678 Email: lairdm@stirling.gov.uk
Graduate Planning Officer, Charlotte Brown:
☎ 233623 Email: brownch@stirling.gov.uk

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 Email: curriel@stirling.gov.uk
Asst Planning Enforcement Officer, Andrew Gardiner:
☎ 233675 Email: gardinera@stirling.gov.uk

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 Email: withingtoni@stirling.gov.uk

Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
17/00905/ADV 27 Nov 2017 Ward 4 Stirling North 279723 693330	Advertisement of the following types : Fascia Sign DDA dots on glazing, non-illuminated Welcome Panel - internally applied vinyl, at Boots The Chemist Unit 34 Thistle Centre, Goosecroft Road, Stirling, FK8 2EE, for Boots per Simons Design 991 Doddington Road Lincoln Lincs IN6 3AA Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00890/FUL 28 Nov 2017 Ward 7 Bannockburn 283463 687323	Erection of wooden garage/shed at 7 Oak Crescent, Plean, FK7 8DP, for Mrs Lynne Brown 7 Oak Crescent Plean FK7 8DP Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Delegated
17/00914/FUL 29 Nov 2017 Ward 7 Bannockburn 280812 690343	Installation of proposed uPVC casement windows at 1 Old Telephone Exchange, The Brae, Bannockburn, FK7 8LR, for Mr McCafferty per Sidey Ltd 53 Feus Road Perth PH1 2AS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
17/00897/FUL 28 Nov 2017 Ward 4 Stirling North 279946 694956	Single storey extension to rear of dwelling house at 12 Brown Avenue, Causewayhead, Stirling, FK9 5HH, for Mr And Mrs Jordan And Nicola Black per CJ ARC 42 Churchill Drive Glasgow G11 7LS Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated

<p>17/00906/FUL 27 Nov 2017 Ward 4 Stirling North 280174 695623</p>	<p>Extension and alterations to provide ancillary accommodation at 19 Lothian Crescent, Causewayhead, Stirling, FK9 5SB, for Mrs N Aitken per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00901/FUL 29 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278021 701141</p>	<p>Change of use from Class 7 to Class 9 at 19 Caledonian Place, Dunblane, FK15 9AF, for SA2 Properties (Scotland) Ltd 0/2 24 Morley Street Glasgow G42 9JB Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00903/LBC 27 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278821 697611</p>	<p>Removal of internal partitions at ground floor level to create open plan layout at The Mill, Station Road, Bridge Of Allan, FK9 4JS, for DM Hall Baird Lumsden per DM Hall 27 Canmore Street Dunfermline KY12 7NU Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00908/NSM 27 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278542 701876</p>	<p>1No. satellite antenna and ancillary GPS device and cabinet and cabling at Cathay Radio Site, Ramoyle, Dunblane, , for Wireless Infrastructure Group (WIG) per Harlequin Group Ltd Rutland House 5 Allen Road Livingston West Lothian Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00907/FUL 30 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278259 701415</p>	<p>Replacement of existing flat roof single storey extension with new pitched roof extension, addition of velux windows to existing roof at Wardens Lodge, Kirk Street, Dunblane, FK15 0AN, for Mr Graeme Wright per Assist Design Ltd 11 Maritime Street Edinburgh EH6 6SB Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00910/FUL 28 Nov 2017 Ward 3 Dunblane & Bridge Of Allan 278205 701550</p>	<p>Two storey rear extension to dwelling house at Holly Cottage, Braeport, Dunblane, FK15 0AT, for Mr & Mrs Johnstone per Neil Francis 42 Chisholm Avenue Stirling FK9 5QT Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00891/FUL 1 Dec 2017 Ward 2 Forth & Endrick 255146 679751</p>	<p>Two storey extension to rear of property at 5 Ballewan Crescent, Blanefield, G63 9HW, for Mr Gavin Nicoll per Arc Architectural Services Ltd 25 Cortmalaw Avenue Glasgow G33 1TE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00902/FUL 27 Nov 2017 Ward 2 Forth & Endrick 248258 686135</p>	<p>Substitution of housetypes within walled garden approved under planning permission 13/00537/FUL at Dalnair, Blanefield, G63 0EZ, for FM Dalnair Limited per The FM Group 9 Great Stuart Street Edinburgh EH3 7TP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00915/FUL 30 Nov 2017 Ward 2 Forth & Endrick 250857 688364</p>	<p>Extension to rear of dwelling house at Meikle Drumquharn, Balfroun Station, G63 0NW, for Mr Mark Hamill per Thomas Robinson Architects The Redhouse Croftamie Glasgow G63 0EU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00916/FUL 30 Nov 2017 Ward 2 Forth & Endrick 257592 693685</p>	<p>Change of use and extension to single storey workshop to form dwelling house at Former Joiner's Workshop, Whiteleys Road, Buchlyvie, , for Mr William Ross per Paterson Architects 3 Seton Mains Longniddry EH32 0PG Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00919/PPP 1 Dec 2017 Ward 2 Forth & Endrick 266108 694438</p>	<p>One new dwelling house at Land 35M West Of Dasher Cottages, Burnside, Kippen, , for Dionne Shaw Craigton Farm Stirling FK9 5QN Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00913/LBC 29 Nov 2017 Ward 5 Stirling West 279292 693379</p>	<p>Dismantling of 2 No chimneys, rebuilding in existing stone and reinstating to original height to match west gable chimneys, associated slate and lead works at 9 Albert Place, Kings Park, Stirling, FK8 2QL, for Dr & Mrs D King per TBB Architecture 17 Cockburn Street Falkirk FK1 1DJ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</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: **Erection of timber hut with pitched roof for recreational use at 129 Lower Hill Blanefield**

UPRN: **000122049178**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00721/FUL**
Type: Full
Date Valid: 13 September 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ms Christine Hancox 50 Auld Kirk Road Tullibody FK10 2TG

