



Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date 01 August 2018

Week Number 30

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.

Interested in a Planning Application?

Every planning application is given a unique reference number. Information on all planning applications is available on line from www.stirling.gov.uk/onlineplanning. Simply input the reference number and you will be able to view relevant information on the planning application, including the application form and plans.

If you are enquiring about any application please contact the Officer shown in the Schedule and refer to the application reference number.

Advice for Community Councils:

Community Councils will be sent this Schedule and be invited to make comment on any planning application that they consider raises issues for the wider community. These comments will then be considered to form a statutory consultation response.

Community Councils should send their comments as soon as possible as we cannot delay consideration of a planning application where a planning application is otherwise ready to be determined.

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.

What Are Our Procedures for Handling and Determining Planning Applications?

We have published procedures for handling and determining planning applications. These are set out in the [Planning Toolbox](#) which aims to give an explanation of how planning applications are handled and determined in Stirling Council.

It is recommended that if you wish to make comment on a planning application that you read these procedures as they help to explain how we deal with comments on planning applications, how we determine planning applications, who determines planning applications and the procedures that we follow, including some key timescales for applicants, objectors and other interested parties.

Deciding Planning Applications – Understanding the Information in this Schedule

We provide below a brief explanation of how decisions on planning applications are made. Please note that this is more fully explained in the [Planning Toolbox](#)

Planning applications submitted to Stirling Council are determined in the following ways:

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

By Planning and Regulation Panel – the application will be determined by the Planning Panel having considered the Planning Officer's recommendation and any other relevant representations.

By Full Council – if an application is a major development (see below) and is significantly contrary to the development plan then it will be determined by full Council. This procedure happens very infrequently

Delegated Decisions

Generally applications for developments which are classified as “local developments” will be determined by planning officers (the ‘Appointed Officer’). There are certain exceptions - see Scheme of Delegation below.

These 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.

Planning Panel Recommendations

Some planning applications are determined by Planning and Regulation Panel – see Scheme of Delegation below. The Schedule sets out the Appointed Officers recommendations for planning applications scheduled to be determined at the next Planning and Regulation Panel. It is important to note that these are recommendations and not decisions as the Panel may not follow necessarily follow the recommendation.

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Scheme of Delegation for Determining Planning Applications

The full version of the Scheme of Delegation can be viewed on pages of 20 and 21 on the Planning Toolbox which can be found at: [Planning Toolbox](#)

Provided below is a shortened easy read version of the Scheme of Delegation:

Almost all householder planning applications (eg. extension to a dwelling house) will be determined under delegation. Most other planning applications will be determined by planning officers except in the following circumstances:

- (a) The Council has a financial or other interest in the planning application that is contrary to the development plan and planning officers wish to approve the planning application; or
- (b) The planning application is made by a Councillor; or
- (c) A local ward Councillor has requested that the planning application be determined by Planning and Regulation Panel. The request must be made within 25 days of the planning application being registered; or
- (e) A local ward Councillor has requested that they be notified of the planning officers’ considerations. The Councillor must request a notification within 25 days of registration. The Councillor can then remit the application to Planning Panel but the request must be within 56 hours of the notification being sent; or
- (f) The application receives 5 or more competent written objections and the planning officer wishes to approve the application; or
- (g) An application where the planning officers wish to approve and the planning application is a significant departure from the Local Development Plan; or
- (h) The application requires to be notified to Scottish Ministers.

Any application that falls within exceptions (c) to (e) shall require the Councillor to provide a relevant planning reason supporting the request for the remit.

