



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **31 January 2018**

Week Number **04**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 08 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, 07 February 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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The Schedule is distributed to all Members of the Council, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council can also be obtained from www.stirling.gov.uk/onlineplanning.

Who to contact in Planning

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

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

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: 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
Senior 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
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
18/00028/FUL 23 Jan 2018 Ward 7 Bannockburn 282007 686483	Erection of dwelling house (Plot 5) at Land Some 220M To North West Of 1 West Plean, Plean, for Mr and Mrs Podmore per Greenfields Design Ltd 2B Bank Street Alloa FK10 1HP Officer: Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk View this Application	Delegated
17/00826/ADV 25 Jan 2018 Ward 4 Stirling North 279594 693716	Installation of shop front signage (3No window stickers) at 54 Barnton Street, Stirling, FK8 1NA, for Mr Conor Syme per McEachern Architects 13 Allan Park Stirling FK8 2QG Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00041/LBC 25 Jan 2018 Ward 4 Stirling North 278564 694897	Sign mounted on railings and free standing directory sign at Land And Buildings At Former Kildean Hospital, 146 Drip Road, Raploch, Stirling, for Raploch URC Ltd per James F Stephen Architects Milton Studio 5 Viewfield Place Stirling FK8 1NQ Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated LB Cat: C
18/00036/FUL 25 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 278250 701382	Change of use and alterations to form 2No. flatted dwellings and 1No. terraced dwelling house at Scottish Churches House, 1 Kirk Street, Dunblane, FK15 0AL, for Nora Gilfillan 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	Delegated LB Cat: B

18/00038/FUL 25 Jan 2018 Ward 3 Dunblane & Bridge Of Allan 278375 701811	Renewal of planning permission 15/00053/FUL for alteration and extension to dwelling house under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Laighill Cottage, Laighill Place, Dunblane, FK15 0BJ, for Mrs Jean Blanche Tara Laighill Place Dunblane FK15 0BJ Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
18/00033/FUL 24 Jan 2018 Ward 2 Forth & Endrick 252871 688197	Conversion of outbuildings to form two domestic dwelling units at Land And Buildings North Of Ballochruin Farmhouse, Killearn, for Mr Freddie Small per John H White Architects Ltd Ballat Crossroads Balforn Station G63 0SE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application	Delegated
18/00035/FUL 22 Jan 2018 Ward 2 Forth & Endrick 256435 679384	Single storey side extension to dwelling house at Kirklea, 7 Campsie Road, Strathblane, G63 9AB, for Mr I Swan per G M Thomson 28 Crossveggate Milngavie Glasgow G62 6RA Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
18/00040/FUL 26 Jan 2018 Ward 1 Trossachs & Teith 261550 724612	Demolition of steading buildings used as Class 5 and erection of shed of Class 5 use at Glenbeich Farm, Lochearnhead, FK19 8PZ, for Mr Svend Moeller Hansen per Hannay McLaren Architects 1 Glasdale Cottage Comrie Crieff PH6 2JX Officer: Peter McKechnie, Tel: 01786 233679 Email: mckechniep@stirling.gov.uk View this Application	Delegated

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
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No Council Interest applications have been received this week.

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: Installation of a PSU cabinet, an AMF cabinet and minor ancillary works at Telephone Exchange Coal Wynd Bannockburn

UPRN: 000122041126
Ward: Ward 7 Bannockburn
Reference: 17/00887/FUL
Type: Full
Date Valid: 21 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Arqiva Ltd Trafalgar House 110 Manchester Road Altrincham England

Decision: Approve

PROPOSAL: Installation of proposed uPVC casement windows at 1 Old Telephone Exchange The Brae Bannockburn FK7 8LR

UPRN: 000122026663
Ward: Ward 7 Bannockburn
Reference: 17/00914/FUL
Type: Full
Date Valid: 29 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr McCafferty per Sidey Ltd 53 Feus Road Perth PH1 2AS

Decision: Approve

PROPOSAL: **Extension and alterations to provide ancillary accommodation at 19 Lothian Crescent Causewayhead Stirling FK9 5SB**