Decision: **Approve with Conditions**

PROPOSAL: **Residential development at Land Adjacent And South Of Maryhill Cottage Redgate Hill Cauldhame Kippen**

UPRN: **000122061103**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00732/PPP**
Type: Planning Permission in Principle
Date Valid: 15 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Alan & Val Beaton per Michael S Evans Ty-Newydd 11 Murchie Drive Kings Meadow Prestwick

Decision: **Withdrawn**

PROPOSAL: Erection of two storey office building (Class 4) at Land 30M West Of No 12 Station Wynd Doune

UPRN: **000122069419**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00740/FUL**
Type: Full
Date Valid: 6 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

Applicant/Agent: Key Facilities Management International Ltd per McCourt Building Design
 Inverlery Cottage Leny Feus Callander FK17 8AS

Decision: Approve with Conditions

PROPOSAL: Proposed change of use from retail premises to cafe (retrospective) at Willows Dell The Cross Doune FK16 6BG

UPRN: **000122002961**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00747/FUL**
Type: Full
Date Valid: 2 October 2017
Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Applicant/Agent: Mrs Sharon Ross 18 Harvest Street Cornton Stirling FK9 5GE

Decision: Withdrawn

PROPOSAL: New single storey pitched roof rear extension, replacement of windows on north elevation and creation of new parking area at Anchorfield Cottage Ramoyle Dunblane FK15 0BE

UPRN: **000122005623**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00761/FUL**
Type: Full
Date Valid: 4 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Ms Dorothy Christie per Glenn Murray Associates Architects Block 1 3
 Duckburn Park Dunblane FK15 0EW

Decision: Approve with Conditions

PROPOSAL: **Erection of temporary site compound at Land 50M North East Of Birds And Bees Easter Cornton Road Causewayhead Stirling**

UPRN: **000122070399**
Ward: **Ward 4 Stirling North**
Reference: **17/00800/FUL**
Type: Full
Date Valid: 19 October 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Scottish Water Specialist Services -Planning Fairmilehead 55 Buckstone Terrace Edinburgh

Decision: **Approve with Conditions**

PROPOSAL: **New industrial unit to be erected to match style of existing on site. New unit to allow items (currently loosely stored across the site or in containers) to be securely stored. New unit to allow stone cutting workshops (currently housed in a bankers yard on site) to be internalised and secure. at Historic Scotland Store Kerse Road Stirling FK7 7SG**

UPRN: **000122044181**
Ward: **Ward 6 Stirling East**
Reference: **17/00820/FUL**
Type: Full
Date Valid: 25 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Erection of attached garage at 44 Ochiltree Dunblane FK15 0DF**

UPRN: **000122006162**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00822/FUL**
Type: Full
Date Valid: 27 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Increase in height of previously approved floodlights from 8m to 15m at Fintry Sports And Recreation Club Kippen Road Fintry G63 0YA**

UPRN: **000122009909**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00823/FUL**
Type: Full
Date Valid: 24 October 2017
Officer: Andrew Gardiner, Telephone: 01786 233675,
 Email: gardinera@stirling.gov.uk

Applicant/Agent: Fintry Sports Club per The Grand Plan 29 Stuart Drive Drymen G63 0BZ

Decision: **Approve with Conditions**

PROPOSAL: **Alteration and extension to rear of dwelling house at 51 Berryhill Cowie FK7 7AH**

UPRN: **000122034620**
Ward: **Ward 7 Bannockburn**
Reference: **17/00827/FUL**
Type: Full
Date Valid: 25 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Mr David Leister per Architectural Drawing Services 32 Moss Road
 Tillicoultry FK13 6NS

Decision: **Approve**

PROPOSAL: **Single storey rear extension with decking at Gowanbrae Doune Road Dunblane FK15 9HR**

UPRN: **000122004507**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00859/FUL**
Type: Full
Date Valid: 7 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Colin & Leigh Ronald per Architectural Plans Ltd 2 Brigham Place
 Summerston Glasgow G23 5JJ

Decision: **Approve**

PROPOSAL: Fascia sign and projecting sign at 1 Pitt Terrace Stirling
FK8 2EZ

UPRN: 000122019828

Ward:

Reference: 17/00873/ADV

Type: Advertisement

Date Valid: 17 November 2017

Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Paul Rolfe Sales & Letting No 4 The Vennel Linlithgow EH49 7EX