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

Who to contact in Planning

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

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

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: jeffreji@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
Senior Planning Officer, Mark Laird:
☎ 233678 Email: lairdm@stirling.gov.uk
Graduate Planning Officer, Charlotte Brown:
☎ 233623 Email: brownch@stirling.gov.uk
Graduate Planning Officer, Karla Mann:.....
☎ 233674 Email: mank@stirling.gov.uk
Graduate Planning Officer, Rebecca Higgins:
☎ 233674 Email: mank@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
18/00361/FUL 24 Jul 2018 Ward 7 Bannockburn 287260 688349	Erection of three detached houses at Land Adjacent To North Of North Doll Gardners Cottage, Plean, , for Mr John Watson per James Baird Architecture Auchmedden Ross Cottage Drive Ferniegair Hamilton ML3 7WR Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
18/00493/NPA 24 Jul 2018 Ward 4 Stirling North 279840 694386	Proposed installation of overhead line equipment at Forth Railway Viaduct, Lovers Walk, Riverside, Stirling, , for Network Rail 1st Floor George House Glasgow G1 2AD Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated LB Cat: C(s)
18/00494/FUL 25 Jul 2018 Ward 4 Stirling North 280203 695195	Single storey extension to rear of dwelling house at 64 Causewayhead Road, Causewayhead, Stirling, FK9 5EZ, for Mr R Mackenzie per Andrew Allan Architecture Ltd Balcairn House Viewfield Terrace Dunfermline KY12 7HY Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00501/LBC 24 Jul 2018 Ward 4 Stirling North 279588 693468	Replacement of 2No. glazed timber framed external doors with 2No. Georgian Style timber doors with vision panels at 52 - 54 King Street, Stirling, FK8 1BE, for Castle Leisure Group per CRGP Limited 26 Herbert Street Glasgow G20 6NB Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated LB Cat: B

18/00502/FUL 24 Jul 2018 Ward 4 Stirling North 280178 694281	Single storey side extension to dwelling house at 1 Queenshaugh Drive, Riverside, Stirling, FK8 1XA , for Mr Joff Wilson per Steven George 1st Floor Woodfired Studios 62 High Street Merthyr Tydfil Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated
18/00503/FUL 24 Jul 2018 Ward 4 Stirling North 279588 693468	Replacement of 2No. glazed timber framed external doors with 2No. Georgian Style timber doors with vision panels at 52 - 54 King Street, Stirling, FK8 1BE , for Castle Leisure Group per CRGP Limited 26 Herbert Street Glasgow G20 6NB Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00508/FUL 25 Jul 2018 Ward 4 Stirling North 280232 695231	Two storey extension to side and rear of dwelling house at 58 Causewayhead Road, Causewayhead, Stirling, FK9 5EZ , for Mr & Mrs H Lawson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
18/00480/FUL 24 Jul 2018 Ward 3 Dunblane & Bridge Of Allan 279609 697168	Installation of 2No. new rooflights, replacement of existing rooflights, formation of 1No. new window and replacement of 1No. uPVC window with timber window at 49A Keir Street, Bridge Of Allan, FK9 4QJ , for Ms Steve Beattie per Paper Igloo Ltd Ostro Fintry Road Kippen FK8 3HL Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated
18/00488/NAG 23 Jul 2018 Ward 3 Dunblane & Bridge Of Allan 279939 703303	General purpose agricultural shed at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE , for Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated

<p>18/00507/LWP 25 Jul 2018 Ward 3 Dunblane & Bridge Of Allan 279150 698524</p>	<p>Alterations and extension to rear of dwelling house at 11 Coxburn Brae, Bridge Of Allan, FK9 4PS, for Mrs M Sands per Ally Croll Architect Ltd 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00510/FUL 25 Jul 2018 Ward 3 Dunblane & Bridge Of Allan 279258 697431</p>	<p>Renewal of planning permission 15/00525/FUL for the erection of new building to provide Class 1 retail use on ground floor and Class 2 use on first floor under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land Adjacent To No 88, Henderson Street, Bridge Of Allan, , for Mrs Eleanor Clark per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00487/FUL 26 Jul 2018 Ward 2 Forth & Endrick 255469 687652</p>	<p>Conversion of 3No. silage clamps into industrial units, erection of 1No. potable storage unit, erection of enclosure for water source heat pumps and associated pipework at Land 150 Metres North East Of Claylands, Fintry, , for Endrick Renewables Ltd Summit House 4-5 Mitchell Street Edinburgh EH6 7BD Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00489/FUL 23 Jul 2018 Ward 2 Forth & Endrick 255413 679143</p>	<p>Erection of building with formation of access track and erection of fencing and access gate at Surge Shaft Chamber 65M South Of Power Station, Dumbrook Drive, Strathblane, , for Scottish Water The Bridge Buchanan Gate Business Park Cumbernauld Road Stepps Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00498/FUL 24 Jul 2018 Ward 2 Forth & Endrick 270616 694679</p>	<p>Replacement of existing garage and erection of new garage with room above at Foot O Green Cottage, Gargunnoch, FK8 3DA, for Mr Lovat MacGregor per Robert Paul 102 High Street Dunblane FK15 0ER Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>18/00500/FUL 25 Jul 2018 Ward 2 Forth & Endrick 252612 685529</p>	<p>Extending out over garage to create new bedroom with ensuite bathroom at 7 Harpers Road, Killearn, G63 9TA, for Mr Craig Vaughan per Colin McGowan 25 Branziert Road North Killearn Glasgow G63 9RE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00506/LWP 25 Jul 2018 Ward 2 Forth & Endrick 261518 687359</p>	<p>Extension to rear of dwelling house and extension to existing workshop/garage at 9 Menzies Avenue, Fintry, G63 0YE, for Mr Robert Brudnowski per Enspire Architects Alloa Business Centre 32 Whins Road Alloa FK10 3SA Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00509/PPP 26 Jul 2018 Ward 2 Forth & Endrick 256344 693585</p>	<p>Erection of dwelling house at Land Some 765 Metres North East Of Ballochneck, Buchlyvie, , for Mr and Mrs Donnie and Fiona Allan per Thomas Robinson Architects The Red House Glasgow G63 0EU Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00497/FUL 24 Jul 2018 Ward 6 Stirling East 280037 691681</p>	<p>Alterations and extensions to existing dwelling at 21 Melfort Drive, Stirling, FK7 0BD, for Mr & Mrs Alan Douglas per DX2 Consultancy Ltd 317 Rona Place Glenrothes KY7 6RR Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00496/FUL 23 Jul 2018 Ward 5 Stirling West 279462 691892</p>	<p>Replacement of timber casement window with new timber window which will match existing profiles at 13 Randolph Terrace, Stirling, FK7 9AF, for Miss Anne Finn 13 Randolph Terrace Stirling FK7 9AF Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00492/FUL 26 Jul 2018 Ward 1 Trossachs & Teith 272282 701165</p>	<p>Change of use of land to form tennis court at Land Adjacent And East Of Bridge Of Teith Cottage, Doune, , for Dr And Mrs Gordon Birnie per John H White Architects Ltd Ballat Crossroads Balfour Station G63 0SE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>

