



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**            **24 January 2018**

**Week Number** **03**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 01 February 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, 31 January 2018**. .



# *The Planning Schedule*

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## **The Planning Schedule**

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

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

### **Applications Received**

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

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

The decision making levels are:

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

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

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

### **Decision of Appointed Officers**

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

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

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

### **Planning Schedule – Recommendations**

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

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

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

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

### **Planning Panel Recommendations**

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

### **Planning Panel Decisions**

This section contains the decisions of the Planning Panel.

### **Hierarchy of Developments**

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

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

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

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

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

## **Scheme of Delegation**

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

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

### **Planning - Section 43A Scheme of Delegation**

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

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

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

#### **(a) Planning Authority Applications**

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

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

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

#### **(c) Member Remit to Planning Panel**

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

(d) **Significant Local Objection**

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

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

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

(f) **Scottish Ministers**

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

(g) **Listed Building Consent etc**

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

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

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# Who to contact in Planning

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

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: <a href="mailto:coxc@stirling.gov.uk">coxc@stirling.gov.uk</a>

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

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

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



# *Valid Planning Applications Received*

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## Major Developments

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

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## Local Developments

Application Number	Description	Decision Level
17/00962/FUL 15 Jan 2018 Ward 4 Stirling North 279744 693427	<b>Amalgamation of two existing retail &amp; restaurant units to form single unit for use within Classes 1, 2 and 3 at Units 22 &amp; 23 The Thistles, Goosecroft Road, Stirling, , for JTC Fund Solutions (Jersey) Ltd&amp; SG Kleinwort Hambros Trust per John Handley Associates Ltd 1 St Colme Street Edinburgh EH3 6AA</b> <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00003/FUL 17 Jan 2018 Ward 4 Stirling North 278182 695280	<b>Residential development of 13 dwelling houses with associated access, infrastructure and landscaping at Former Kildean Auction Market, Drip Road, Raploch, Stirling, , for BDW Trading Ltd 7 Buchanan Gate Cumbernauld Road Stepps G33 6FB</b> <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00013/FUL 16 Jan 2018 Ward 4 Stirling North 279557 693456	<b>Change of use of upper floors from offices (Use Class 4) to hotel (Use Class 7), single storey extension, new entrance lobby, glazed screen, new stairwell and plant room at The Crossed Peels, 8 Spittal Street, Stirling, FK8 1AT, for J D Wetherspoon PLC per K D Paine &amp; Associates Adur Business Centre Little High Street Shoreham By Sea West Sussex</b> <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated

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<p>18/00015/FUL 16 Jan 2018 Ward 4 Stirling North 279560 693584</p>	<p><b>Erection of 6No. residential apartments at Land And Buildings At 32 Baker Street And Nightclub, Dalgleish Court, Stirling, ,</b> for Mr Robert Orr Orrion Properties per Covell Matthews Architects 6 Manor Place Edinburgh EH3 7DD <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated  LB Cat: B</p>
<p>18/00023/FUL 19 Jan 2018 Ward 3 Dunblane &amp; Bridge Of Allan 278927 701276</p>	<p><b>Single storey flat roof extension to rear of existing dwelling house at The Roods, 1 St Margaret's Loan, Dunblane, FK15 0DE,</b> for Mr Jonathan Clinkenbeard per William Harley 41A Main Street Callander FK17 8DX <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00026/FUL 15 Jan 2018 Ward 3 Dunblane &amp; Bridge Of Allan 279131 697534</p>	<p><b>Proposed change of use from bank (Class 2) to restaurant (Class 3) with outdoor seating at 45 Henderson Street, Bridge Of Allan, FK9 4HG,</b> for Junior Estates Ltd per Alastair Heron 46 Kenilworth Road Bridge Of Allan Stirling FK9 4RP <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00029/FUL 18 Jan 2018 Ward 3 Dunblane &amp; Bridge Of Allan 277929 701281</p>	<p><b>Single storey rear extension to dwelling house at Glenmoy, Doune Road, Dunblane, FK15 9AR,</b> for Mr Jonathan &amp; Sandra Ord per I Line Designs 10 Philip Street Falkirk FK2 7JE <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>17/00900/FUL 18 Jan 2018 Ward 2 Forth &amp; Endrick 254608 688533</p>	<p><b>Erection of 4No. dwelling houses, demolition of an existing dwelling with garage (No. 23), demolition of existing rear porch with on-site parking at Land To Rear Of 15-23, Buchanan Street, Balfon, ,</b> for Glasgow Together CIC per Arena Architects 37 High Barholm Kilbarchan PA10 2EG <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00010/PPP 16 Jan 2018 Ward 2 Forth &amp; Endrick 256344 693585</p>	<p><b>Erection of dwelling house at Land Some 765 Metres North East Of Ballochneck, Buchlyvie, ,</b> for Mr and Mrs Donnie and Fiona Allan per Thomas Robinson Architects The Red House Glasgow G63 0EU <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

