



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **10 January 2018**

Week Number **01**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 18 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, 17 January 2018**.

The Planning Schedule

The Planning Schedule

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

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

Applications Received

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

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

The decision making levels are:

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

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

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

Decision of Appointed Officers

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

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

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

Planning Schedule – Recommendations

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

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Hierarchy of Developments

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

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

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

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

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

Scheme of Delegation

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

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

Planning - Section 43A Scheme of Delegation

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

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

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

(a) Planning Authority Applications

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

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

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

(c) Member Remit to Planning Panel

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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Who to contact in Planning

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

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

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

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

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

Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
17/00946/FUL 19 Dec 2017 Ward 7 Bannockburn 280458 689377	Erection of 83 dwelling houses, formation of new access, associated infrastructure and open space at Land To South Of Croftside Farm And North Of Hillhead Farm Steadings, Stirling for Bellway Homes Limited (Scotland Division) per Scott Hobbs Planning 24A Stafford Street Edinburgh EH3 7BD Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Planning Panel
17/00966/FUL 20 Dec 2017 Ward 7 Bannockburn 281677 687398	Erection of residential development, village centre (Use Class 1, 2, 3, 8), formation of open space, landscaping and associated infrastructure works with, (in principle) employment land (Use Class 4, 5, 6), community campus and primary school at Durieshill at Land Between Plean And The Bannockburn Interchange, Plean, , for Springfield Properties PLC Springfield House 3 Central Park Avenue Larbert FK5 4RX Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Planning Panel

Local Developments

Application Number	Description	Decision Level
17/00868/FUL 3 Jan 2018 Ward 7 Bannockburn 282225 688351	Proposed re-development to form new dwelling by way of removal of existing outbuildings at Garden Ground North East Of 18 Sauchenford Holding, Snabhead Road East, Plean for Mrs Jacqueline McArthur per Michael McGowan 23 Honeywell Avenue Stepps G33 6HS Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
17/00964/FUL 21 Dec 2017 Ward 7 Bannockburn 280482 689243	Erection of 2 detached dwellings with detached garages at Land Adjacent And South East Of Hillhead Farm Steadings, Pirnhall Road, Bannockburn for Mr Pryde Inglis per I Line Designs 10 Philip Street Falkirk FK2 7JE Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated

<p>18/00001/FUL 3 Jan 2018 Ward 7 Bannockburn 281146 690225</p>	<p>External alterations, including removal of ATM and infilling of aperture at 25 Quakerfield, Bannockburn, FK7 8JA for Royal Bank Of Scotland per Styles And Wood Plc Cavendish House Cross Street Sale Trafford Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00951/FUL 3 Jan 2018 Ward 4 Stirling North 277039 695840</p>	<p>Extension to restaurant on north elevation at Dobbies Garden World, Stirling, FK9 4UA for Dobbies Garden Centres per MILL Design LLP 2 Bankhead Steadings Dalmeny Edinburgh EH30 9TF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00953/FUL 19 Dec 2017 Ward 4 Stirling North 280795 694139</p>	<p>Installation of flue on rear elevation at Flat 3, 38 North Street, Cambuskenneth, Stirling, FK9 5NB for Miss Debbie Allan 38-3 North Street Stirling FK9 5NB Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00954/LBC 19 Dec 2017 Ward 4 Stirling North 280795 694139</p>	<p>Installation of flue on rear elevation at Flat 3, 38 North Street, Cambuskenneth, Stirling, FK9 5NB for Miss Debbie Allan 38-3 North Street Stirling FK9 5NB Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>17/00969/LBC 21 Dec 2017 Ward 4 Stirling North 279605 693434</p>	<p>Internal alterations and installation of vent duct at 36 King Street, Stirling, FK8 1AY for Banditos Burrito Company Ltd per Pollock Hammond Ltd Grange West Grange Linlithgow West LothianEH49 7RH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>17/00955/FUL 4 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 279897 697381</p>	<p>Proposed replacement of windows at 11 Chalton Court, Bridge Of Allan, FK9 4EG for Mr S Richardson per CR Smith Glaziers Gardeners Street Dunfermline KY12 0RN Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00958/FUL 18 Dec 2017 Ward 3 Dunblane & Bridge Of Allan 279307 697446</p>	<p>Removal of external ATM and infilling of aperture at 73 Henderson Street, Bridge Of Allan, FK9 4HG for Royal Bank Of Scotland per Styles And Wood Plc Cavendish House Cross Street Sale Trafford M33 7BU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00959/FUL 18 Dec 2017 Ward 3 Dunblane & Bridge Of Allan 278190 701227</p>	<p>External alterations, including removal of ATM and infilling of aperture at 53A High Street, Dunblane, FK15 0EE for Royal Bank Of Scotland per Styles And Wood Plc Cavendish House Cross Street Sale Trafford M33 7BU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00967/FUL 3 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 281432 704224</p>	<p>Proposed erection of dwelling house at Land 240 Metres North West Of Inns Of Balhaldie Farm, Dunblane for Mr Martin Wallace per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00972/FUL 21 Dec 2017 Ward 3 Dunblane & Bridge Of Allan 278706 701708</p>	<p>Erection of new chimney at 10 Ledcameroch Gardens, Dunblane, FK15 0GZ for Julian & Paula Darwell-Stone per Bill Harley Balvalachlan Callander FK17 8JJ Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00002/FUL 4 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 277404 701554</p>	<p>Single storey extension to front of dwelling house at Lismore, 47 Doune Road, Dunblane, FK15 9HR for Mr Martin Bell 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>18/00007/LBC 5 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 278213 701510</p>	<p>Remove existing signs and fit new signs at Braeport Centre, Braeport, Dunblane, FK15 0AT for Dunblane Development Trust per Robert Paul 102 High Street Dunblane FK15 0ER Officer: Jay Dawson, Tel: 01786 233683, Email: dawsonj@stirling.gov.uk View this Application</p>	<p>LB Cat: C(s)</p>
<p>17/00933/FUL 21 Dec 2017 Ward 2 Forth & Endrick 250742 683982</p>	<p>Retention of existing access track for agricultural purposes at Land Some 250 Metres South East Of Carston, Drumbeg Road, Killearn for Mr James Bilsland per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00934/FUL 21 Dec 2017 Ward 2 Forth & Endrick 252746 681245</p>	<p>Retention of existing access track at Land 60 Metres East Of Dumgoyach, Strathblane for Sir A Edmonstone per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>17/00939/PPP 18 Dec 2017 Ward 2 Forth & Endrick 259415 687880</p>	<p>Two house development at Balglass Farm at Land 40 Metres South West Of Endrick Vale, Fintry for C Pollock Flat A Ground Floor Right 29 Queen Street Stirling FK8 1HL Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00952/FUL 21 Dec 2017 Ward 2 Forth & Endrick 270705 694517</p>	<p>Erection of ancillary building with pent roof at 3 Charles Street, Gargunnoch, FK8 3DD for Mr Leighton Rolley 3 Charles Street Gargunnoch FK8 3DD Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00957/FUL 18 Dec 2017 Ward 2 Forth & Endrick 261518 687013</p>	<p>Porch to front of dwelling house at 1 Culcreuch Avenue, Fintry, G63 0YB for Mr & Mrs G Nicolson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00961/PPP 19 Dec 2017 Ward 2 Forth & Endrick 253324 679202</p>	<p>Proposed replacement dwelling house at Auchenloch Lodge, Blanefield, G63 9AS for Mr Allan Barns-Graham per Jigsaw Planning PO Box 2844 Glasgow G61 9DG Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00950/FUL 20 Dec 2017 Ward 6 Stirling East 280572 692300</p>	<p>Erection of a new motor dealership and external wet valet bay with associated external works at Land At Plot 14, Craig Leith Road, Stirling for Flear & Thomson Dunfermline Kia per McLaren Murdoch & Hamilton Ltd 2 West Coates Edinburgh EH12 5JQ Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>17/00928/FUL 22 Dec 2017 Ward 1 Trossachs & Teith 264918 701351</p>	<p>Demolition of existing farmhouse and outbuilding and erection of new two storey farmhouse, with new access road from existing farm access road and gravel parking area at Auchensalt, Thornhill, FK8 3QJ for Mr Saul Galloway per Houghton Planning Ltd 102 High Street Dunblane FK15 0ER Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>