Developments in which there is Council Interest

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

Application Number	Description	Decision Level
18/00495/FUL 26 Jul 2018 Ward 4 Stirling North 280922 695665	New ventilation outlet in exterior wall of office at Wallace Monument, Hillfoots Road, Causewayhead, Stirling, FK9 5LF, for Stirling District Tourism Ltd per Stuco Design Ltd 110 South Block 64 Osborne Street Glasgow G1 5QH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated LB Cat: A
18/00505/FUL 27 Jul 2018 Ward 4 Stirling North 277904 695173	Provision of roadside services, including erection of a petrol filling station with retail kiosk, and coffee shop with drive through facility, with associated infrastructure, vehicle access, hardstanding and landscaping at Land 90M West Of The Highland Gate, Drip Road, Raploch, Stirling, , for Euro Garages Limited & Stirling Development Agency per JLL 7 Exchange Crescent Conference Square Edinburgh EH3 8LL Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
18/00511/LBC 26 Jul 2018 Ward 4 Stirling North 280922 695665	Internal decorative joinery works (wall cladding and free standing shelving unit) and other refreshed internal finishes within the, Monument's ground floor, Keepers Lodge and Office; new fire rated wall in opening between office and lodge and new ventilation outlet in office at Wallace Monument, Hillfoots Road, Causewayhead, Stirling, FK9 5LF, for Stirling District Tourism Ltd per Stuco Design Ltd 110 South Block 64 Osborne Street Glasgow G1 5QH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated LB Cat: A

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: The existing platform 6/9 footbridge to be temporarily removed from site, refurbished, altered and reinstated at a higher level, alterations to glazed roof, demolition of existing and provision of new staircase and construction of new 16 person lift and alterations to internal landing area at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188
Ward: Ward 4 Stirling North
Reference: 18/00285/LBC
Type: Listed Building Consent
Date Valid: 8 May 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: The existing footbridge to be temporarily removed from site, refurbished, altered and reinstated at a higher level, alterations to glazed roof, demolition of existing and provision of new staircase and construction of new 16 person lift and alteration to internal landing area at Railway Station Goosecroft Road Stirling FK8 1PF

UPRN: 000122019188
Ward: Ward 4 Stirling North
Reference: 18/00311/NPA
Type: Prior Notification/Approval
Date Valid: 8 May 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Network Rail 1st Floor George House 36 North Hanover Street Glasgow G1 2AD

Decision: Approve

PROPOSAL: **Satin stainless steel lettering with halo illumination, fixed to existing stone cladding panels at Boots The Chemist Unit 34 Thistle Centre Goosecroft Road Stirling FK8 2EE**