Decision: Approve

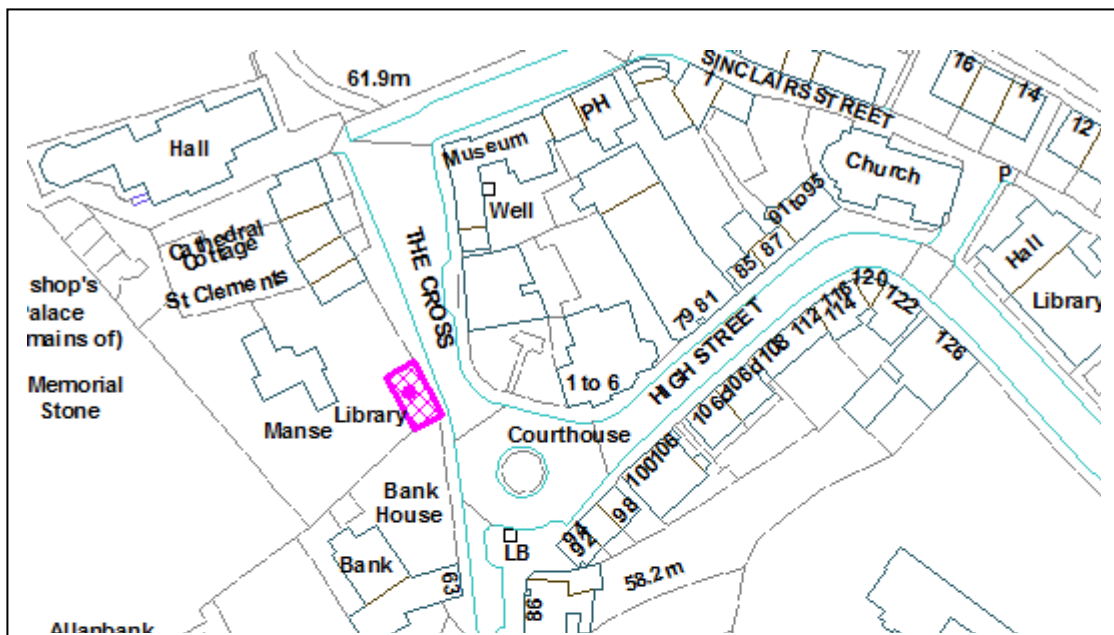
Planning Schedule Recommendations

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: Proposed external repairs and maintenance comprising render repairs, new chimney coping and redecoration at Library The Cross Dunblane FK15 0AQ

UPRN: 000122059774
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 17/00770/LBC
Type: Listed Building Consent
Date Valid: 4 October 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: The Trustees of the Leighton Library per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-
 - Details, colour, stone type, dimensions, detailing etc., of the new coping stone for the north gable chimney.
 - Details of the existing mortar fillets down the skew to be made good and clarification is required on what they are proposed to match.

- c) Confirmation that the cope on the south chimney is to be replaced on completion of repointing.
- d) Details of proposed repairs to, and replacement fixings of, the cast iron rainwater goods.
- e) Details of the repainting of cast iron rainwater goods and railings shall be agreed.
- f) Details of all repairs to windows.
- g) Details of the colour for repainting of the building.
- h) Details regarding the concrete/cement skewers on the south gable to be consolidated and repointed to match existing and the repointing material to be used.

2 **Further Details:** A Conservation Method Statement shall be submitted prior to commencement of works on site addressing the following matters:

- a) Further details of the Lime based mortar to be used for repointing and where.
- b) Justification for the use of a metal lath around the chimneys.
- c) Justification for the use of Hourdex HL5 render over the patch repairs to walls.
- d) Further details of the current and proposed pointing material on the panel on the eastern elevation and methodology for its removal.

Reason(s):

- 1 To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is of the highest quality.
- 2 To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, is of the highest quality.

Status Constraints:

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

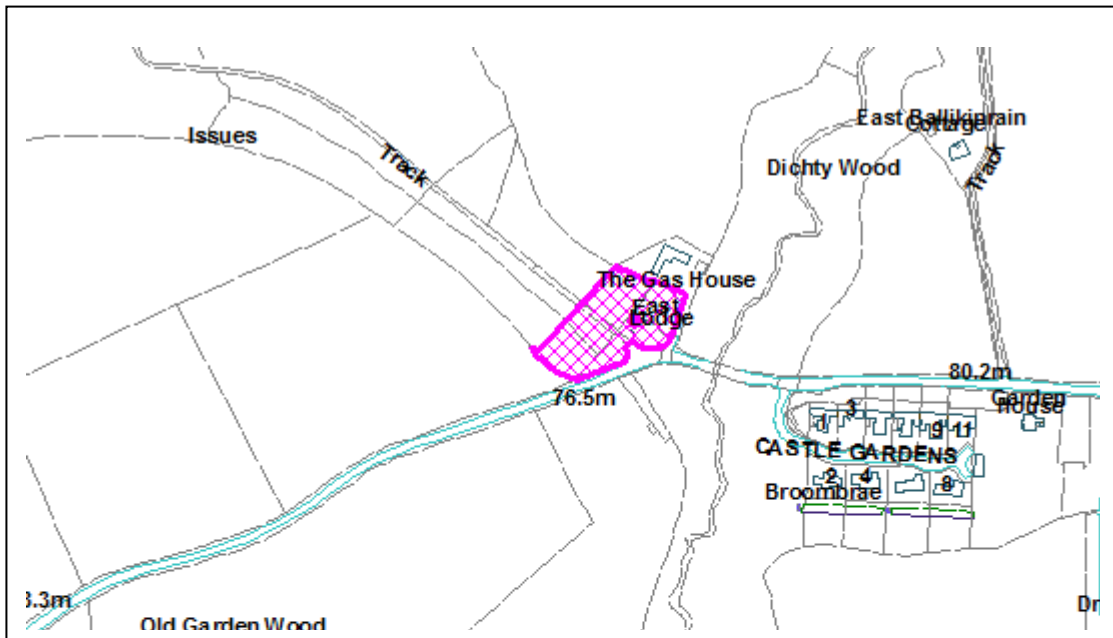
Supplementary Information:

Community Council:

PROPOSAL: Installation of velux rooflights at Old Ballikinrain East Lodge Fintry G63 0LL

UPRN: 000122047105
Ward: Ward 2 Forth & Endrick
Reference: 17/00781/LBC
Type: Listed Building Consent
Date Valid: 17 October 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: John Tierney 11 Douglas Gardens Bearsden G61 2SJ



Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Roof lights:** The two roof lights on the front roof pitch shall be 46 millimetres wide by 61 millimetres high. All four roof lights shall be aligned vertically with the corresponding windows on the elevation wall face. Prior to the installation of the approved roof lights, details of the precise location for all four roof lights shall be submitted to the Planning Authority for written approval.

Reason(s):

- 1 To ensure that the roof light position and design relates sympathetically to the listed building.

Status Constraints:

Countryside Policy,
Met Office Radar Consultation Zones,
LB Cat: B

Supplementary Information:

The East Lodge is located at the former eastern entrance to the estate house at Old Ballikinrain. The estate house is a listed building category B grade and the East Lodge whilst not individually listed, is covered by listed building controls by virtue of the lodge being part of the original estate/curtilage of the estate house.