17/00965/NSM 18 Dec 2017 Ward 1 Trossachs & Teith 272341 699053	Installation of pole mounted 300mm dish on existing mast at Mast Site At Old Farm, Cuthil Brae, Blairdrummond for Telefonica UK Limited per Galliford Try Atholl House 51 Melville Street Edinburgh EH3 7HL Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	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
18/00005/FUL 4 Jan 2018 Ward 4 Stirling North 280953 695441	Beacon consisting of gabion benches with timber tops, granite paving and three corten steel interpretation marker posts at Land Some 225 Metres South Of Wallace Monument, Hillfoots Road, Causewayhead, Stirling for IFLI per Bright Greenside House 43 Greenside Place Edinburgh United Kingdom Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Schedule

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: Change of use from church into 2No. dwelling houses at Cowie Parish Church Main Street Cowie FK7 7BN

UPRN: 000122033229
Ward: Ward 7 Bannockburn
Reference: 17/00806/FUL
Type: Full
Date Valid: 19 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mac Residential Ltd per Robert Paul Architects 102 High Street Dunblane FK15 0ER

Decision: Approve with Conditions

PROPOSAL: Conversion and alteration of existing attic space, installation of conservation rooflights, together with flush slate vents and new internal stair at 48 Main Street Bannockburn FK7 8LY

UPRN: 000122026445
Ward: Ward 7 Bannockburn
Reference: 17/00829/LBC
Type: Listed Building Consent
Date Valid: 25 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Charles Ballantyne per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT

Decision: Approve with Conditions

**PROPOSAL: Installation of rooflights at 48 Main Street Bannockburn
FK7 8LY**

UPRN: **000122026445**
Ward: **Ward 7 Bannockburn**
Reference: **17/00830/FUL**
Type: Full
Date Valid: 25 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Charles Ballantyne per Mparchitecture Ltd Macfarlane Gray House
Castlecraig Business Park Stirling FK7 7WT

Decision: Approve with Conditions

**PROPOSAL: Proposed extension to provide additional storage and
accessible WC at 1 Back O'Hill Industrial Estate Stirling
FK8 1SH**

UPRN: **000122014021**
Ward: **Ward 4 Stirling North**
Reference: **17/00845/FUL**
Type: Full
Date Valid: 6 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: DMS Ltd per Mrs Ann G Gaunt Laurelbank Moray Street Blackford PH4
1QP

Decision: Approve

**PROPOSAL: Division of large bedroom to form two smaller bedrooms at
67B Port Street Stirling FK8 2ER**

UPRN: **000122020147**
Ward: **Ward 4 Stirling North**
Reference: **17/00847/LBC**
Type: Listed Building Consent
Date Valid: 3 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Shona Griffiths Flat B First Floor Left Right Stair 67 Port Street Stirling FK8
2ER

Decision: Approve

PROPOSAL: **Erection of two storey microbrewery and visitor centre at Stirling Arms Hotel Stirling Road Dunblane FK15 9EP**

UPRN: **000122005729**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00612/FUL**
Type: Full
Date Valid: 28 August 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: per Alastair Heron 46 Kenilworth Road Bridge Of Allan FK9 4RP

Decision: **Approve with Conditions**

PROPOSAL: **Removal of existing garage and erection of new dwelling house and garage at Garden Ground At 2 Gordon Crescent Bridge Of Allan**

UPRN: **000122070593**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00825/FUL**
Type: Full
Date Valid: 24 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Ms Kathryn Williamson per Bobby Halliday Architects The Studio 3 The Avenue Bridge Of Allan FK9 4NR