<p>18/00020/FUL 19 Jan 2018 Ward 2 Forth &amp; Endrick 252866 688237</p>	<p><b>Erection of dwelling house at Land And Building 65 Metres North Of Ballochruin Farm, Killearn, ,</b> for Mr Freddie Small per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00022/FUL 15 Jan 2018 Ward 2 Forth &amp; Endrick 263355 686226</p>	<p><b>Replacement of existing porch and garage at Westview, Fintry, G63 0XQ,</b> for Mr &amp; Mrs Peter Newton per Richardpearsarchitect Ground Floor 22 Belhaven Terrace West Dowanhill Glasgow <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00031/CON 19 Jan 2018 Ward 2 Forth &amp; Endrick 254651 688506</p>	<p><b>Demolition of ground floor flat with portal garage blow at 23 Buchanan Street, Balfron, G63 0RL,</b> for Glasgow Together per Arena Architects 37 High Barholm Kilbarchan PA10 2EG <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00032/FUL 19 Jan 2018 Ward 2 Forth &amp; Endrick 252888 688183</p>	<p><b>Change of use of two holiday accommodation units to domestic dwelling units at Ballochruin Barn Balfron Station, Killearn, G63 0LE,</b> for Mr Freddie Small per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00021/FUL 15 Jan 2018 Ward 6 Stirling East 281340 692240</p>	<p><b>Erection of agricultural shed for storage purposes at Land South Of Annfield, Millhall Road, Stirling, ,</b> for Caledonian Marts Ltd per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00027/FUL 16 Jan 2018 Ward 6 Stirling East 280747 693229</p>	<p><b>Alterations to existing garage building to increase headroom at 12 Broadleys Road, Stirling, FK7 7ST,</b> for Mr Mark Inglis per Cadpoint Design &amp; Draughting Services 19 McLean Place Dundee DD3 9QH <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></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**

No Council Interest applications have been received this week.

## *Decisions of Appointed Officers*

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The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.

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**PROPOSAL:**                    **Extension to rear of dwelling house at 23 Ochilview Cowie  
FK7 7DG**

UPRN:                            **000122034429**  
Ward:                             **Ward 7 Bannockburn**  
Reference:                      **17/00937/FUL**  
Type:                             Full  
Date Valid:                    11 December 2017  
Officer:                         Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent:             Mr & Mrs Currie per Lex Wardrop Architectural Consultant 11 Pine Court  
Doune Stirling FK16 6JE

**Decision:**                    **Withdrawn**

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**PROPOSAL:**                    **Single storey extension to rear of dwelling house at 12  
Brown Avenue Causewayhead Stirling FK9 5HH**

UPRN:                            **000122021824**  
Ward:                             **Ward 4 Stirling North**  
Reference:                      **17/00897/FUL**  
Type:                             Full  
Date Valid:                    28 November 2017  
Officer:                         Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent:             Mr And Mrs Jordan And Nicola Black per CJ ARC 42 Churchill Drive  
Glasgow G11 7LS

