

APPENDIX 1

CONSERVATION AREAS & ARTICLE 4 DIRECTION ORDERS

Conservation Areas

The towns and villages listed below contain Conservation Areas, and those marked + have Article 4 Directions which apply to the Conservation Area:

Ashfield+
 Balfroon
 Bannockburn
 Blairlogie (Outstanding)
 Bridge of Allan (Part Outstanding)
 Buchlyvie
 Callander
 Cambusbarron
 Deanston+
 Doune
 Drymen
 Dunblane+
 Fintry
 Gargunnoch
 Gartmore
 Killearn
 Killin+
 Kippen
 Milton (Aberfoyle)
 Tyndrum
 (Stirling):
 Cambuskenneth+
 Bridgehaugh+
 Stirling Town (Outstanding) (comprising former Old Town+, Upper Bridge Street+, and Murray Place/Port Street Conservation Areas)
 Bruce Street
 King's Park (Outstanding)+
 Park Place/Randolphfield+
 Randolph Road
 St Ninians+
 Torbrex+
 Drip Bridge+

The main effects of designation as a Conservation Area are threefold:-

- (a) planning applications falling within the Conservation Area and which concern development likely to affect the character of the area will be advertised for public comment;
- (b) the demolition of unlisted buildings or parts of unlisted buildings within Conservation Areas (with minor exceptions) requires Conservation Area Consent to be obtained from the Planning Authority;
- (c) trees within the Area cannot be lopped, topped or felled without prior notification to the Planning Authority.

Within Outstanding Conservation Areas grants may be available (from the Historic Buildings Council for Scotland) for the repair and maintenance of buildings or other structures which are important to the historic fabric of the Conservation Area.

Article 4 Directions

These are Directions by the Secretary of State for Scotland authorising the Planning Authority to require the submission of planning applications for a specified range of operations and changes of use which would not normally require planning consent. There are a number of Directions affecting Stirling district, mainly linked with Conservation Areas. Some elements of the Orders have been amended by later Directions. Elements still applicable are summarised below:

1 Town and Country Planning (General Development)(Royal Burgh of Stirling) Direction 1975

This Direction withdraws certain permitted development rights in the older-established Conservation Areas in Stirling (Classes I, II, VIII, and XII of the 1950 General Development Order).

Covering:-
Cambuskenneth
Bridgehaugh
Part of Stirling Town (Outstanding)
King's Park (Outstanding)
St Ninians
Torbrex
Parts of Park Place/Randolphfield

2 Town and Country Planning (Open Retail Markets)(Stirling District) Direction 1976

This Direction means that planning permission is necessary for all open air retail markets (including single stalls and caravans used for the sale of goods) within Stirling district.

Covering all of the Stirling Council area.

3 Stirling District Council (Ashfield)(Restriction of Permitted Development) Direction 1977

This Direction means that planning permission is necessary for certain minor developments within the Ashfield Conservation Area (Classes I, II, IV and XI of the 1975 General Development Order).

4 Stirling District Council (Deanston)(Restriction of Permitted Development) Direction 1977

This Direction means that planning permission is necessary for certain minor developments within the Deanston Conservation Area (Classes I, II, IV and XI of the 1975 General Development Order).

5 Stirling District Council (Restriction of Permitted Development)(Killin Conservation Area) Direction 1978

This Direction means that planning permission is necessary for certain minor developments within the Killin Conservation Area (Classes I, II, IV and XI of the 1975 General Development Order).

6 Stirling District Council (Restriction of Permitted Development)(Dunblane Conservation Area) Direction 1978

This Direction means that planning permission is necessary for certain minor developments within the Dunblane Conservation Area (Classes I, II, IV and XI of the 1975 General Development Order).

7 Town and Country Planning (Restriction of Permitted Development)(National Scenic Areas)(Scotland) Direction 1980

This Direction means that planning permission is necessary for certain tall structures, vehicle tracks and road works within National Scenic Area (Parts of Classes V, VI and XII of the 1975 General Development Order).