The proposal is to install 4 new roof lights that are conservation roof windows with a glazing bar and are 900 millimetres high and 750 millimetres wide. The roof lights are to be fitted between the existing rafters. The proposal is for two roof lights on the front roof pitch and two on the rear roof pitch.

The East Lodge is currently the subject of renovation work that is necessary due to the property falling into a state of disrepair and is not habitable.

The consultation reply from Historic Environment Scotland advises they have no objection and requests that the size and exact location of the proposed roof lights is given careful consideration in relation to the roof pitch which faces the public road. The front roof lights proposed are large in comparison to traditional ones and their distance from the eaves and ridge when fitted is not clear from the drawings provided.

The comments from Historic Environment Scotland have been taken into account. The applicant has agreed to reduce the size of the roof lights on the front roof pitch to 46 millimetres wide by 61 millimetres high to be aligned vertically with the corresponding windows on the southern elevation wall face. A condition has been applied which requires details of the precise position on the roof pitch for all four windows prior to installation.

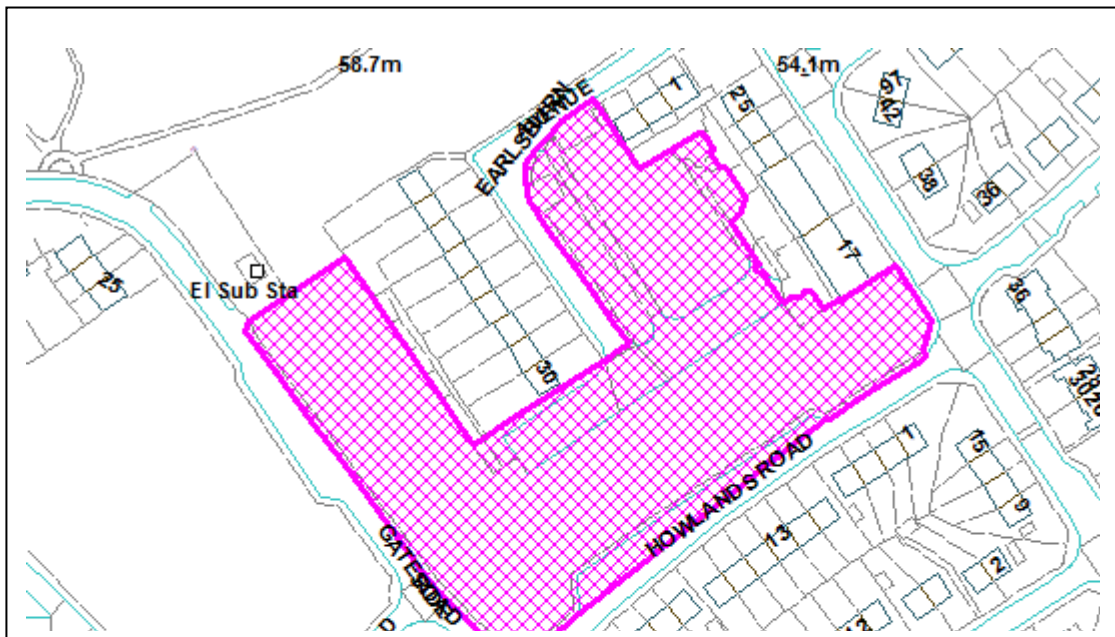
The external alterations would respect and preserve the character and appearance of the listed building. The application complies with policies 2.12 and 7.3 of the Stirling Local Development Plan relating to alterations to a house that is a listed building.

Community Council:

PROPOSAL: Erection of 35 dwelling 2-storey housing development and associated landscaping and roadworks at Land At Earlsburn Avenue, Gateside Road And Howlands Road St Ninians Stirling

UPRN: **000122070763**
Ward: **Ward 5 Stirling West**
Reference: **17/00542/FUL**
Type: Full
Date Valid: 10 July 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Forth Housing Association Limited per ARM Architects LLP 2A Berkeley Street Glasgow G3 7DW



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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 **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 **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.

- 4 **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.
- 5 **Landscape - Maintenance:** No development shall take place until a detailed statement illustrating the proposed provisions for the establishment and maintenance of all areas of landscaping including identification of persons responsible for maintenance, and any proposed phasing of works has been submitted to and approved in writing by the Planning Authority.
- 6 **Landscape - Planting on Completion:** All planting, seeding, turfing and other works indicated on the approved landscaping plans shall be carried out in the first planting season following completion of the buildings granted consent.
- 7 **Landscape - Replacement Planting (3 Years):** Within three years of the completion of the approved landscaping scheme, any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased, or areas of grass which become eroded or damaged shall be replaced and reinstated by the end of the next planting season, to the satisfaction of the Planning Authority.
- 8 **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.
- 9 **Parking Bays:** Right angled parking bays shall be dimensioned 2.5 metres x 5 metres and provide a 1 metre step out space to the rear. Disabled parking bays shall be dimensioned 4.8 metres x 2.4 metres, and include a 1.2 metre hatched surround. Dropped kerbs providing an upstand not exceeding 6mm should be provided adjacent to all disabled parking bays to ensure access to an accessible route is provided.
- 10 **Driveways:** Vehicular access to each dwelling shall be at right angles to the public road and shall be formed as a vehicular footway crossing. Driveways shall be dimensioned 3 metres wide x 5.5 metres long for single car driveways, or 3 metres wide x 11 metres long for double car driveways. Pedestrian access to dwellings must be provided outwith the driveway areas and measure no less than 0.9 metres in width.
- 11 **Driveway Construction:** Driveways should not exceed gradients of 1:10 and should be fully surfaced and suitably drained to ensure no surface water is discharged or loose material is carried from it out onto the adjacent public road. Where driveways fall towards the public road, a surface water interceptor should be provided across the driveway at the rear of the footway/service strip with a positive drainage connection discharging into the plots surface water drainage system.
- 12 **Visibility:** Visibility shall be provided and maintained by forming visibility splays of 2.0 metres x 22 metres in either direction from the centre of the proposed driveways, within which there should be no obstruction to visibility more than 1.05 metres above carriageway level. Forward visibility sightlines of 25 metres should be provided at internal corners.