**Decision:**                    **Approve**

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**PROPOSAL:**                   **Installation of The Marker which is a free-standing structure incorporating app-based interpretive local information at Land Opposite Nos 1 And 2 Riverside Drive Riverside Stirling**

UPRN:                           **000122071085**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **17/00975/ADV**  
Type:                            **Advertisement**  
Date Valid:                  **8 January 2018**  
Officer:                        **Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk**

Applicant/Agent:            **IFLI per Bright Greenside House 43 Greenside Place Edinburgh EH1 3AA**

**Decision:                      Approve**

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**PROPOSAL:**                   **Siting of a shipping container, erection of a timber fence and change of use of public land to garden ground (retrospective) at 12 Alexander Drive Bridge Of Allan FK9 4QB**

UPRN:                           **000122024590**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00576/FUL**  
Type:                            **Full**  
Date Valid:                  **12 October 2017**  
Officer:                        **Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk**

Applicant/Agent:            **Mr Cameron McCann 12 Alexander Drive Bridge Of Allan FK9 4QB**

**Decision:                      Approve**

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**PROPOSAL:**                   **Change of use from Class 7 to Class 9 at 19 Caledonian Place Dunblane FK15 9AF**

UPRN:                           **000122036483**  
Ward:                           **Ward 3 Dunblane & Bridge Of Allan**  
Reference:                   **17/00901/FUL**  
Type:                            **Full**  
Date Valid:                  **29 November 2017**  
Officer:                        **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent:            **SA2 Properties (Scotland) Ltd 0/2 24 Morley Street Glasgow G42 9JB**

**Decision:                      Approve**

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**PROPOSAL:** **Permanent siting of two mobile homes previously granted temporary permission under 13/00583/FUL at Wester Balfunning Drymen G63 0NF**

UPRN: **000122069032**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00840/FUL**  
Type: Full  
Date Valid: 9 November 2017  
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Gary McAlpine Wester Balfunning Balfron Station G63 0NF

**Decision: Approve with Conditions**

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**PROPOSAL:** **Erection of dwelling house with associated parking and bin storage at Garden Ground North West Of Hillend Cottage 17 Quarry Road Fintry**

UPRN: **000122071020**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00858/PPP**  
Type: Planning Permission in Principle  
Date Valid: 8 November 2017  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Dr Martin Turner per Organic Architects 140 West Princes Street Helensburgh G84 8BH

**Decision: Withdrawn**

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**PROPOSAL:** **Dismantling of 2 No chimneys, rebuilding in existing stone and reinstating to original height to match west gable chimneys, associated slate and lead works at 9 Albert Place Kings Park Stirling FK8 2QL**

UPRN: **000122019458**  
Ward: **Ward 5 Stirling West**  
Reference: **17/00913/LBC**  
Type: Listed Building Consent  
Date Valid: 29 November 2017  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Dr & Mrs D King per TBB Architecture 17 Cockburn Street Falkirk FK1 1DJ

**Decision: Approve with Conditions**

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**PROPOSAL: Formation of forest road at Land 220 Metres South East Of Cosy Neuk House Stirling**

UPRN: **000122071053**  
Ward: **Ward 5 Stirling West**  
Reference: **17/00925/NAG**  
Type: Agricultural Notification  
Date Valid: 5 December 2017  
Officer: Charlotte Brown, Telephone: 01786 233623,  
Email: brownch@stirling.gov.uk

Applicant/Agent: Miss H Mirren per Tilhill Forestry 1 Duckburn Park Stirling Road Dunblane FK15 0EW

**Decision: Approve - NAG**

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**PROPOSAL: Internal alterations, restoration works and extension to rear elevation at Lochill Toll Doune FK16 6AD**

UPRN: **000122048123**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00657/FUL**  
Type: Full  
Date Valid: 30 August 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Jamie Muir per John H White Architects Ltd Ballat Crossroads Balforn Station G63 0SE

**Decision: Withdrawn**

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**PROPOSAL: Restoration of existing listed building, demolition of existing extensions and new extension to rear at Lochill Toll Doune FK16 6AD**

