



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

## **APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION**

**Date**      *20 December 2017*

**Week Number**      *50*

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 4 January 2018** 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, 3 January 2018**.



# *The Planning Schedule*

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## **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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council may also be obtained from [www.stirling.gov.uk/onlineplanning](http://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](http://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](http://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](http://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: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a>

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:.....
☎ 233673 ..... Email: <a href="mailto:curriel@stirling.gov.uk">curriel@stirling.gov.uk</a>
Asst Planning Enforcement Officer, Andrew Gardiner: .....
☎ 233675 ..... Email: <a href="mailto:gardinera@stirling.gov.uk">gardinera@stirling.gov.uk</a>

TREES
Tree Officer, Ingrid Withington:.....
☎ 233681 ..... Email: <a href="mailto:withingtoni@stirling.gov.uk">withingtoni@stirling.gov.uk</a>



# *Valid Planning Applications Received*

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## Major Developments

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

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## Local Developments

Application Number	Description	Decision Level
17/00937/FUL 11 Dec 2017 Ward 7 Bannockburn 284306 688961	<b>Extension to rear of dwelling house at 23 Ochilview, Cowie, FK7 7DG,</b> for Mr & Mrs Currie per Lex Wardrop Architectural Consultant 11 Pine Court Doune Stirling FK16 6JE <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00943/ADV 11 Dec 2017 Ward 4 Stirling North 279639 693586	<b>4No. vinyl signs to be applied to proposed BT phone box/ATM kiosk at Pavement To Front Of 84, Murray Place, Stirling,</b> for The Royal Bank Of Scotland per Styles And Wood Plc Cavendish House Cross Street Sale Trafford <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00947/FUL 12 Dec 2017 Ward 4 Stirling North 280174 695623	<b>Extension and alterations to provide ancillary accommodation at 19 Lothian Crescent, Causewayhead, Stirling, FK9 5SB,</b> for Mrs N Aitken per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
17/00844/FUL 11 Dec 2017 Ward 3 Dunblane & Bridge Of Allan 279772 701451	<b>Change of use from agricultural to garden ground at Dykedale Lodge, Dunblane, FK15 0LL,</b> for Mr Kenny Valentine Dykedale Lodge Dykedale Steading Dunblane FK15 0LL <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>17/00944/DOM 11 Dec 2017 Ward 3 Dunblane &amp; Bridge Of Allan 280129 705024</p>	<p><b>Discharge of the Planning Obligation on planning permission 09/00513/FUL at Land At Whitestone Farm Some 280M North Of Farmhouse, Dunblane,</b> for Mr Alexander Anderson Marys Well Lower Whiteston Dunblane FK15 0JQ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00922/FUL 11 Dec 2017 Ward 2 Forth &amp; Endrick 252150 686299</p>	<p><b>Erection of 2No. dwelling houses with associated landscaping and access (Plots 9 and 36) at Land Between Gartness Road And Blairessan House, Station Road, Killearn,</b> for Mactaggart And Mickel Homes Ltd per Icen Projects Ltd 177 West George Street Glasgow G2 2LB <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00932/FUL 15 Dec 2017 Ward 2 Forth &amp; Endrick 249513 686062</p>	<p><b>Retention of existing access track at Dalnair Farm, Drymen, G63 0NJ,</b> for Mr Bruce Ellison per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated LB Cat: B</p>
<p>17/00948/FUL 14 Dec 2017 Ward 2 Forth &amp; Endrick 261856 694533</p>	<p><b>Extension to Dwelling at Mains Of Arnprior, Arnprior Road, Arnprior, FK8 3HA,</b> for Mrs Kate Brodie per Paper Igloo Ltd Ostro Fintry Road Kippen FK8 3HL <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00949/FUL 12 Dec 2017 Ward 2 Forth &amp; Endrick 266595 686208</p>	<p><b>Proposed installation of a 15.0 Lattice Mast, supporting 2 No Antenna, 2 No Transmission Dish, associated ground based equipment cabinets, satellite dish and ancillary development thereto including a permanent generator housed within secure fencing at Land Some 200 Metres South Of Loch Walton Keepers Cottage, Fintry,</b> for EE Ltd per PHA Communications PO Box 72 Harpenden Hertfordshire AL5 4UP <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00936/FUL 11 Dec 2017 Ward 5 Stirling West 279920 690162</p>	<p><b>Rear single storey extension with small roof balcony and decking at 160 Glasgow Road, Whins Of Milton, FK7 0LN,</b> for Mr Gary Croal 160 Glasgow Road Whins Of Milton FK7 0LN <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