UPRN: **000122071047**
Ward: **Ward 4 Stirling North**
Reference: **18/00414/ADV**
Type: **Advertisement**
Date Valid: **26 June 2018**
Officer: **Rebecca Higgins, Telephone: 01786 233938,**
 Email: higginsr@stirling.gov.uk

Applicant/Agent: **SLI UK Shopping Center Trust per CDA 299 West George Street Glasgow G2 4LF**

Decision: **Approve**

PROPOSAL: **Erection of dwelling house at Land And Buildings To North Of 7 Auchinlay Holdings Auchinlay Road Dunblane**

UPRN: **000122071374**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00406/FUL**
Type: **Full**
Date Valid: **13 June 2018**
Officer: **Peter McKechnie, Telephone: 01786 233679,**
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: **Mr And Mrs Craig McKinlay per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX**

Decision: **Approve with Conditions**

PROPOSAL: **Overhead Line Equipment at Railway Station at Railway Station Road Dunblane FK15 9EP**

UPRN: **000122036469**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00417/LBC**
Type: **Listed Building Consent**
Date Valid: **20 June 2018**
Officer: **Jane Brooks-Burnett, Telephone: 01786 233672,**
 Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: **Network Rail George House 36 North Hanover Street Glasgow G12AD**

Decision: **Approve**

PROPOSAL: **Erection of front entrance porch at 24 Anne Street
Dunblane FK15 9BZ**

UPRN: **000122003175**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00431/FUL**
Type: Full
Date Valid: 21 June 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Katrina Pascazio 24 Anne Street Dunblane FK15 9BZ

Decision: **Approve**

PROPOSAL: **Installation of overhead line equipment at Dunblane
Railway Station Road Dunblane FK15 9EP**

UPRN: **000122036469**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00438/NPA**
Type: Prior Notification/Approval
Date Valid: 22 June 2018
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
 Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Network Rail 1st Floor, George House 36 North Hanover Street Glasgow
G1 2AD

Decision: **Approve**

PROPOSAL: **6No. new dwellings involving conversion of existing stone
steadings to residential and erection of new build dwellings
within footprints of redundant outbuildings at Strewiebank
Stirling**

UPRN: **000122058929**
Ward: **Ward 2 Forth & Endrick**
Reference: **14/00206/FUL**
Type: Full
Date Valid: 6 May 2014
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr F Hillhouse per Rennick Architecture & Design The Studio 9 Kirkstone,
Kirkvale Court Newton Mearns Glasgow

Decision: **Approve with Conditions**

PROPOSAL: **Proposed change of use, alterations and extensions to form a restaurant, holiday letting rooms, retail/visitor information outlet, detached coffee shop/drive-through take-away, staff accommodation, new vehicular entrance and car parking at Carbeth Inn Blanefield G63 9AY**

UPRN: **000122035881**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00881/FUL**
Type: Full
Date Valid: 22 November 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: The Oaktree Inn Ltd per The Hay Partnership (Lomond) Ltd 73 Glasgow Road Dumbarton G82 1RE

Decision: Approve with Conditions

PROPOSAL: **Proposed new dwelling house at Land Adjacent To North Of Farringford Fore Road Kippen**

UPRN: **000122069137**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00115/FUL**
Type: Full
Date Valid: 1 March 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Alan Beaton per John McManus Mansewood Coach House East End Lochwinnoch Scotland

Decision: Approve with Conditions

PROPOSAL: **Proposed dwelling house on site of existing ruinous cottage at Land 145M South East Of Muir Cottage Blanefield**

UPRN: **000122071031**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00149/PPP**
Type: Planning Permission in Principle
Date Valid: 14 March 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Dr G Birtwistle per MacGarvie And Co Ltd Littlehill Dunblane FK15 9NU

Decision: Approve with Conditions

PROPOSAL: **Erection of replacement dwelling house with detached garage/stable at Woodend Farm Cottage Balfron G63 0QB**

UPRN: **000122009132**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00155/FUL**
Type: Full
Date Valid: 5 April 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr A Paterson White Yett Lodge Balfron G63 0QB

Decision: **Withdrawn**

PROPOSAL: **Erection of replacement garage (retrospective) at 62 Cecil Street Stirling FK7 7PL**

UPRN: **000122028226**
Ward: **Ward 6 Stirling East**
Reference: **17/00835/FUL**
Type: Full
Date Valid: 31 May 2018
Officer: Andrew Gardiner, Telephone: 01786 233675,
 Email: gardinera@stirling.gov.uk