Decision: **Withdrawn**

PROPOSAL: **Installation of new internal single leaf, non-glazed 30 and 60 minute fire rated doorsets to replace existing non fire rated and non glazed doors and installation of new internal 30 minute fire rated double leaf glazed doors with glazed fanlights at Pathfoot Building Pathfoot Road Bridge Of Allan FK9 4LD**

UPRN: **000122001206**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00833/LBC**
Type: Listed Building Consent
Date Valid: 25 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Stirling University per Lewis & Hickey 1 St Bernards Row Edinburgh EH4 1HW

Decision: **Approve with Conditions**

PROPOSAL: **Extension to side and rear of existing garage to form additional living accommodation for existing dwelling house at Rousay Hopetoun Drive Bridge Of Allan FK9 4QQ**

UPRN: **000122025059**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00843/FUL**
Type: Full
Date Valid: 30 October 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr Ronnie Kerr per Scotdraw Architectural Services 32 Inchnock Avenue
 Gartcosh Glasgow G69 8EA

Decision: **Approve**

PROPOSAL: **Erection of cattle shed at South Glassingall Farm Perth Road Dunblane FK15 0JE**

UPRN: **000122070235**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00848/NAG**
Type: Agricultural Notification
Date Valid: 1 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE

Decision: **Approve**

PROPOSAL: **Extension to side and rear, front porch extension and dormer extensions to front and rear of dwelling house at 7 Anne Drive Bridge Of Allan FK9 4RE**

UPRN: **000122023836**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00863/FUL**
Type: Full
Date Valid: 13 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Keith Drummond per Farquhar MacLean Beechcroft Studio Northlea
 Doune FK16 6DH

Decision: **Approve**

PROPOSAL: Proposed balcony off lounge at 1B Pendreich Road Bridge Of Allan FK9 4PZ

UPRN: **000122052903**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00889/FUL**
Type: Full
Date Valid: 21 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mrs F Fielding per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA

Decision: Approve

PROPOSAL: One and a half storey rear extension and single storey side extension at Anna Rose Cottage 13 Mayne Avenue Bridge Of Allan FK9 4RA

UPRN: **000122023818**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00895/FUL**
Type: Full
Date Valid: 23 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Mrs C English per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

Decision: Approve

PROPOSAL: 1No. satellite antenna and ancillary GPS device and cabinet and cabling at Cathay Radio Site Ramoyle Dunblane

UPRN: **000122052907**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00908/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 27 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Wireless Infrastructure Group (WIG) per Harlequin Group Ltd Rutland House 5 Allen Road Livingston West Lothian

Decision: Approve

PROPOSAL: **Proposed demolition of existing house and erection of 2 detached houses at Glenshee Cottage Boquhan Balfron G63 0RW**

UPRN: **000122007988**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00593/FUL**
Type: Full
Date Valid: 2 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr J Batey per Murray Russell Architects Saracen House 139 Saracen Street Glasgow G22 5AZ

Decision: **Approve with Conditions**

PROPOSAL: **To modify the Section 75 Agreement by inclusion of an additional clause as described in Architects Letter at Dalnair House Croftamie Blanefield G63 0EZ**

UPRN: **000122048744**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00702/DOM**
Type: Discharge or Modification of S75
Date Valid: 4 September 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Jonathon Milne per The FM Group 9 Great Stuart Street Edinburgh EH3 7TP

Decision: **Approve**

PROPOSAL: **Erection of new one and a half storey detached dwelling house and retrospective permission for provision of temporary residential accommodation and ancillary storage units on site at Land Adjacent To North Of Craighat Cottage Blanefield**

UPRN: **000122064708**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00789/FUL**
Type: Full
Date Valid: 23 October 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr W Hogg per G M Thomson 28 Crossveggate Milngavie Glasgow G62 6RA