17/00945/FUL 12 Dec 2017 Ward 5 Stirling West 278318 692889	<b>Rear dormer extension at 30 Douglas Terrace, Stirling, FK7 9LL</b> , for Lisa Steel & Scott Buist per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
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17/00941/FUL 12 Dec 2017 Ward 1 Trossachs & Teith 272614 701726	<b>Erection of 4No. cottage flats and 2No. semi-detached bungalows at Land Adjacent And East Of Kirk House, Balkerach Street, Doune</b> , for Rural Stirling Housing Association per Glenn Murray Associates Architects Block 1 3 Duckburn Park Dunblane FK15 0EW <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
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17/00942/FUL 11 Dec 2017 Ward 1 Trossachs & Teith 272190 701552	<b>Demolition of detached garage and construction of single storey extension with accommodation in attic space at 6 Pine Court, Doune, FK16 6JE</b> , for Mrs Claire Smith per Neil Francis Architectural Consultant 42 Chisholm Avenue Stirling FK9 5QT <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
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## Developments in which there is Council Interest

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

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

## Proposal of Application Notices

Application Number	Description
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## *Decisions of Appointed Officers*

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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.

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**PROPOSAL:** Change of use of Class 2 unit to Class 3 (non licensed coffee bar - no cooking on site besides coffee maker: pre-package food for sale for consumption on and off premises) at 54 Barnton Street Stirling FK8 1NA

UPRN: 000122019120  
Ward: Ward 4 Stirling North  
Reference: 17/00773/FUL  
Type: Full  
Date Valid: 6 October 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Conor Syme per McEachern Architects 13 Allan Park Stirling FK8 2QG

**Decision:** Approve

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**PROPOSAL:** Change of use of Class 9 flatted dwelling to Class 7 hotel - to provide 2No. additional bedrooms for Blackfriars Hotel in Friars Street at Flat C Ground Floor 6 Baker Street Stirling FK8 1BJ

UPRN: 000122037583  
Ward: Ward 4 Stirling North  
Reference: 17/00803/FUL  
Type: Full  
Date Valid: 19 October 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Jonathan & Ying Holwell per Enspire Architects Office 29 Alloa Business Centre Whins Road Alloa

**Decision:** Approve with Conditions

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**PROPOSAL:** **Internal alterations and re-positioning of property entrance/exit - to provide 2 no. additional bedrooms for Blackfriars Hotel at Flat C Ground Floor 6 Baker Street Stirling FK8 1BJ**

UPRN: **000122037583**  
Ward: **Ward 4 Stirling North**  
Reference: **17/00807/LBC**  
Type: Listed Building Consent  
Date Valid: 19 October 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs J & Y Holwell per Enspire Architects Office 29 Alloa Business Centre Whins Road Alloa

**Decision: Approve with Conditions**

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**PROPOSAL:** **Remove fascia sign. remove and replace existing wall linings and suspended ceiling, removal of some non load bearing partitions, installation of serving counter, associated internal water and waste adjustments and upgrade WC facilities at 54 Barnton Street Stirling FK8 1NA**

UPRN: **000122019120**  
Ward: **Ward 4 Stirling North**  
Reference: **17/00832/LBC**  
Type: Listed Building Consent  
Date Valid: 27 October 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

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

**Decision: Approve**

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**PROPOSAL:** **Proposed office accommodation at Prudential Craigforth Stirling FK9 4UE**

UPRN: **000122045846**  
Ward: **Ward 4 Stirling North**  
Reference: **17/00837/FUL**  
Type: Full  
Date Valid: 7 November 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Prudential per Portakabin Scotland Ltd Whistleberry Road Hamilton ML3 0EJ

**Decision: Approve**

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**PROPOSAL:**                   **Single storey extension to side and rear and attic conversion involving formation of dormer on front elevation at 30 Causewayhead Road Causewayhead Stirling FK9 5EU**

UPRN:                           **000122029733**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **17/00875/FUL**  
Type:                           Full  
Date Valid:                  17 November 2017  
Officer:                      Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Mr Houston 30 Causewayhead Road Causewayhead Stirling FK9 5EU