UPRN: **000122048123**  
Ward: **Ward 1 Trossachs & Teith**  
Reference: **17/00662/LBC**  
Type: Listed Building Consent  
Date Valid: 30 August 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Jamie Muir per John H White Architects Ltd Ballat Crossroads Balforn Station G63 0SE

**Decision: Withdrawn**

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**PROPOSAL:**                    **Amendment to house type approved under 13/00457/FUL  
and repositioning of access junction and driveway at  
Benula Killin FK21 8SU**

UPRN:                            **000122046332**  
Ward:                            **Ward 1 Trossachs & Teith**  
Reference:                      **17/00880/FUL**  
Type:                            Full  
Date Valid:                    24 November 2017  
Officer:                        Andrew Gardiner, Telephone: 01786 233675,  
                                      Email: gardinera@stirling.gov.uk

Applicant/Agent:            Mr Jim Devine per McKenzie Strickland Associates 23 Bank Street  
                                      Aberfeldy PH15 2BB

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

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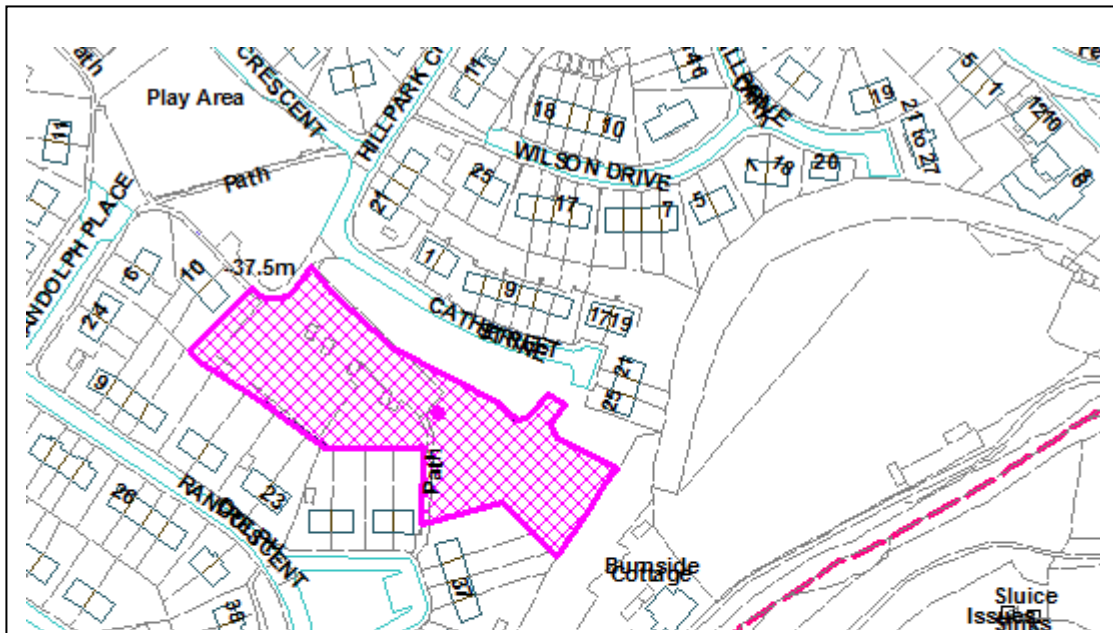
# Planning Schedule Recommendations

All of the applications in this Schedule have been considered against the Development Plan and unless otherwise stated accord with the provisions of the Development Plan, in terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997.

**PROPOSAL:**                    **Erection of 11No. dwelling houses at Land South Of Catherine Street Hillpark Crescent Bannockburn**

UPRN:                            **000122071050**  
Ward:                            **Ward 6 Stirling East**  
Reference:                      **17/00920/FUL**  
Type:                            **Full**  
Date Valid:                    **4 December 2017**  
Officer:                        **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**  
Website:                        [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

Applicant/Agent:            **Stirling Council per Stirling Council (Fiona Hainey) Allan Water House Kerse Road Stirling FK7 7SG**



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**Recommendation:**            **Approve with Conditions**

Subject to the following Conditions:

- 1     **Details of Materials:** Prior to the commencement of development, details of the following elements of the proposed external finish of the development shall be submitted to and approved in writing by the Planning Authority:

- \* Wall finish
- \* Stain or colour of the timber cladding, windows and doors
- \* Roof finish

The development shall be carried out in complete accordance with the approved details.

