
Stirling Council Local Plan 1999

Adopted by Stirling Council on 24 December 1999

	Page
Introduction	1
 Written Statement :	
The Strategy	5
Environment	7
Housing	31
Business and Economic Activity	47
Community, Leisure and Recreation	61
Transport and Accessibility	69
Local Plan Monitoring	75
 Town/Village Plans :	
Aberfoyle	79
Arnprior	81
Ashfield	83
Balfron	85
Balmaha	87
Bannockburn	89
Blairlogie and Manor Powis	91
Bridge of Allan	93
Brig O' Turk	97
Buchlyvie	99
Callander	101
Cambusbarron	103
Cowie	105
Crianlarich	107
Croftamie	109
Doune and Deanston	111
Drymen	115
Dunblane	117
Fallin and Throsk	121
Fintry	123
Gargunnoch	125
Gartmore	127
Killearn	129
Killin	131
Kinbuck	133
Kippen	135
Lochearnhead	137
Plean	139
Stirling	141
Strathblane, Blanefield and Mugdock	151
Strathyre	153
Thornhill	155
Tyndrum	157
 Appendices :	
1 Conservation Areas and Article 4 Directions	159
2 Listed Buildings and Ancient Monuments	161
3 Sites of Special Scientific Interest	167
4 Historic Gardens and Designed Landscapes	169
5 Tree Preservation Orders	170
6 Safeguarding Areas	171
7 Glossary	172

INTRODUCTION

The **STIRLING COUNCIL LOCAL PLAN** is the Council's policy statement on all matters related to development. It outlines the Council's views on how the area should best be developed for the benefit of local people, businesses and visitors. The Local Plan seeks to guide development to the most appropriate locations, but also aims to ensure that the interests of conservation and the environment are given equal consideration. The Local Plan seeks to accommodate future growth in a way that is sustainable and respects the existing character and quality of life within the district. Whilst the Local Plan is mainly concerned with land use issues, such as the identification of potential development sites, it also covers other community, economic development and environmental matters.

Purpose of the Local Plan

The Local Plan, together with the Structure Plan, forms the Development Plan for the area. Recent Government legislation has accorded greater emphasis to the Development Plan in the consideration of applications for planning permission and any subsequent appeals. There is now a general presumption in favour of proposals which accord with the Development Plan.

The Local Plan has the following main purposes :-

- **Describing current Council planning policies**
Policies indicate the Council's intentions both in discharging its own functions and in regulating and influencing the actions of others.
- **Providing comprehensive policy coverage district-wide**
The four previously-adopted Local Plans and other Council-approved planning policy statements covered parts of the district only. This Plan provides a comprehensive and largely standardised set of planning and development control policies for the whole of the Council area and clarifies which policies refer only to particular areas (see below for the situation regarding the Loch Lomond area).
- **Setting out development opportunities**
The Plan lists and maps development opportunities in the form of :-
 - (a) **proposals** ie. projects involving development or management of land or buildings;
 - (b) **consents** ie. recent projects for which planning consent has been granted; and
 - (c) **commitments** ie projects brought forward by the Council or other bodies under other powers.
- **Making recommendations**
Where the Council has no direct control over implementation and so another body is asked to take action or assume responsibility for implementation where no current commitment exists.

The Plan also brings together information on all significant constraints ie physical (infrastructure, etc) and legislative factors (eg special designations such as Conservation Areas) affecting development.

Statutory Requirements

The Local Plan has been prepared in accordance with the statutory requirements for publicity and consultation. Draft plans were published in March 1994, September 1994, (the latter relating more specifically to the issue of housing allocations and the western rural area) and a finalised draft in February 1996, and have been the subject of public consultation. All comments and representations received have been considered in the preparation of this Plan. (A copy of the Report on Consultation can be obtained from Environmental Services, Viewforth, Stirling)

The Stirling Council Local Plan takes into account relevant National Planning Policy Guidance (eg. on housing and industrial land provision) and Circulars (eg. on Green Belts). Government guidance contained in Planning Advice Notes, such as that on the design of rural housing, has also been referred to in the preparation of the Plan.

The Local Plan is required to conform with the provisions of the Structure Plan for Central Region "Central 2000", which was approved by the Secretary of State in August 1992. A First Alteration to the Structure Plan, reflecting the Regional Council's revised Transportation Strategy "All Change", and a Second alteration including a "roll forward" of housing land allocations for a further five years (ie. to the year 2006) and changes to shopping, minerals and other policies have been approved by the Secretary of State and the Local Plan reflects these changes.