**Decision:**                   **Approve**

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**PROPOSAL:**                   **Renewal of planning permission 11/00669/PPP for erection of dwelling house under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land Adjacent And North Of Belmonte Cawdor Crescent Dunblane**

UPRN:                           **000122065365**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00808/PPP**  
Type:                           Planning Permission in Principle  
Date Valid:                  20 October 2017  
Officer:                      Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:           Mr G Mattews per Ally Croll Architect Flat 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH

**Decision:**                   **Approve with Conditions**

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**PROPOSAL:**                   **Erection of detached garage at Yew Tree Cottage 55 Kenilworth Road Bridge Of Allan FK9 4RY**

UPRN:                           **000122030316**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00841/FUL**  
Type:                           Full  
Date Valid:                  10 November 2017  
Officer:                      Michael Mulgrew, Telephone: 01786 233664,  
                                  Email: mulgrewm@stirling.gov.uk

Applicant/Agent:           Mr E Cooper per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

**Decision:**                   **Approve with Conditions**

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**PROPOSAL:** **Two storey rear extension, front and rear dormer extensions, side porch extension and external renovations at 20 Glen Road Bridge Of Allan FK9 4PL**

UPRN: **000122025068**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00856/FUL**  
Type: Full  
Date Valid: 3 November 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr & Mrs Rhodes per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA

**Decision: Approve**

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**PROPOSAL:** **Two storey extension to house at Glenbank 3 Springbank Crescent Dunblane FK15 9AP**

UPRN: **000122003967**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00862/FUL**  
Type: Full  
Date Valid: 8 November 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

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

**Decision: Approve**

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**PROPOSAL:** **Extension to rear of dwelling house and extension to existing dormer on front elevation at 2 Charles Avenue Bridge Of Allan FK9 4QT**

UPRN: **000122023808**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00866/FUL**  
Type: Full  
Date Valid: 9 November 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs M & V Purvis per Enspire Architects Office 29, Alloa Business Centre Whins Road Alloa FK10 3SA

**Decision: Approve**

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**PROPOSAL:                   Erection of 5 dwelling houses at Land To North West Of Red Cottage Blane Smithy Road Killearn**

UPRN:                         **000122064274**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **17/00186/FUL**  
Type:                         Full  
Date Valid:                 14 March 2017  
Officer:                     Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:         Mr & Mrs John and Lillian McVicar per Robin Thomson 22 Spey Terrace Edinburgh EH7 4PL

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

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**PROPOSAL:                   Erection of 2 new dwelling houses at Land Between Craigiebarns And Larne Cottage Fore Road Kippen**

UPRN:                         **000122070794**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **17/00666/FUL**  
Type:                         Full  
Date Valid:                 25 August 2017  
Officer:                     Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent:         Mr Robert Forbes per OSA Treetops Trochry Dunkeld PH8 0DX

**Decision:                   Refuse**

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**PROPOSAL:                   Erection of 2No. dwelling houses at Land Adjacent And West Of Dunkessan Fintry**

UPRN:                         **000122070956**  
Ward:                         **Ward 2 Forth & Endrick**  
Reference:                   **17/00767/PPP**  
Type:                         Planning Permission in Principle  
Date Valid:                 4 October 2017  
Officer:                     Jane Brooks-Burnett, Telephone: 01786 233672, Email: brooksburnettj@stirling.gov.uk

Applicant/Agent:         Mr Robert Aitken per Galbraith Suite C Stirling Agricultural Centre Stirling FK9 4RN

**Decision:                   Approve with Conditions**

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**PROPOSAL:** **Demolition of existing dwelling house and erection of a new two storey dwelling house, associated access road and parking area at The Retreat Blanefield G63 9AP**

UPRN: **000122065372**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00801/FUL**  
Type: Full  
Date Valid: 18 October 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mrs Julie Flood per McInnes Gardner Architects 7 Lynedoch Crescent Glasgow G3 6DZ

**Decision:** **Withdrawn**

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**PROPOSAL:** **Removal of first floor metal balcony and erection of single storey extension at 25A Glasgow Road Blanefield G63 9JD**

UPRN: **000122064537**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00865/FUL**  
Type: Full  
Date Valid: 9 November 2017  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr David McLeod per Morris Architects Rowan House 4 Castle Gardens Ballikinrain Balforn