Reason(s):

- 1 In order to achieve an acceptable form of external treatment.
- 2 To protect the occupants of nearby housing from excessive noise/disturbance associated with the implementation of this permission.
- 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 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.
- 5 To ensure that the proposed scheme of landscaping is established and maintained in the interests of the amenity of the site and the surrounding area.
- 6 In the interests of amenity, to ensure that the proposed development is provided with a suitable standard of landscaping and is assimilated into the surrounding area at the earliest practical stage.
- 7 To ensure that the proposed scheme of landscaping is established and maintained in the interests of the amenity of the site and the surrounding area.
- 8 To ensure all contamination within the site is dealt with.
- 9 In order to ensure the parking is formed to this standard
- 10 In order to ensure the drives and paths are formed to these standards
- 11 In order to ensure the drives and drainage is designed to these standards.
- 12 In order to allow vehicles joining the access road to see and be seen by vehicles on the carriageway and join the traffic stream safely.

Status Constraints:

None Mapped

Supplementary Information:

Report of Handling

Summary of Representations

Five letters of representation were received setting out the following:

1. Representation was received stating that: the proposals show a high density development with little room for green spaces. It advised that the proposals should include planting of suitable native species for example Rowan Trees, which will bring in birds and insects and provide some interest to what appears to be a rather stark development. This would also provide a green link between this site and neighbouring areas such as Brucefield Community Park and nearby farmland.

Response: Landscaping is part of the proposals and it is condition of this approval, that details of the proposed planting included species to be planted be submitted for the written approval of the Planning Authority prior to works commencing on site.

2. Concerns raised that this proposed development and neighbouring proposals are likely to increase the number of vehicles accessing the Glasgow Road from Barnsdale Road, which will make an existing busy junction even busier. These concerns clarify that this junction often becomes congested during the morning and evening rush hours, with vehicles often queued right round to Craigend Road and up Barnsdale Road. Plans are sought to alleviate the increased congestion that is likely to occur at this junction.

Response: As part of this application the applicants submitted a Transport Statement and Stirling Council Roads Transport were consulted on the application and this statement, concluding that there was no objection to the proposals. The response includes that a development of the scale proposed carries a car parking requirement of fifty seven spaces (41 allocated and 16 visitor). The applicant

proposes the provision of forty nine spaces (27 allocated and 22 unallocated/visitor), which is a shortfall in provision. To justify this reduced car parking provision the applicant has carried out a number of parking surveys to help determine a suitable level of provision for the development. This survey concluded that there is spare car parking capacity within the immediate area and wider areas to cater for any overspill. Given this, the parking provision as shown on the submitted drawings is accepted.

3. Concerns have been raised questioning the validity of the parking survey. It is claimed that the parking survey for the area has been taken at times when most residents are likely to be away from home, commuting, working etc. The contributors contend that the number of cars parked in the area is higher during weekends and weekday evenings/early mornings. As a result this development is likely to exacerbate congestion in the area. Furthermore it is contended that the layby on north-side of Howlands Road is used by vehicles to allow the flow of traffic to move freely. They go on to contend that should the proposed development increase the number of vehicles parking in the lay-by, then this will affect traffic flow as there will be insufficient space for vehicles to safely pass each other.

Response: As part of this application the applicants submitted a Transport Statement, parking survey and Stirling Council Roads Transport were consulted on the application and this statement, concluding that there was no objection to the proposals.

4. Concerns have been raised about the amount of traffic coming along Howlands Road and an increase in that traffic due to this development. Furthermore concern has been raised regarding the increased pressure on parking in Howlands Road, should the housing construction go ahead. The representation states that: Howlands Road is already very busy with vehicles and further development will likely compromise the safety of pedestrians and other road users on Howlands Road. Should the current layout be altered representation has expressed that neighbours should be reconsulted on the changes.

Response: As part of this application the applicants submitted a Transport Statement, parking survey and Stirling Council Roads Transport were consulted on the application and this statement, concluding that there was no objection to the proposals. Neighbours will be renotified of any material change to the proposed drawings.

5. Concern has also been raised regarding the loss of this open space to development and noise and parking problems caused during the construction period.

Response: This site falls within the St Ninians Development Framework and was identified for development as part of this process, which also involved public consultation. There is a condition with this decision restricting the hours of construction.

6. Concerns were raised specifically in relation to disability and equality issues and noted that Forth Housing show in the proposals limited provision for the needs of disabled home owners. These representations then specifically point out concerns regarding the proposed designs and the adverse impact caused to those with disabilities.

Response: The points raised are currently being looked at by the Planning Authority in a more strategic basis with a view to ensuring these points are designed in by the developers at the start of any project and not considered on a case by case basis.

Summary of Consultation Responses

Roads Development Control Service: No objection to the proposal submitted subject to conditions being applied to any consent granted.

Borestone Community Council: offered comments on a neutral basis. The community cohesion is good and for it to remain this way the community council hope the following will happen:

Learning/Reflection from the previous development: -

Site/Construction staff adhere to the agreed times of working (do not go out with those hours/days as they "forced to meet deadline, to get payments").

Site/Construction staff have a designated personal parking 'zone' to ensure they do not cause congestion in the street.

There is a consultation of the size of Site vehicles and machinery that is to enter the street. Large Artic/Heavy Machinery/ massive off loaders.

Notification of where the main depot is going to be located (this was previous within Earlsburn for the construction of properties as Earlsburn was entered but also properties at the top of Cultenhove). The location of this depot has significant impacts on all residents that stay within the vicinity.