Applicant/Agent: Pawel Twarowski 62 Cecil Street Stirling FK7 7PL

Decision: **Approve with Conditions**

PROPOSAL: **Refurbishment of existing bank into Funeral Directors and new Service/Staff entrance to front facade at Unit 1 Bank Of Scotland 1 Munro Road Stirling FK7 7UU**

UPRN: **000122059758**
Ward: **Ward 6 Stirling East**
Reference: **18/00367/FUL**
Type: Full
Date Valid: 4 June 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
 Email: higginsr@stirling.gov.uk

Applicant/Agent: The Independent Family Funeral per Space Solutions 140 West George Street Glasgow G2 2HG

Decision: **Approve**

PROPOSAL: **New extract duct outlet on rear facade and boiler flue outlet on entrance facade relocated at 4 Snowdon Place Kings Park Stirling FK8 2NH**

UPRN: **000122018045**
Ward: **Ward 5 Stirling West**
Reference: **18/00384/FUL**
Type: Full
Date Valid: 5 June 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Aiden Salmon per Mparchitecture Ltd Macfarlane Gray House
Castlecraig Business Park Stirling United Kingdom

Decision: **Approve with Conditions**

PROPOSAL: **Internal alterations including the relocation of bathroom and kitchen, new extract duct outlet on rear facade and boiler flue outlet on entrance facade relocated at 4 Snowdon Place Kings Park Stirling FK8 2NH**

UPRN: **000122018045**
Ward: **Ward 5 Stirling West**
Reference: **18/00385/LBC**
Type: Listed Building Consent
Date Valid: 5 June 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Aiden Salmon per Mparchitecture Ltd Macfarlane Gray House
Castlecraig Business Park Stirling United Kingdom

Decision: **Approve with Conditions**

PROPOSAL: **New dormer to rear of dwelling house at 7 Livilands Gate Stirling FK8 2AT**

UPRN: **000122017748**
Ward: **Ward 5 Stirling West**
Reference: **18/00424/FUL**
Type: Full
Date Valid: 19 June 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Two storey extension and refurbishment of existing dwelling house including new dormers at Boreland House Glen Lochay North Road Killin FK21 8TT**

UPRN: **000122054984**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00141/FUL**
Type: Full
Date Valid: 13 March 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Fred Stoyan per ANTA Architecture Fearn Tain IV20 1XW

Decision: Approve with Conditions

PROPOSAL: **Two storey extension to dwelling house, repair of sections of roof, demolition of existing single storey extension, new dormers and replacement rooflights, installation of heating internally and repair of existing windows where required at Boreland House Glen Lochay North Road Killin FK21 8TT**

UPRN: **000122054984**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00142/LBC**
Type: Listed Building Consent
Date Valid: 13 March 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Fred Stoyan per ANTA Architecture Fearn Tain IV20 1XW

Decision: Approve with Conditions

PROPOSAL: **Erection of dwelling house at Tulloch Farm Killin FK21 8SU**

UPRN: **000122046369**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00221/FUL**
Type: Full
Date Valid: 9 April 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Ms Donna MacKenzie per William Harley Balvalachlan Callander FK17 8JJ

Decision: Approve with Conditions

PROPOSAL: **Siting of pop-up catering mobile unit in car park at Doune
Castle Road Doune FK16 6EA**

UPRN: **000122002921**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00454/FUL**
Type: Full
Date Valid: 6 July 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Historic Environment Scotland per Benugo Stirling Castle Stirling FK8 1EJ

Decision: **Approve with Conditions**

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.

There are no recommendations this week.

Planning Enforcement – week ending 27/07/18

New Cases Received

Issue: Ground works and siting of container
Address: Targe Wynd, Balquhiddelock, Stirling, FK7 7XR
Ward: Ward 6 Stirling East
Reference: EN/18/071/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Alterations to exterior of property
Address: Bridgend, Dunblane, FK15 9ES
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/072/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Erection of wooden structure
Address: Henderson Street, Bridge Of Allan, FK9 4HA
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/073/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Non compliance with conditions in relation to noise levels
Address: The Brae, Cambusbarron, FK7 9LE
Ward: Ward 5 Stirling West
Reference: EN/18/074/NONCOM
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Operation of business
Address: Pelstream Avenue, Stirling, FK7 0BE
Ward: Ward 6 Stirling East
Reference: EN/18/075/UNAUTH
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

Planning Enforcement Matters

ISSUE: **Installation of Extractor Unit, The Grill, Inverallan Road, Bridge of Allan**

Reference: EN/18/029//UNAUTH
Officer: Lynne Currie, (01786) 233673

Owner/Occupier: Owner/Occupier

Recommendation: **Enforcement Notice**

Supplementary Information:

Planning and Environmental Health Officers have actively pursued matters with regards to the unauthorised installation of an extractor unit on the roof plane of the above premises. The unit is of significant scale and is finished in galvanized metal.