**Decision:** **Approve**

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**PROPOSAL:** **Single storey extension to side of dwelling at 22 Endrick Gardens Balfron G63 0RD**

UPRN: **000122008347**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00874/FUL**  
Type: Full  
Date Valid: 17 November 2017  
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr J Hamilton per The Grand Plan 29 Stuart Drive Drymen G63 0BZ

**Decision:** **Approve**

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**PROPOSAL:**                    **Replacement of damaged cast iron guttering with black UPVC guttering to front and rear of No. 10 The Path and to front of No. 12 The Path at 10 And 12 The Path Bannockburn**

UPRN:                            **000122071019**  
Ward:                            **Ward 6 Stirling East**  
Reference:                    **17/00812/FUL**  
Type:                            Full  
Date Valid:                   13 November 2017  
Officer:                        Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:            Daniel Walsh 10 The Path Bannockburn FK7 0AP

**Decision:**                    **Approve**

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**PROPOSAL:**                    **Extension to existing shed at Keirhead Cottage Thornhill FK8 3QL**

UPRN:                            **000122046590**  
Ward:                            **Ward 1 Trossachs & Teith**  
Reference:                    **17/00836/NAG**  
Type:                            Agricultural Notification  
Date Valid:                   7 November 2017  
Officer:                        Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent:            Janice Milne Keirhead Cottage Thornhill FK8 3QL

**Decision:**                    **Approve**

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**PROPOSAL:**                    **Change of use of agricultural building to gin distillery at Upper Drumbane Drumloist Road Callander FK17 8LR**

UPRN:                            **000122048247**  
Ward:                            **Ward 1 Trossachs & Teith**  
Reference:                    **17/00886/FUL**  
Type:                            Full  
Date Valid:                   22 November 2017  
Officer:                        Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent:            Cambusmore Estate Trust per Millson Associates Stirling Ltd 11 Gladstone Place Stirling FK8 2NN

**Decision:**                    **Approve**

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**PROPOSAL:**                   **Proposed extension to rear of dwelling house at 9 James  
Smith Road Deanston FK16 6EG**

UPRN:                           **000122068537**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **17/00927/LWP**  
Type:                           Proposed Certificate of Lawfulness  
Date Valid:                   5 December 2017  
Officer:                       Michael Mulgrew, Telephone: 01786 233664,  
                                      Email: mulgrewm@stirling.gov.uk

Applicant/Agent:           Mr George Croll per Bracewell Stirling Consulting 38 Walker Terrace  
                                      Tillicoultry FK13 6EF

**Decision:**                   **Approve with Reasons**

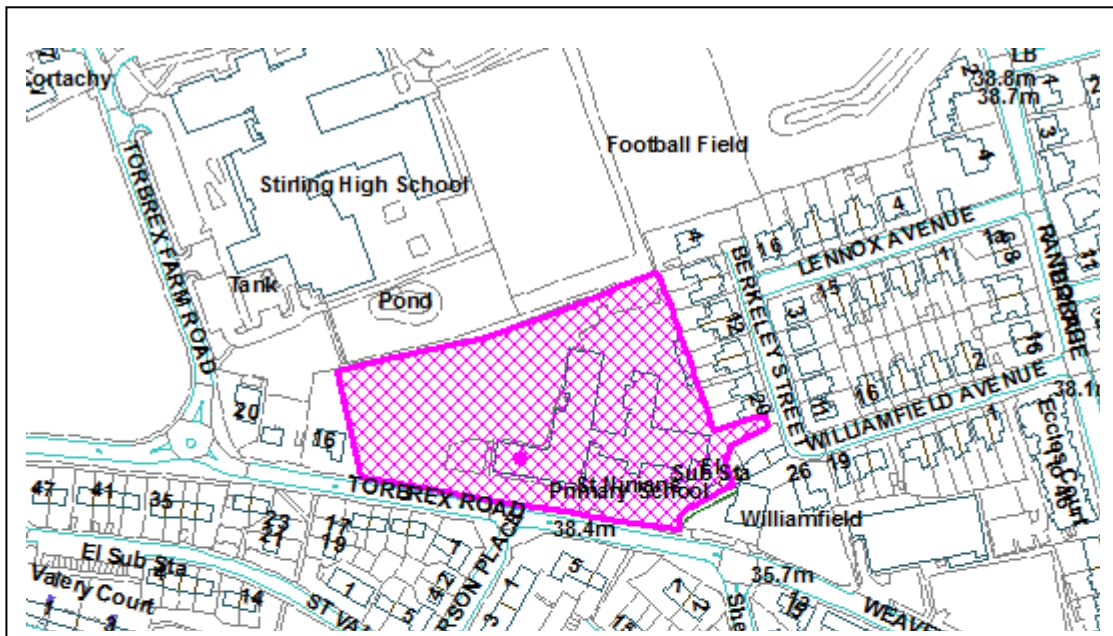
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# Planning Schedule Recommendations