The clear-up and tidiness of streets, debris from site and dust/mud created by site vehicles and machinery use.

Notification to residents prior to Electric and Water being turned off (ideally not 3 days after the events) as this would ensure that current residents do not have to discard refrigerated/perishable foods.

Notification of Gas Leaks- there was a serious incident that many residents were not notified of.

Ensuring that the processes of 'closing down' the sites are not haphazard, for instance poorly erected heras fencing, inadequately surrounding exposed mains electrics/ incomplete work - pavements left in a dangerous/uneven state that acted like a physical barrier for elderly and disabled residents within their homes.

The community council also expressed the following concerns:

Concerns regarding current proposed Site Plan: -

Reference to Stirling Council Priorities- Road Safety. The width of the road within Earlsburn Avenue narrows significantly as you progress into the street. There are many concerns regarding this. Currently many residents use the two roads to enter and exit the street, as there is limited space to turn vehicles (also reduced risk to others)

Concerns about the size of the road, as it is already very congested as many residents have multiple vehicles and park immediately in front of their homes- this also directs the way people enter and exit the street to avoid hitting the vehicles as the road is tight.

The amount of parking spaces in the Plans- are located for the new properties and seem to not acknowledge the current residents.

2. Reference to Local Shops and Post Office/ Local Access and Path Networks

Pedestrian access- The current plans show there is a small access to from Earlsburn to Howlands Rd, which is welcomed. This will allow ease of access to the local shop. It would also be welcomed if further access from Earlsburn to Cultenhove adjacent to the flats was formed as this would allow for children and young people to achieve safer routes to school and benefit the 'walking bus'- pilot scheme with Borestone Primary.

In relation to safer routes to school, could there be a consideration given to the staggered junction at Howlands Rd/Culthenove Rd/Modan Rd. This is potentially difficult for children to manoeuvre due to its position.

3. Reference to - Community facilities/ Environmental improvements/Play facilities.

The centre island of grass is currently used as the only 'Safe Space' for the children to play in the street. There are currently over twenty children from Earlsburn and the flats that sit on Culthenove Road, that access this space and utilise it in a positive way. On the current plans there is a significant reduction of green space, and the positioning of this is not in a safe place- as it is located at the bottom of the street round at the side of the houses.

Many of the properties that are due to be built, are of multiple rooms, the number of children in the street is likely to increase and demand for 'safe play space' is going to be required. They are not asking for play equipment, although this would be appreciated, but are only asking that that space is identified in consultation with residents to ensure that the street is a positive and safe place for families to be.

Blending the 'Old' with the 'new'. They wish this point be given great consideration. The aesthetics of the street, obvious differences can lead to barriers and reduce the likeness of effective community integration. Again, on effective integration, and links back to shared communal space/green space-creates opportunities for people to get to know one another.

Location of Cultenhove Rd Bin Collection. The bin lift is currently accessed from Earlsburn Avenue. There is concern that with the new building located at the bottom of Earlsburn that this process will result in difficulty of the bin lift and possible abstraction to the properties that are in the proposal.

Response: These concerns have been brought to the attention of the application agent.

Stirling Council Environmental Health Service: No objection to the application subject to conditions requiring contamination to be investigated and remediated and the construction hours to be restricted.

Development Plan and Other Material Considerations

Primary Policy 1: Placemaking of the Adopted Stirling Council Local Plan September 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 of the Adopted Stirling Council Local Plan September 2014 States that all new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):

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

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

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

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

(e) All buildings, streets and open spaces should be considered and designed in a manner so as to create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport. Any core path, established rights of way, and other important access routes should be protected and retained.

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

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

Policy 2.2 (a) and (c) of the Adopted Stirling Council Local Plan September 2014 States that:

(a) All new residential development schemes should provide a range of housing of different types and sizes and where required, different tenures and affordability. The different kinds of housing should be well integrated through the entire development scheme, ensuring that the siting and layout and architectural quality and design is appropriate to the site and the surrounding area.

(c) All new residential development schemes, including conversions, of 4 or more units within the "Highly Pressured Areas" and of 10 or more in the remainder of the plan area, where the developer is not the Council or a Registered Social Landlord, should include affordable housing or make a financial contribution to facilitate affordable housing provision elsewhere.

Policy 2.3 (a) to (c) of the Adopted Stirling Council Local Plan September 2014 states that all new residential developments should consider and provide for particular housing needs where evidenced

through local area analysis on housing needs. It is preferable that all new is built to varying needs or lifetime homes standards to support independent living, be accessible to as wide a range of people as possible and allow the potential for future adaptation. Development providing particular needs accommodation shall be located within residential areas where residents have a realistic choice of access to local services and facilities.

Policy 3.1 of the Adopted Stirling Council Local Plan September 2014 states that in order to create accessible developments in sustainable locations, new development should be located where safely and conveniently accessible by walking, cycling and public transport as well as by motor vehicles. Development should aim to reduce its travel demands and to ensure that residual demands are met in a manner, which ensures a safe and realistic choice of access by walking, cycling, public transport and motor vehicles.

Policy 3.2 (a) (i) of the Adopted Stirling Council Local Plan September 2014 states that a connection to the public sewer will be required for all development within or close to urban areas.

Policy 3.2 (b) (i) of the Adopted Stirling Council Local Plan September 2014 states that surface water from new development shall be treated by a Sustainable Drainage System, before it is discharged into the water environment.

Policy 3.3 (a) of the Adopted Stirling Council Local Plan September 2014 states that developer contributions will be sought in situations where a development creates a need for new, extended or improved public infrastructure, facilities or services. The need to seek contributions towards additional infrastructure will be determined through considering existing capacity and also cumulative development pressures arising from other proposals in the plan area.