- 2 **Landscape Scheme - Details:** That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority.

Details of the scheme shall include:

- i) Existing landscape features and vegetation to be retained.
- ii) The location, design and materials of all hard landscaping works including walls, fences, and gates.
- iii) Details of the surfacing materials/finishes of driveways, footways and access road.
- iv) An indication of existing trees, shrubs and hedges to be removed.
- v) A programme for the completion and subsequent maintenance of the proposed landscaping.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development or such other date as may be agreed in writing with the Planning Authority. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

- 3 **Tree Protection as Part of Approved Landscaping Scheme:** That no works in connection with the permission hereby approved shall take place unless the trees to the north of the development site have been protected by fencing in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction. No works shall commence unless details of the protective fencing have been submitted to and agreed in writing by the Planning Authority. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities shall be permitted within the protected areas without the written consent of the Planning Authority.
- 4 **Programme of Archaeological Works:** No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.
- 5 **Drainage:** A full SUDS compliant drainage scheme shall be designed and integrated into the approved scheme in full compliance with sustainable drainage principles. Details of which shall be submitted to and approved in writing by the Planning Authority prior to the commencement of works on site. Thereafter, such details as agreed shall be incorporated into the development hereby approved.
- 6 **Driveway Construction:** Driveways shall not exceed gradients of 1:10 and shall be fully surfaced and drained. Where driveways fall towards the access road, a surface water interceptor shall be provided across the driveway at the rear of the footway with a positive drainage connection discharging into the plots surface water drainage system.

**Reason(s):**

- 1 In the interests of the appearance of the development and the visual amenities of the area, to ensure that the external finishing materials are appropriate to the character of the local landscape setting.

- 2 To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.
- 3 In order to ensure adequate protection for the trees/hedges on the site during the construction of development, and in the interests of the visual amenity of the area.
- 4 In order to safeguard and record the archaeological potential of the area.
- 5 In order to ensure adequate and timeous drainage arrangements are made.
- 6 In order to prevent loose material being carried from the site onto the public highway in the interests of road safety.

**Status Constraints:**

None Mapped

**Supplementary Information:**

## ***Report of Handling***

**Summary of Representations**

No representations received.

**Summary of Consultation Responses**

Roads: No objections raised.

Environmental Health: No objections raised.

**Development Plan and Other Material Considerations**

The Overarching Policy supports good quality development, in the right place, that meets the community's needs, in order to contribute positively to the creation of vibrant, mixed and healthy communities. All developments will require to demonstrate the following:

\* Compatibility with the Spatial Strategy and conformity with the relevant Sustainable Development Criteria.

\* A design-led approach, including high standards of design, reinforcement of sense of place, integration with neighbouring areas and the wider community.

\* Appropriate measures for mitigation of and adaption of climate change.

\* Appropriate measures for safeguarding, conservation and enhancement of the historic and natural environment.

Primary Policy 1: Placemaking, states that development of all scales must be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.

Policy 1.1: Site Planning, all new developments are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant):-

a) The siting, layout and density of new development should; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.

b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.

c) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing, and should use materials, finishes and colours which complement those prevalent.

d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.

Policy 2.2: Planning for Mixed Communities and Affordable Housing, all new residential development schemes should provide a range of housing of different types and sizes, and where required, different tenures and affordability. The different kinds of housing should be well integrated through the entire development scheme, ensuring that the siting and layout and architectural quality and design, is appropriate.