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 2No. sheds at St Ninians Nursery School  
Torbrex Road Torbrex Stirling FK7 9HN

UPRN: 000122043687  
Ward: Ward 5 Stirling West  
Reference: 17/00765/CON  
Type: Conservation Area Consent  
Date Valid: 3 October 2017  
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,  
Email: brooksburnettj@stirling.gov.uk  
Website: [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)  
Applicant/Agent: Stirling Council Infrastructure Services per Stirling Council Infrastructure  
Delivery Teith House Kerse Road Stirling FK7 7QA



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**Recommendation:** Approve with Conditions

Subject to the following Conditions:

- New boundary wall:** On completion of demolition, a 1500 millimetre high boundary wall constructed using the recycled stone from the demolition of Shed 2 shall be erected along the south east boundary to the rear of parking spaces number 17-20 on drawing SNS-A(90)L-001: Site Plan unless otherwise agreed in writing with the Planning Authority.
- Existing Boundary Wall:** On completion of the demolition of Shed 1, the existing boundary wall shared with the residential properties on Berkeley Street shall be retained at its existing height.

**Reason(s):**

- 1 To ensure visual screening is provided to the car parking.
- 2 To ensure that the boundary wall remains post-demolition.

**Status Constraints:**

Historic Scotland Battlefield Site  
Met Office Radar Consultation Zones,

**Supplementary Information:**

## *Report of Handling*

**Summary of Representations**

One letter of comment has been received raising the following matters:

a) Notification: The site notice was dated 13 October however the site notice was only erected on the site on 19 October.

Response: Officers have specific site visit days therefore the earliest that the officer could erect the site notice was 19 October. Since this planning authority will consider third party comments up to the point of a recommendation, third parties are given a greater time within which to comment than the time period set out in statute.

b) Intention to retain buildings: There had been an intention to retain these buildings as they had not formed part of the proposals when the works were undertaken to redevelop the primary school. Furthermore, the Localities & Infrastructure Department had advised that they were looking at design proposals for these buildings.

Response: The planning authority cannot comment on what the previous intentions of the Localities & Infrastructure Department had been towards these buildings.

c) Retention of buildings: The buildings are contained within the Randolph Road Conservation Area and are about 130 years old. They utilise traditional building techniques and materials. The buildings should be retained and improved.

Response: The age, materials and method of construction of the buildings is noted however in assessing a Conservation Area Consent application, the assessment needs to be based on whether or not the buildings make a positive contribution to the character and appearance of the conservation area. This is provided in the assessment section below.

d) Visibility of buildings: The buildings can be seen from Weaver Row etc and from the public footpath between Berkeley Street and Weaver Row.

Response: From most public vantage points, the buildings play a lesser role in the character of the conservation area. Shed 1 is less visible since it is within the playground of the school, located behind the rear garden walls of the properties on Berkeley Street though it is visible from Weaver Row. Shed 2 is not so visible from Berkeley Street since it is at the end of a row of buildings and is behind a flanking wall. The rear of Shed 2 is visible from Weaver Row and the general vicinity however this is mainly only the rear wall which also has a significant amount of tree growth. Shed 2 is also more visible from users of the public footpath which runs through the school grounds. Nonetheless, it is not considered that these buildings contribute so significantly to the character of the conservation area that the application should be refused.

e) Supplementary Guidance 25: SG25 states that generally, historic boundary features should be retained and proposed works should not adversely impact on the character of the conservation area.

Response: The statement in SG25 is a general rule that must be reviewed on a case by case basis. When a proposal seeks to remove or alter boundary features/buildings then the assessment must be whether or not the alteration/removal is detrimental to the overall character and appearance of the conservation area. This assessment has been undertaken in the section below.

f) ES: Has Historic Environment Scotland been asked to comment on this application?