Policy 4.1 (a) of the Adopted Stirling Council Local Plan September 2014 states that all new buildings must be designed so that at least 10% of the carbon dioxide emissions reduction standard set by "Scottish Buildings Standards" is met by the installation and operation of low and zero carbon generating technologies.

Supplementary Guidance 1 Place Making: Supports Primary Policy 1 and Policy 1.1 by setting out principles expected in new development.

Supplementary Guidance 18 Planning and Flood Risk Management supports Primary Policy 5 set out above by summarising legislation, policy and guidance relating to planning and flood risk management.

Material Consideration: St Ninians Development Framework: It outlines a community led spatial master plan, which was commissioned by Stirling Council and acts as an update to the previous Master Plan and suggests proposals which can potentially benefit both Culterhove and its adjoining neighbourhoods. It records local people's aims and aspirations for the area, so that when there is money available in the future there is guidance to ensure that it is spent in the right way addressing issues which the community have identified as mattering to them.

Summary of Submission

Full planning permission is sought for the erection of thirty five social rented dwellings on land that is owned by the council. The application is part of regenerating this area to provide affordable low cost housing and Forth Housing, as applicants, have stated that the accommodation to be provided is aimed at providing social rental houses, as opposed to general social needs housing. The site represents a brownfield urban site, that has naturally regenerated. This site was discussed with the local community as part of the St Ninians Framework Document and the applicants have considered that document as part of the application submission. The proposed site is within a mixed use area and surrounding the site there is existing low rise housing. The site is a brownfield site in the Culterhove area of Stirling. It is bounded by Gateside Road to the south, Howlands Road to the East, and Earlsburn Avenue to the North West and is sloping in two directions. There is a fall of approximately three metres from the rear of the site to Gateside Road, and a fall along Howlands Road of approximately three metres. The site also slopes down from Earlsburn Avenue to Howlands Road by one to two metres approximately. The site previously contained three storey residential flats that were demolished some years ago and is surrounded by open space to the south on Gateside Road, two storey housing opposite on Howlands

Road, and two storey housing on Earlsburn Avenue. The rear court of existing three storey flats on Cultenhove Road forms the boundary on the north-east.

Forth's proposed development will provide thirty five new dwellings in total, comprising 12 x 2 person/2 apartment cottage flats, 5 x 4 person/3 apartment cottage flats, 11 x 4 person/3 apartments and 6 x 6 person/4 apartment semi-detached and terraced two storey houses. In addition there will be a 4 person/3 apartment ground floor cottage flat with carport, designed for a wheelchair user. All the new accommodation will be provided in two storey blocks, with the cottage flats each having their own individual access.

The design incorporates the thirty five dwellings in 12 2-storey blocks arranged along the existing streets. On Gateside Road, six semi-detached blocks are generally set behind a retaining wall located behind the groups of perpendicular unallocated parking spaces. These parking spaces are separated by areas of common landscaping. Also two ramps give access to the houses, within accessible distances from the public footpath stipulated within the Building Regulations. The floor level of these houses are set to allow step-free access to the front doors, therefore it has been necessary to incorporate a retaining wall along the rear gardens to provide amenity space adjacent to the houses and a sloping rear garden which adjoins the existing retaining wall on the boundary.

On Howlands Road, it has been necessary to maintain open space between the Gateside Road properties and those on Howlands Road, to allow for sustainable urban drainage and other drainage routes from Earlsburn Avenue to connect with manholes in Howlands Road. A step-free link footpath between Howlands Road and Earlsburn Avenue is also incorporated at this location. The two terraces each comprising of six cottage flats are located on the sloping ground between Earlsburn Avenue and Howlands Road. These properties address both the extension of Earlsburn Avenue, from which their in-curtilage parking is accessed, and also face onto Howlands Road to the rear. A screen wall and planting is located along the boundary to Howlands Road. The original masterplan stipulated that properties on this location are "dual frontage".

There are three other blocks located on Earlsburn Avenue. The two blocks of semi-detached houses opposite the existing terrace are set back from the road to allow the incorporation of planting areas. These properties include double parking bays as they are larger units. The road at this location is widened to facilitate easier reversing from these units due to cars parking on the carriageway on the opposite side of the road, where there is no in-curtilage parking for the existing houses.

On the north boundary of the site on Earlsburn Avenue, a terrace of three houses, block twelve, is located to complete the existing terrace at the bend in the road. There is a screen wall to the rear of this block, leading to the frontages of blocks ten and eleven. Windows are located on the gable on the corner house to help police the space and also provide visual interest. Gable windows have also been incorporated in blocks six, seven and nine.

The revised proposals subject to conditions is considered to be in accordance with Stirling Council's Development Plan Policies and material considerations set out above for the following reasons:

The development of this site for residential purposes is supported from a place making perspective. Local Development Plan policy 1.1: Site Planning: requires development to respect and connect into its surroundings, maintain any established building line and be orientated so as to reinforce the street. In this respect the development has a street frontage onto two sides. It is considered that the proposed layout and orientation of buildings is appropriate for these streets in that the principal elevations front the main roads. In terms of the scale, design and materials, there are a range of building types, heights and materials found within the immediate context of the site, and it is considered that the proposals will sit comfortably within this. The materials are considered appropriate and samples of the proposed render will be sought, and a smooth white render should be avoided. The revised proposals are considered to reflect the criteria set out in policy 1.1, as it is considered that the proposed layout, scale of building and overall design is sympathetic to the character of the area. The low rise buildings proposed, sit within a size of plot that can easily accommodate them and facing towards the public road will complement and connect with their surroundings and can be safely accessed. The proposed glazing and doors on the principle elevations reinforce the street.

The proposals are also considered to respect the amenity of the site and the area as a whole, as they will not result in an over development of the site, with sufficient space remaining for landscaping, parking

and bin storage. Furthermore, the proposals are not considered to result in a material detrimental impact on the amenity of surrounding residential properties in terms of loss of privacy, noise or loss of sunlight/daylight.