Primary Policy 9: Managing Landscape Change, of the Stirling Local Development Plan, September 2014, states that landscape visual impacts will be important consideration in determining all proposals for development and land use change. All development proposals should comply with the following (as relevant):

- \* Outwith designated landscape areas, demonstrate that the capacity of the local landscape to accommodate new development of the type and scale envisaged has been taken into account with reference to the guidance included within the landscape character assessments.

- \* Avoid adverse cumulative effects on landscape character and visual amenity.

- \* Include appropriate provision for landscape and planting works to maintain or enhance landscape quality and contribute to enhancing the Green Network.

Policy 10.1: Development Impact on Trees and Hedgerows (as relevant): -

Development proposals should provide protection from adverse impacts resulting from development to important trees or groups of trees that contribute to local amenity or have nature conservation or historic interest.

During the construction phase ensure the protection and management of retained trees on development sites in accordance with BS 5837:2012 Trees in relation to design, demolition and construction (April 2012).

## **Summary of Submission**

The application comprises 0.39 hectares of well-maintained public open space land located to the south of Catherine Street, Hillpark Crescent, Bannockburn. The site is bounded to the north and south by residential development, and equipped and formal play space to the west. The site provides for informal recreation with footpath links to the core path network. The application is submitted by Stirling Council and provides a mixed residential development comprising social rented housing and particular needs housing.

The site is allocated with the Stirling Local Development Plan, Proposed Plan, June 2016, for 8 residential units (Site H134). The Proposed Plan allocation is regarded as a significant material consideration. The key site requirements is the retention of the existing path link from Randolph Crescent, and the mitigation of any potential impacts on the Battle of Bannockburn Inventory Site.

The proposal includes the erection of 11 residential units comprising of 9 x 2 bedroom units, and 2 X 4-bedroom units. The proposed units have front and back gardens and the accommodation will comprise: living/dining room, kitchen and bathroom. The accommodation in the larger, wheelchair accessible 4 bedroom houses will comprise: kitchen, integrated living room and dining room, and two bathrooms. The proposed buildings will be aligned on an east-west axis and constructed in a linear formation to reflect the existing building line that defines Catherine Street (opposite) and Hillpark Crescent (adjacent).

The external walls of the proposed buildings will be finished in white render with secondary timber cladding and red facing brick elements, which will serve to break up the scale and composition of the elevations and define the entrances. Plain roof tiles are proposed in recognition of the roofing materials in the vicinity and solar panels will also be introduced to generate green electricity for the associated units. A low timber trip rail will create a defensible boundary delineating the public and private space at the front of the site. In curtilage parking will be provided within each plot, which will be divided up with intervening lawned areas.

The existing tree line to the north of the site will be protected in the interests of visual landscape amenity, and the path link to Randolph Place will be retained in the interests of connectivity. Finally, the site is well-served by public transport links with the nearest bus stop situated approximately 150 metres away at the junction of Hillpark Crescent and Morrison Drive.

In a 'new build' scenario on a greenfield site such as this, Primary Policy 1 and Policy 1.1 of the development plan , establish the importance of 'sense of place' by ensuring the siting and design respects the character of the built and natural setting, and that the development sits comfortably, physically and visually within the local landscape setting. The development proposal is considered to comply with these policy requirements being sited and designed to reflect the development pattern (planned and existing) of the site in a way that will contribute positively to the surrounding environment and the 'sense of place', in accordance with Primary Policy 1 and Policy 1.1 of the Local Development Plan. Furthermore, there are no issues arising from the proposal concerning residential amenity or highway safety.

The development proposal accords with the provisions of the development plan policy relating to the protection of the semi-rural environment and residential amenity, by virtue of its siting and form, and its relationship with the place to which it relates; the granting of planning permission is justified.

#### **Summary of Main Issues Raised In Respect of:**

Any Environmental Statement submitted.

Any assessment under Conservation (Natural Habitats &c.) Regulations 1994 carried out.

Any Design Statement or Design and Access Statement submitted.

Any report on impact or potential impact of the proposed development (e.g. retail, transport, noise or risk of flooding) submitted.

Not Applicable.

#### **Summary of terms of Section 75 Legal Agreements**

Not Applicable.