UPRN: **000122030041**
Ward: **Ward 4 Stirling North**
Reference: **17/00947/FUL**
Type: Full
Date Valid: 12 December 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Mrs N Aitken per Farquhar MacLean Beechcroft Studio Northlea Doune
 FK16 6DH

Decision: **Approve**

PROPOSAL: **Erection of recreational tree house at Minewood Cottage 11 Abercromby Drive Bridge Of Allan FK9 4EA**

UPRN: **000122024371**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00882/FUL**
Type: Full
Date Valid: 24 November 2017
Officer: Andrew Gardiner, Telephone: 01786 233675,
 Email: gardinera@stirling.gov.uk

Applicant/Agent: Mr Dean Hartley per Blue Forest The Studio, Bensfield Farm Best Beech
 Hill Wadhurst Kent

Decision: **Approve**

PROPOSAL: **Change of use to form hot food takeaway at Brown The Butcher Main Street Buchlyvie FK8 3LR**

UPRN: **000122042378**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00495/FUL**
Type: Full
Date Valid: 19 June 2017
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Muhammad Sardar Flat 3 51 Upper Craigs Stirling FK8 2DT

Decision: **Approve with Conditions**

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**

PROPOSAL: **Two storey extension to rear of property at 5 Ballewan Crescent Blanefield G63 9HW**

UPRN: **000122008766**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00891/FUL**
Type: Full
Date Valid: 1 December 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Gavin Nicoll per Arc Architectural Services Ltd 25 Cortmalaw Avenue Glasgow G33 1TE

Decision: **Approve**

PROPOSAL: **Erection of conservatory to rear of dwelling house at 11 Balglass Drive Balfron Glasgow G63 0UA**

UPRN: **000122069231**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00894/LWP**
Type: Proposed Certificate of Lawfulness
Date Valid: 22 November 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Norman Bennie per Hunter Conservatories & Sunrooms Arran House Dundonald KA2 9AF

Decision: **Approve with Reasons**

PROPOSAL: **Change of use and extension to single storey workshop to form dwelling house at Former Joiner's Workshop Whiteleys Road Buchlyvie**

UPRN: **000122058768**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00916/FUL**
Type: Full
Date Valid: 30 November 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr William Ross per Paterson Architects 3 Seton Mains Longniddry EH32 0PG

Decision: **Approve with Conditions**

PROPOSAL: **Erection of replacement dwelling and alterations to existing garage at Craigellen Moor Road Strathblane G63 9EX**

UPRN: **000122008601**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00931/FUL**
Type: Full
Date Valid: 7 December 2017
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Mr Hugh Fergusson per G1 Architects 3/2 211 Dumbarton Road Glasgow G11 6AA

Decision: **Approve with Conditions**

PROPOSAL: **Porch to front of dwelling house at 1 Culcreuch Avenue Fintry G63 0YB**

UPRN: **000122009927**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00957/FUL**
Type: Full
Date Valid: 18 December 2017
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr & Mrs G Nicolson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ

Decision: **Approve**

PROPOSAL: **Installation of new kitchen extract duct, new external door and external alterations and painting at 20 Allan Park Stirling FK8 2QG**

UPRN: **000122019721**
Ward: **Ward 5 Stirling West**
Reference: **17/00893/FUL**
Type: **Full**
Date Valid: **22 November 2017**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

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

Decision: Approve

PROPOSAL: **Installation of pole mounted 300mm dish on existing mast at Mast Site At Old Farm Cuthil Brae Blairdrummond**

UPRN: **000122071078**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00965/NSM**
Type: **Statutory Notification (Telecoms)**
Date Valid: **18 December 2017**
Officer: **Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk**

Applicant/Agent: **Telefonica UK Limited per Galliford Try Atholl House 51 Melville Street Edinburgh EH3 7HL**

Decision: Approve

Planning Schedule Recommendations

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

There are no Planning Schedule Recommendations this week.