Response: HES was consulted on this application.

g) Local Plan policies: The writer states that with regard to Policy 7.3 (Development affecting Listed Buildings) (b)(i) that the buildings are of special interest, and in terms of (b)(ii), they are not beyond repair. Whilst Policy 7.3 relates to Listed Buildings, Policy 7.2 notes that where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals for demolition will be considered in terms of...Policy 7.3. In this case, the buildings are not of special interest and repair would be very costly when the resulting buildings are of no functioning use to the school. Furthermore, it is considered that the buildings do not contribute positively to the character of the Conservation Area such that their demolition should be refused.

Due to their construction and traditional design/materials, the contributor is of the view that both buildings contribute to the visual qualities of the conservation area and he objects to their demolition.

Response: The buildings are of traditional design, construction and material however it is not considered that these matters alone are sufficient to warrant their retention. Both buildings require significant investment if they are to be retained. Due to their location within the school grounds, they could not be utilised by another party. They are not required in connection with the school use therefore an investment in their retention would not be warranted from a practical stance. Furthermore, it is not considered that they are of such quality and contribute so positively to the conservation area that they should be retained. The buildings are of no special merit, one has been significantly altered, an independent engineers report recommends demolition and the buildings are not highly visible within the conservation area.

### **Summary of Consultation Responses**

Historic Environment Scotland - The proposals do not raise historic environment issues of national significance - no objection. Comment - if the larger shelter can be repaired at reasonable cost and a use found for it, it should be retained.

### **Development Plan and Other Material Considerations**

Development Plan: The relevant development plan for the area is the Stirling Council Local Development Plan, September 2014. Policies of relevance include: Primary Policy 1: Placemaking; Policy 1.1: Site Planning; Primary Policy 7: Historic Environment; Policy 7.2: Development within and outwith Conservation Areas; Policy 7.3: Development affecting Listed Buildings; Policy 7.8: Development affecting Battlefields, Gardens and Designed Landscapes.

Supplementary Guidance: SG01: Placemaking; SG07: Conservation Area Character Appraisals/Statements; SG21: Historic Building Recording; SG25: Boundaries and Hardstandings (Conservation Areas and Listed Buildings).

Material Considerations: The Proposed Plan, 2016 does not alter the above policies.

Historic Scotland's 'Managing Change in the Historic Environment: Demolition' - A guidance note which sets out the principles that apply to the demolition of unlisted buildings in conservation areas. It informs the determination of applications relating to the historic environment.

### **Summary of Submission**

The proposal seeks conservation area consent to demolish 2 sheds within Randolph Road Conservation Area. Both sheds lie within the grounds of St Ninians Primary School. The larger of the 2 sheds has a predominantly open frontage with enclosed sheds on either side. It has a slate roof and

the rear wall of the shed backs onto the boundary wall of the rear gardens to the residential properties on Berkeley Street. This building is not visible from the wider Conservation Area as it is screened by the houses on Berkeley Street. It is therefore only visible from the grounds of the primary school, areas of Weaver Row/Torbrex Road or Stirling High school to the north/north west.

The second shed is part of a line of outbuildings. This shed lies within the grounds of the primary school however the sheds attached, to the north east, lie beyond an old boundary wall. This shed appears to be tied-in to the gable of the shed to the north east but the ridge line sits at least a metre below the ridge of the adjacent building. While this shed has natural stone walls and a slate roof, a flat roof structure has been inserted into the roof to form an electrical sub-station. This shed lies on the school's south east boundary and sits at an elevated position in relation to the neighbouring building - carpet retail unit (Carpet Master) on Weaver Row. This building is visible from Weaver Row despite some ad hoc plant growth that has taken root along this boundary. Stirling Council Infrastructure Services instructed an independent survey of the structure of the buildings with a view to incorporating them within the redevelopment of the primary school however the conclusion of the survey was that any remedial works would be uneconomic and the recommendation was for demolition.

A detailed understanding of the factors which contribute to the special character and interest of the Randolph Road Conservation Area are provided in Supplementary Guidance SG07: Conservation Area Character Appraisal - Randolph Road. The Character Appraisal notes the importance of buildings within the Conservation Area alongside public open space and private gardens. No curtilage buildings are indicated as contributing to the character of the Area, though it is noted that lack of specific inclusion in the Appraisal should not be implied that a building is of no interest.