Decision: **Approve with Conditions**

PROPOSAL: Erection of a conservatory at 55 Main Street Fintry G63 0XE

UPRN: **000122009843**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00795/FUL**
Type: Full
Date Valid: 16 October 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Frazer per John Gordon Associates Ltd 3 Dean Acres Comrie
 Dunfermline KY12 9XS

Decision: Approve

**PROPOSAL: Proposed single storey extension to south elevation at
 Campsie Dean House Campsie Dene Road Blanefield G63
 9BN**

UPRN: **000122009015**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00877/FUL**
Type: Full
Date Valid: 20 November 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Philip Friel per Designworks 38 Gibson Street Glasgow G12 8NX

Decision: Approve

**PROPOSAL: Construction of Sunroom and Terrace. Conversion of
 Garage into Studio. Replacement of windows and external
 doors at Easter Ross Farm Cottage Stirling FK8 3AF**

UPRN: **000122040204**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00878/FUL**
Type: Full
Date Valid: 20 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs A & J Clark per Partners In Planning Architecture Design
 Forgandakey Forgan Newport-on-Tay DD6 8RB

Decision: Approve

PROPOSAL: **Single storey extension to dwelling at Braevallich Lernock Road Balfron G63 0QE**

UPRN: **000122047279**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00892/FUL**
Type: Full
Date Valid: 22 November 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs Douglas Steel per Design Practice Architects 10 Lynedoch Crescent Glasgow G3 6EQ

Decision: **Approve**

PROPOSAL: **Renewal of permission 14/00581/FUL for a car boot sale and open air market on Sundays from 6am until 1.30pm at Caledonian Marts Millhall Road Stirling FK7 7LT**

UPRN: **000122044178**
Ward: **Ward 6 Stirling East**
Reference: **17/00748/FUL**
Type: Full
Date Valid: 27 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: William Ross 75 Holm Farm Road Culduthel Inverness IV2 6BE

Decision: **Approve - Temporary Permission**

PROPOSAL: **Replacement of existing flat roof garage with pitched roof single storey side extension at 2 Rosebery Place Riverside Stirling FK8 1UQ**

UPRN: **000122021150**
Ward: **Ward 6 Stirling East**
Reference: **17/00879/FUL**
Type: Full
Date Valid: 20 November 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Fraser Harris per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT

Decision: **Approve**

**PROPOSAL: Extension to existing annexe at 22 Bohun Court
Balquhiddelock Stirling FK7 7UT**

UPRN: **000122027898**
Ward: **Ward 6 Stirling East**
Reference: **17/00898/FUL**
Type: Full
Date Valid: 24 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr J McCabe per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: Approve

**PROPOSAL: Alterations and extension to outbuildings to form single
storey (one bedroom) dwelling at 8 Allan Park Stirling FK8
2QG**

UPRN: **000122019339**
Ward: **Ward 5 Stirling West**
Reference: **17/00741/FUL**
Type: Full
Date Valid: 22 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr P Anderson & Mr A Quinn per McEachern Architects 13 Allan Park
Stirling FK8 2QG

Decision: Withdrawn

**PROPOSAL: Alterations to outbuildings (Former Washhouse) to convert
to dwelling house (1 no bedroom) at 8 Allan Park Stirling
FK8 2QG**

UPRN: **000122019339**
Ward: **Ward 5 Stirling West**
Reference: **17/00742/LBC**
Type: Listed Building Consent
Date Valid: 20 September 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr P Anderson & Mr A Quinn per McEachern Architects 13 Allan Park
Stirling FK8 2QG

Decision: Withdrawn

PROPOSAL: Internal alterations at 19 Albert Place Kings Park Stirling FK8 2RF

UPRN: **000122019555**
Ward: **Ward 5 Stirling West**
Reference: **17/00798/LBC**
Type: Listed Building Consent
Date Valid: 14 November 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Gordon Cockburn 19 Albert Place Kings Park Stirling FK8 2RF

Decision: Approve

PROPOSAL: Removal of existing garage and erection of new double garage and timber workshop at Cranston Polmaise Road Stirling FK7 9PU