The premises is located within the Bridge of Allan Conservation Area and is proximate to a number of residential properties. The unit in its current form, is considered to have a detrimental impact on the locale and does not satisfy the relevant policy criteria of the Stirling Local Development Plan.

The development does not preserve or enhance the character or appearance of the setting and wider Conservation Area and does not meet the Councils Placemaking objectives.

Concerns relating to acoustic and odour emissions from the unit are being investigated by Environmental Health and if deemed appropriate, action will be taken under the auspices of the relevant Environmental Health enforcement provisions.

Numerous assurances from the site operator have been received in connection with the provision of acoustic and odour suppression measures and in connection with the submission of a planning application package. Despite these assurances matters have not been positively progressed from the operator's perspective.

In view of the above it is considered expedient at this stage to initiate enforcement action. Members are therefore requested to authorise the service of an Enforcement Notice.

Forestry Planting and Felling Proposals

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

Other Planning Issues

ISSUE: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

Request for Screening Opinion - Retirement Community comprising approx. 165 retirement houses, a 60-bed care home, village centre, open space, landscaping and associated roads and infrastructure on land at Powis Mains, nr Stirling

Officer: Jane Brooks-Burnett, Telephone: 01786 233672
Email: brooksburnettj@stirling.gov.uk

Considerations:

The Proposal

Andrew Bennie Planning Limited has requested a formal screening opinion from Stirling Council, under Regulation 8(1) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, on whether a planning application for a retirement community at Powis Mains would require to be supported by an Environmental Impact Assessment.

The proposed development would involve the construction of a Retirement Community comprising retirement housing (circa 165 units), a care home (60 bed), village centre, open space, landscaping and associated roads and infrastructure on 19.3 hectares of land to the north of the A907 (Alloa Road) – see plan set out below. The 165 units of retirement housing would comprise a mix of bungalows, terraced units and flatted apartments.

This proposal is deemed a “Schedule 2 development” as this would be considered an infrastructure project (urban development project) where the area of the works exceeds 0.5 hectare. Circular 1/2017 clarifies that “urban development” embraces residential development and can be applied to development proposals for out of town or rural areas which might have an urbanising effect on the local environment. The Council, as planning authority, requires to determine whether the proposal is likely to have significant effects on the environment by virtue of factors such as its nature, size and location.

Assessment

Schedule 3 of the 2017 Regulations sets out the selection criteria for screening Schedule 2 developments. In assessing the characteristics of development, the planning authority must have regard to the size of the development, the cumulation with other development, the use of natural resources, the production of waste, pollution and nuisances and the risk of accidents.

In assessing the location of the development, the planning authority must have regard to the environmental sensitivity of geographical areas likely to be affected by the development in particular to the existing land use; the relative abundance, quality and regenerative capacity of natural resources in the area; and, the absorption capacity of the natural environment.

In assessing the characteristics of the potential impact, the planning authority must have regard to the potential significant effects of the development in relation to the set of criteria set out above having regard in particular to the extent of the impact (geographical area and size of the affected population); the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; and the duration, frequency and reversibility of the impact.

The site is utilised as agricultural land. It is not within a 'sensitive area', such as a Special Area of Conservation, a Special Protection Area, a Site of Special Scientific Interest or a Scheduled Ancient Monument though the site is close to a Scheduled Monument (Abbey Craig Fort), a Site of Special Scientific Interest (Abbey Craig) and adjacent to the Western Ochils Local Landscape Area.

Recommendation

That in response to the Screening Opinion request it is confirmed Stirling Council would not seek an Environmental Impact Assessment in association with an application for planning permission since it is considered that the proposed Retirement Community, to the north of the A907 (Alloa Road) at Powis Mains, will not result in a significant effect on the environment.

Any forthcoming application should be supported by a significant amount of information which considers the environmental impact of the proposed development including a comprehensive package of habitat and ecological surveys and any necessary mitigation, archaeological report, site investigation report, transport assessment, air quality assessment, landscape and visual impact assessment etc.