It is noted that there is a presumption in favour of the retention of unlisted buildings in conservation areas where they make a positive contribution to the character, appearance, or history of the area (Managing Change in the Historic Environment - Demolition). Policy 7.2 seeks to ensure that development within a Conservation Area preserves or enhances its character, appearance and setting. Policy 7.2(c) states that where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a)(ii) and Policy 7.3.

In this case, it is considered that the larger building does not make a positive contribution to the character of the Conservation Area since there is little public view of the building and the building is of little historic significance. It is considered that this building makes little positive contribution to the Conservation Area and the demolition of this building will not adversely impact on the character, appearance or setting of the conservation area.

The second, smaller building, is more visible since the rear wall of the building is visible from Weaver Row. Nonetheless, the building has been significantly altered with the inclusion of a flat roof element and the building is not readily visible from the Conservation Area since it is at the end of a line of buildings leading away from Berkeley Street and is screened from Berkeley Street by a high stone wall. It is therefore considered that this building contributes very little to the Conservation Area other than a natural walled boundary to Weaver Row. Stirling Council Infrastructure Services has indicated that they are willing to ensure that an appropriate boundary is erected along the line of the rear boundary wall of the building to be demolished. Whilst the building may have some historic significance in relation to it possibly being a building previously associated with Williamfield House, there is no relationship now between this building and the House and unsympathetic alterations, its poor structural condition and screening by a boundary wall all support the view that the demolition of this building will not adversely impact on the Conservation Area.

Neither building is of special interest and, whilst not beyond repair, the cost of the necessary repair work would be excessive given that the buildings are of little beneficial use to the school.

Given that the site is a developed area of land within an urban setting, it is not considered that this proposal would have a significant adverse effect upon the archaeology, landscape features, character and setting of a site listed in the Inventory of Historic Battlefields (Battle of Bannockburn).

On balance, it is considered that the proposed development complies with the policies of the Local Plan since it is not considered that the existing buildings contribute positively to the character of the Conservation Area and that the character of the area will be preserved.

The application is recommended for approval.

**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.

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## ***Planning Enforcement – week ending 15/12/17***

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### ***New Cases Received***

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Issue: Alleged amenity issue.  
Address: Main Street, Plean,  
Ward: Ward 7 Bannockburn  
Reference: EN/17/124/AMENIT  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: [curriel@stirling.gov.uk](mailto:curriel@stirling.gov.uk)

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Issue: Shopfront Alterations  
Address: Friars Street, Stirling, FK8 1HA  
Ward: Ward 4 Stirling North  
Reference: EN/17/125/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: [curriel@stirling.gov.uk](mailto:curriel@stirling.gov.uk)

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### ***Delegated Decisions***

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#### ***Cases Closed***

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Issue: Erection of posts  
Address: Old Drove Road, Cambusbarron,  
Ward: Ward 5 Stirling West  
Reference: EN/17/025/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: [curriel@stirling.gov.uk](mailto:curriel@stirling.gov.uk)

Supplementary Information: Advertisement consent approved.

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Issue: Erection of posts.  
Address: Thomson Place, Cambusbarron,  
Ward: Ward 5 Stirling West  
Reference: EN/17/026/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Advertisement consent approved.

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Issue: Amenity concerns.  
Address: Maitland Crescent, St Ninians, Stirling,  
Ward: Ward 6 Stirling East  
Reference: EN/17/098/AMENIT  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: A general clearance of the site has been undertaken which, in the opinion of officers resolves the amenity concerns.

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Issue: Alleged non-compliance with restriction of construction hours condition.  
Address: Main Street, Castlehill, Doune,  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/17/101/NONCOM  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No further breaches recorded or witnessed in connection with restriction of construction hours condition.

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

Supplementary Information: No breach of planning control.

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

Supplementary Information: No breach of planning control

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

Supplementary Information: Removal is being pursued via Transport Development.

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### ***Planning Contravention Notices Served***

None

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### ***Breach of Condition Notices Served***

None

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### ***Planning Enforcement Notices Served***

None

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### ***Amenity Notices Served***

None

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## ***Forestry Planting and Felling Proposals***

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

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