Once the Local Plan is adopted, it will provide statutory coverage for the whole district and will replace the 4 existing area Local Plans. These are:

Callander Area Local Plan	Adopted 1981
Dunblane Area Local Plan	Adopted 1982
Bannockburn Area Local Plan	Adopted 1983
Stirling Area Local Plan	Adopted 1986

Context

The Council, in addition to the Local Plan, has a number of other strategic policy statements with land use implications, in place or in preparation, notably the Housing Plan (submitted to Secretary of State, and the basis of a Joint Action Plan with Scottish Homes).

The Council is also involved in major economic development partnerships :-

- Stirling Initiative - See BUSINESS AND ECONOMIC ACTIVITY chapter and the Town Plan relating to Stirling
- Rural Stirling Partnership - See BUSINESS AND ECONOMIC ACTIVITY chapter.

The Loch Lomond Local (Subject) Plan having been formally adopted jointly with Dumbarton District Council in 1986, cannot be replaced without the co-operation of successor Authorities. The Subject Plan covers tourism, recreation and conservation matters, and led to the designation of Loch Lomond Regional Park in 1987, and subsequently the Park Authority. In March 1991, the Secretary of State set up a Working Party to consider "the management issues connected with the conservation of the natural heritage and visitor trends" in Loch Lomond and the Trossachs. The Report of the Loch Lomond and Trossachs Working Party was published in 1993, and the Secretary of State announced his response to the Working Party's recommendations in March 1995. Amendments to the planning legislation since the adoption of the Subject Plan have placed an increased emphasis on the importance of up to date Development Plans. A review of the Subject Plan was therefore undertaken, and a Finalised version placed on deposit in February 1996.

Post Local Government Reorganisation the successor Authorities: Stirling, Argyll and Bute and West Dunbartonshire have established the Loch Lomond and Trossachs Interim Committee to perform a number of functions, including determining some planning applications. This interim management arrangement will remain in place until such time as the Scottish Parliament has established the arrangements for a Loch Lomond and Trossachs National Park. The Loch Lomond Local (Subject) Plan as reviewed and placed on deposit is likely to remain in draft pending production of a new Subject Plan or a National Park Plan. Where this Local Plan and the reviewed Loch Lomond Local (Subject) Plan overlap, all proposed developments within the Loch Lomond Plan area will be considered against the Policies and Proposals contained in both Plans.

Contents of the Local Plan

Referencing System for Policies and Proposals :

It will help in using the Plan if the coding system is understood.

- **Policies** are prefixed by the letters POL and by a single letter code relating to the Section headings in the Written Statement, eg E for Environment; B for Business. Each policy is then numbered consecutively. Therefore POL.E1 is the first district-wide policy relative to environment.

Any policy which only affects a particular town or village requires an extra prefix related to its locality. This is a four-letter code derived from the settlement name eg ABER for Aberfoyle, BALF for Balfron. The first Community policy applicable only in the Balfron area is POL.BALF C1.

- **Proposals** are distinguished on Plans by the absence of the prefix POL. Housing development or management proposals in Aberfoyle, for example, are ABER H1, ABER H2, etc.
- **Recommendations** are prefixed by the letters REC and their referencing is similar to that used for the Policies.

Written Statement

The Written Statement is divided into 7 sections :-

The Strategy
 Environment (E)
 Housing (H)
 Business and Economic Activity (B) (includes Tourism and Shopping)
 Community, Leisure, and Recreation (C)
 Transport and Accessibility (T)
 Monitoring

Local Plan Map

Policies and constraints relevant to the whole district, or substantial parts of it, and proposals not within the areas of the town and village Plans, are illustrated on the 1:120,000 scale plan of the whole district.

Town and Village Plans

Each significant settlement is illustrated by a larger scale plan showing the relevant proposals, consents, commitments and constraints. Accompanying material includes any local policies and their justification.

Development and Design Guidance

The Council is preparing supplementary planning guidance in two forms :-

- **Development Advice Notes** covering topics such as house extensions, residential open space standards, etc., to complement and interpret certain Plan Policies;
- **Planning Briefs** indicating the preferred form of development on certain important sites included as Proposals.

This guidance, although referred to in the text and policies, is non-statutory but may be taken into account by the Scottish Ministers as a material consideration when dealing with planning appeals and inquiries.

Appendices

Apart from Appendix H in the HOUSING chapter, these generally contain information only, and are not part of the statutory Local Plan.