#### **Directions Under Regulations 30, 31 or 32**

Not Applicable.

#### **Community Council:**

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## ***Planning Enforcement – week ending 19/01/18***

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

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Issue: Alleged unauthorised use of premises.  
Address: Doune, FK16 6DQ  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/18/004/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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Issue: Change of use of land  
Address: Fintry,  
Ward: Ward 2 Forth & Endrick  
Reference: EN/18/005/UNAUTH  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

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Issue: Amenity issue.  
Address: Plean, FK7 8BS  
Ward: Ward 7 Bannockburn  
Reference: EN/18/006/AMENIT  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

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### ***Delegated Decisions***

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

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Issue: Alleged unauthorised use of premises.  
Address: Doune, FK16 6DQ  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/18/004/UNAUTH  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.



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***Planning Contravention Notices Served***

None

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***Breach of Condition Notices Served***

None

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***Planning Enforcement Notices Served***

None

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***Amenity Notices Served***

None

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# *Planning Enforcement Matters*

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**ISSUE:**                    **Change of use of Garden Ground at 23 and 25 Hill Street St  
Ninians Stirling FK7 0DW**

Reference:                EN/17/084/UNAUTH  
Officer:                  Andy Gardiner, (01786) 233675

Owner/Occupier:        Stirling Council and Mr M Ochman

**Recommendation:**    **Service of an Enforcement Notice**

**Supplementary Information:**

The garden grounds of the above properties are currently being used for the purpose of storage and repair of motor vehicles. There are also items and materials being stored on the site in association with this use.

The use is considered to be inappropriate in relation to Local Development Plan Policy and is in breach of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) 2006.

Officers from various Council departments have been actively monitoring the situation on site and have sought action from the owners/occupiers to remedy matters however, to date any steps which may have been taken to do so have not been sufficient to overcome the breach and associated concerns.

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

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# Forestry Planting and Felling Proposals

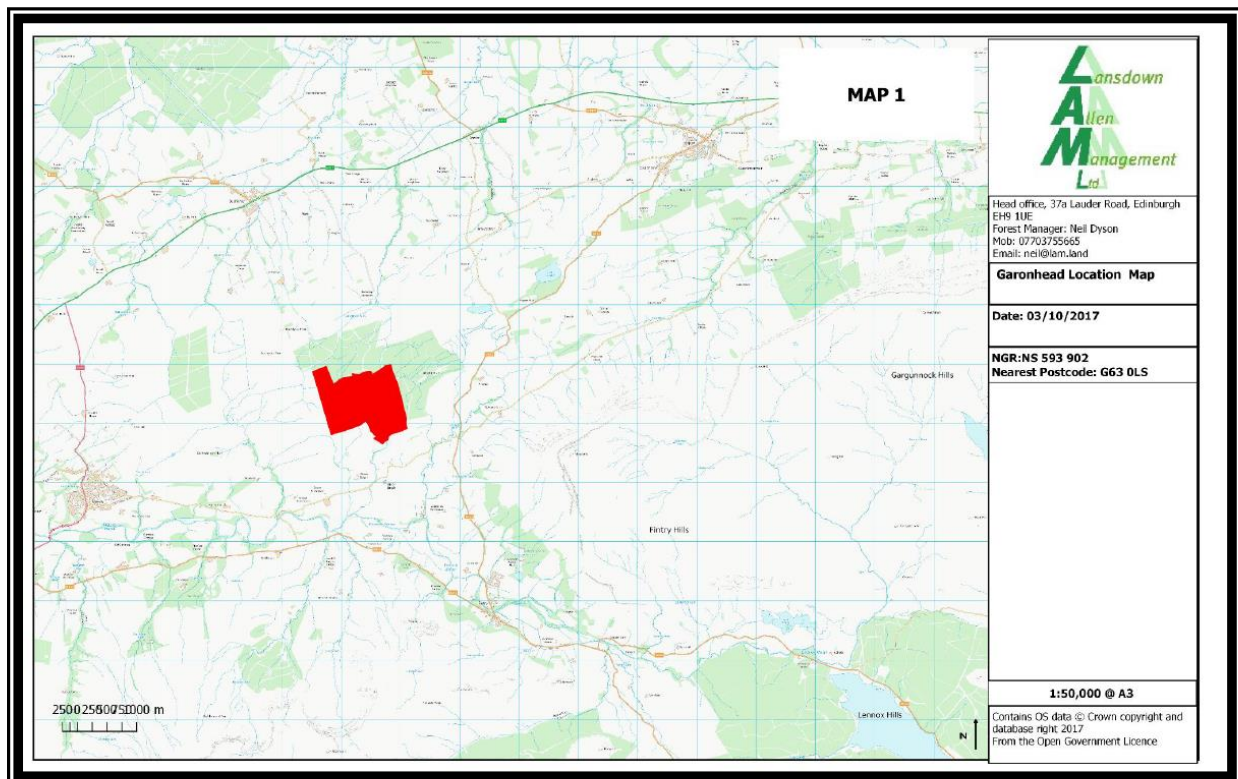
## Forestry Commission Scotland Public Register - New Applications