Overall, the siting and layout of the development will reflect the pattern and form of the surrounding townscape. The existing townscape is predominantly low-rise housing in a linear form facing toward the street and set back from the street and this development replicates this. The designs of the buildings have taken into consideration the character of the area, although the use of materials will be different. The proposal broadly follows the aims of the development framework quoted above and for the reasons set out above, the application is considered to accord with policy.

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

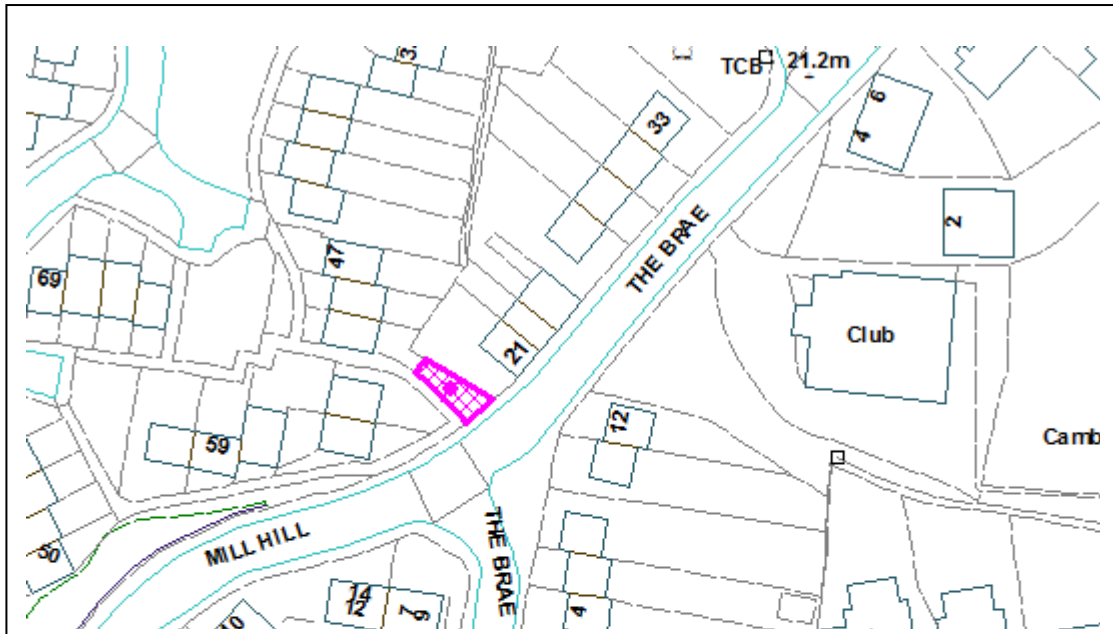
Not Applicable.

Community Council:

PROPOSAL: Change of use of vacant ground to garden ground at Open Space Adjacent To South West Of 21 The Brae Cambusbarron

UPRN: 000122061795
Ward: Ward 5 Stirling West
Reference: 17/00791/FUL
Type: Full
Date Valid: 16 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Mr S Payne per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- 1 **Boundary Treatment - Details:** Prior to the commencement of any such works on site details of the proposed means of boundary treatment, including design and siting, shall be submitted for the written approval of the planning authority. Thereafter, the development shall be carried out in complete accordance with the approved details.

Reason(s):

- 1 In order to protect the visual amenity of the area.

Status Constraints:

Met Office Radar Consultation Zones,

Supplementary Information:

Report of Handling

Summary of Representations

None received.

Summary of Consultation Responses

None sent or requested for this application.

Development Plan and Other Material Considerations

The adopted Local Development Plan is the Stirling Local Development Plan 2014. Policies of relevance to this application are as follows.

Primary Policy 1: Placemaking of the Stirling Local Development Plan, September 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 (relevant sections). All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):-

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

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

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

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

Policy 1.3 Green Infrastructure and Open Space seeks to assess developments impact on, and potential to contribute to, Central Scotland Green Network principles and local Green Network and Open Space Strategy objectives in terms of the following:

i) The safeguarding of existing and provision of new green infrastructure;

ii) A presumption against the loss of open space, including, loss of connectivity or accessibility. Where the Council agrees open space can be lost, adequate compensatory measures will be required;

iii) Proposals adjacent to, or encroaching upon, or in the vicinity of, existing open spaces and green corridors should maintain or enhance functionality and connectivity;

iv) New development should, where necessary, incorporate accessible multifunctional open space of the appropriate quantity and quality. In some instances it may be more appropriate to remedy local deficiencies that have been identified by the Open Space Strategy;

v) Financial contributions may be sought for the purposes of providing open space and wider contributions to green infrastructure and the Green Network, consistent with SG02, Policy 3.3 and SG16. Means to ensure long term maintenance of new and existing open space in association with development will also be secured.

Summary of Submission

The application seeks a change of use from public open space to private garden ground relating to 21 The Brae, Cambusbarron. The extent of the ground forming the change of use, which lies to the south west of the property, measures 50 square metres in area. The open space is identified as amenity ground that is limited in terms of its recreational value.

Overall, it is considered the proposals comply with the Development Plan. The key determining issue in this application is the acceptability of the loss of public open space, and the presumption against this in Policy 1.3 (b). In this instance, the loss of open space is considered to be acceptable given that it is limited in terms of recreational and amenity value.

It is considered that the proposal accords with policies Primary Policy 1, 1.1 and 1.3 of the Stirling Local Development Plan 2014.

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:

Planning Enforcement – week ending 01/12/17

New Cases Received

Issue: Siting of Advertisement Board
Address: Stirling,
Ward: Ward 4, Stirling North
Reference: EN/17/120/UNADV
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

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.