UPRN: **000122012053**
Ward: **Ward 5 Stirling West**
Reference: **17/00861/FUL**
Type: Full
Date Valid: 8 November 2017
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Mrs Pat Middleton per Alasdair McKay 24 Shiphaugh Place Riverside Striling FK8 1UY

Decision: Approve

PROPOSAL: Installation of 1 x 0.3m transmission dish on the existing structure at Earls Hill Transmitting Station Polmaise Road To Carron Reservoir Stirling

UPRN: **000122044881**
Ward: **Ward 5 Stirling West**
Reference: **17/00938/NSM**
Type: Statutory Notification (Telecoms)
Date Valid: 7 December 2017
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Airwave Solutions Ltd Charter Court 50 Windsor Road Slough Berkshire

Decision: Approve

PROPOSAL: **Erection of single storey Health Centre with new non-adopted access road and soft and hard landscaping at Land Opposite And South Of Nos 6-9 Springbank Road Doune**

UPRN: **000122070779**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00626/FUL**
Type: Full
Date Valid: 14 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

Applicant/Agent: NHS Forth Valley per Anderson Bell + Christie Architects 382 Great Western Road Glasgow G4 9HT

Decision: **Approve with Conditions**

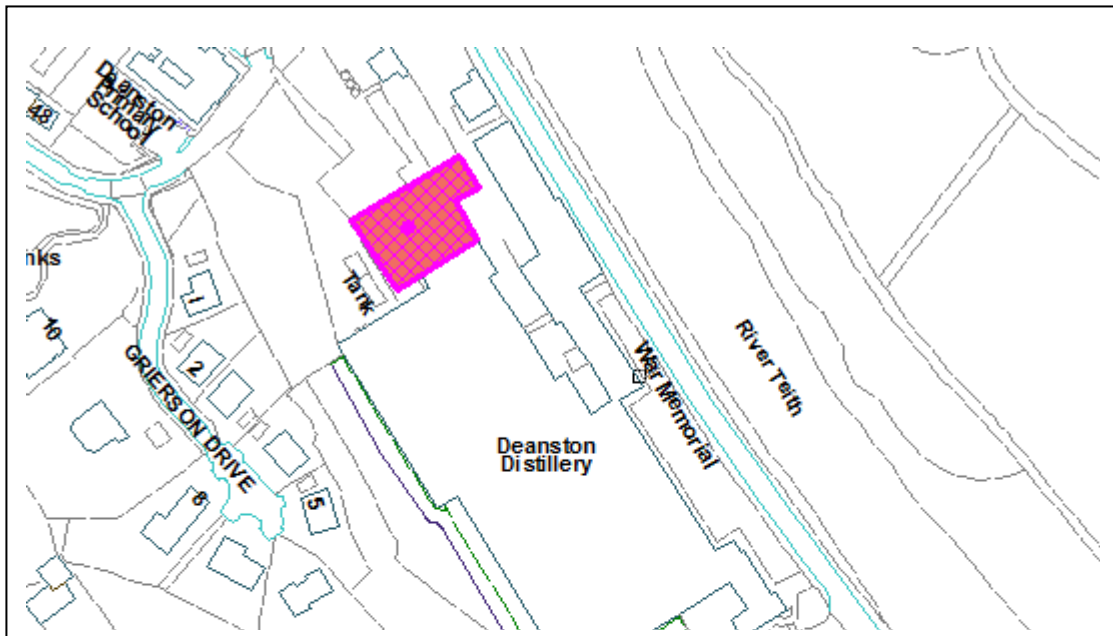
Planning Schedule Recommendations

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.