Application Type:- Forestry Grant Scheme

Location:- Garronhead, 4.5 km NW of Fintry – 5.00 km E of Balfron

O.S. Grid Reference:- NS 600 899

Forestry Commission Scotland Reference:-



### Proposed Works

Garronhead, extending to c.135 ha., is located south of Buchlyvie Muir and south west of Kippen Muir, on gently undulating land between 150 and 192 m above OSL.

The forest is currently managed as a commercial conifer plantation with timber production as its main objective. Species are predominantly Sitka Spruce, with smaller sub-compartments of Larch, Norway Spruce, Scots Pine and mixed broadleaves

Phased felling and restructuring will commence soon, with restocking with suitable commercial conifers, and an increase in other conifers and native broadleaves.

Management objectives include:-

- Maximise financial return on the commercial crop through restructuring
- Demonstrate sound silvicultural practice while satisfying UK Forestry and Woodland Assurance Standards
- Protect and enhance significant biodiversity, archaeological, cultural, amenity, natural heritage and landscape features.

Current and Proposed Species Mix is set out below.

**Table 1 - Area by species**

This shows the current and future species composition within the entire Long Term Forest Plan area.

Area by species						
Species (Add relevant species groups, or OG/OL)	Current*		Year 10*		Year 20*	
	Area (ha)	%	Area (ha)	%	Area (ha)	%
Sitka Spruce	103.57	76.46	87.49	64.62	78.57	58.00
Norway Spruce	1.23	0.92	18.79	13.87	29.44	21.73
Japanese Larch	7.69	5.68	4.68	3.45	0.14	0.13
Lodgepole Pine	2.32	1.71	1.97	1.45	-	0
Scots Pine	0.46	0.34	0.46	0.34	0.46	0.34
Western Hemlock	0.05	0.04	0.05	0.04	0.05	0.04
Broadleaves	0.83	0.61	0.86	0.61	0.86	0.61
Native Broadleaves	0.56	0.41	1.6	1.18	7.71	5.69
Western Hemlock/Norway Spruce Mix	0.66	0.49	0.00	0	0	0
Open Ground	18.08	13.35	19.56	14.44	18.23	13.46
<b>Total</b>	<b>135.46</b>	<b>100.00</b>	<b>135.46</b>	<b>100</b>	<b>135.46</b>	<b>100</b>

\* Of whole Forest Plan area (including open ground (OG)). Any mixtures such as Mixed Conifer (MC) should be broken down and included as an individual species component where a species occupies more than 10%.

The public consultation ends on 8 February 2018.

Comments should be submitted to, and further information is available from, Forestry Commission Scotland Perth and Argyll Conservancy, Upper Battleby, Redgorton, Perth PH1 3EN Tel:- 01738 442830 e-mail [panda.cons@forestry.gsi.gov.uk](mailto:panda.cons@forestry.gsi.gov.uk).

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