PROPOSAL: Replacement of existing generating equipment with one or two modern hydroelectrical turbines at Deanston Distillery
Deanston Road Deanston FK16 6AG

UPRN: 000122055263
Ward: Ward 1 Trossachs & Teith
Reference: 17/00709/LBC
Type: Listed Building Consent
Date Valid: 7 September 2017
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: Deanston Hydro Ltd 4 Melville Crescent Edinburgh EH3 7JA



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Building Recording:** Prior to works commencing on site, a Level 2 Visual Record will be carried out and submitted for the written approval of the Planning Authority. This survey is to be carried out in full compliance with the requirements set out within Stirling Council's Supplementary Guidance 21: Historic Building Recording.
- Engineers Drawings of Existing Structure and Proposed Turbines:** Prior to works commencing on site, engineers drawings of the existing structures to be removed (including full removal and the works to make good any areas) and the design of the replacement turbines are to be submitted for the written approval of the Planning Authority.

- 3 **Francis Turbine:** For the avoidance of doubt the Francis Turbine is to remain on site and details of its proposed retained position shall be submitted for the written approval of the Planning Authority prior to its relocation.
- 4 **Further Details:** Prior to works commencing on site, the following details are to be submitted for the written approval of the Planning Authority.
 - a) Clarification of all ancillary equipment to be removed i.e. generators, governors, control panels etc. should be included on scale drawings of the building.
 - b) Details of reinforcement of the pentrough where it connects to the new turbine shaft shall be agreed prior to commencement of these new works.
 - c) Details of the proposed access into the floor.
 - d) Clarification that the 'integrity' of the pentrough will be preserved, as will the integrity of the tunnels that run beneath the turbine house and distillery itself.

Reason(s):

- 1 In order to ensure recording of the area where the alterations proposed are undertaken.
- 2 In order to ensure this detail is received in the interests of preserving the character of the listed building.
- 3 In order to ensure this turbine is retained on site for its historic importance.
- 4 In order to ensure this additional detail is submitted to ensure the listed buildings character is preserved.

Status Constraints:

Article 4 Directions,
Conservation Area,
EH Consultation
Within 50m of Listed Building
Thornhill Aerodrome Cons. Over 20M high
LB Cat: A

Supplementary Information:

The proposed works to achieve the replacement of the two existing turbines, subject to conditions is considered to be sympathetic to the design of the original industrial style building. The internal alterations and removal of listed fabric is not considered to adversely impact upon the planned layout and original features of this listed building. Overall the proposed works will not adversely detract from the original character of the property and are considered to preserve the character of the listed building in accordance with adopted Policy 7.2 and 7.3 of the Stirling Council Local Development Plan.

Planning Panel Recommendations

Planning Panel – 18 January 2018

<p>The recommendations for the items outlined below are scheduled for consideration at the Planning Panel meeting on 18 January 2018.</p>

PROPOSAL: **Crematorium and associated development including landscaped garden of remembrance and areas for the interment of cremated remains, car parking and access at Land At Former Bannockburn Hospital Bannockburn Hospital Access Bannockburn**

UPRN: **000122048775**
Ward: **Ward 7 Bannockburn**
Reference: **17/00676/FUL**
Type: **Full**
Date Valid: **29 August 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **Crematoria Management Ltd & Scottish Ministers Per FVHB per HolderPlanning Ltd 5 South Charlotte Street Edinburgh EH2 4AN**

Recommendation: **Approve with Conditions**

Planning Enforcement – week ending 05/01/18

New Cases Received

Issue: Alterations to Garage.
Address: The Crescent, Dunblane, FK15 0DW
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/126/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Erection of satellite dish.
Address: Buccleuch Court, Dunblane, FK15 0AR
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/127/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged breach of condition.
Address: Glasgow Road, St Ninians, Stirling, FK7 0PA
Ward: Ward 6 Stirling East
Reference: EN/17/128/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alterations to Chimney
Address: High Street, Dunblane, FK15 0AD
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/17/129/LBENF
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged commercial operation.
Address: Land Adjacent To Sand Hill, Buchlyvie,
Ward: Ward 2 Forth & Endrick
Reference: EN/18/001/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

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

Supplementary Information: The pursuance of an Amenity Notice would not be warranted in this case.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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