Planning Panel Decisions

Planning Panel - 18 January 2018

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 Ltd5 South Charlotte Street Edinburgh EH2 4AN

Decision: Approve with Conditions

Planning Enforcement – week ending 26/02/18

New Cases Received

Issue: Alleged amenity issues.
Address: Main Street, Kinbuck, FK15 0NQ
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/007/AMENIT
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Non-compliant development relating to fencing
Address: Millhall Road, Stirling, FK7 7LT
Ward: Ward 6 Stirling East
Reference: EN/18/008/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Installation of Satellite Dishes
Address: Dunblane
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/009/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Deposition of material
Address: Raploch, Stirling
Ward: Ward 4 Stirling North
Reference: EN/18/010/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Alterations to Garage.
Address: 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

Supplementary Information: No breach of planning control.

Issue: Alleged amenity issues.
Address: Main Street, Kinbuck, FK15 0NQ
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/007/AMENIT
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The condition of the site would not warrant the pursuance of an Amenity Notice.

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.

Other Planning Issues

**ISSUE: The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017
Request for Screening Opinion – Proposed Solar PV development at Patrickston Farm, Kippen, Stirling FK8 3JJ.**

Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Considerations:

The Council has received a request for a Screening Opinion from Green Energy International as to whether an Environmental Impact Assessment is required for a proposed solar photo voltaic (PV) development at Patrickston farm, Kippen. This site is located approximately 2.0 kilometres North West of Gargunock. The purpose of the development is to provide a large-scale renewable electricity source that will be connected to the National Grid.

Proposed Development:

The proposed installation will be a 10 megawatt PV solar farm, covering approximately 44 acres, with all related equipment and structures including monitoring meters and surveillance equipment along with any necessary security fencing. The proposal includes:

- Installation of PV panels, approximately 1 metre off the ground; with a maximum height of approximately 2.3 metres from ground level; facing South with a 25 degree angle. Screws or piles driven into the ground will secure the solar panels.
- Construction of ancillary works include access tracks;
- Temporary construction compound;
- Inverter/substation and battery storage containers.

EIA SCREENING OPINION –

Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 state that any energy industry development, including “installations for the production of electricity”, covering an area exceeding 0.5 hectare (ha) are considered as Schedule 2 developments. Schedule 3 of the Regulations sets out the selection criteria for screening schedule 2 development and covers the characteristic of the development including size and accumulation with other development, the location of the development and the environmental sensitivity of the geographical area, and the characteristics of the potential development/impact. The site extends to c. 44 acres and comprises two fields currently used for pasture and silage production. Typical of the Western Carse it is low lying and generally flat. There are subtle changes in level, particularly alongside an un-named water course draining to the nearby River Forth separating the larger and smaller fields and also defining the southern and north eastern boundary of the larger field. The main environmental considerations are:-

Landscape and Visual Impact: When viewing the site at close proximity from the access roads to Patrickston and Culbeg Farms, from rising ground south of the A811 and from Stirling Castle esplanade, despite the extensive site area, the restricted height of the solar arrays combined with low lying topography, is likely to result in limited visual impacts. Nearby views, from the A811 are broken up by landscape features such as plantations, shelter belts, boundary trees/hedging and farm houses and buildings. The western boundary alongside the Culbeg Farm access track and the main section of the northern boundary are more open. As highlighted in the supporting statement suitable screen planting could however mitigate any local adverse impacts. From viewing the site from the south to north from various points along Glinns Road and from the access track to Crawtree Farm, again on account of woodlands and shelter belts and local topography it is likely there will be only limited impacts, with any impacts again mitigated through screen planting on the site boundaries. It is unlikely there will be any significant impacts on westerly views from Stirling Castle. There are no national or local landscape designations affecting the site. Nevertheless Supplementary Guidance 27 – Protecting Special Landscapes does draw attention to the unique characteristics of the Carse Landscape and proposes designating representative areas as a Local Landscape Area. These qualities require to be included in a Landscape and Visual Impact Assessment.

Flood Risk: SEPA's Flood Maps identify parts of the site, particularly adjacent to the above mentioned un-named water course, as being at medium to high risk to flooding. Policy principles set out in Scottish Planning Policy (para. 255) state the planning system should take a precautionary approach to flood risk from all sources and promote flood avoidance by locating development away from functional flood plains and medium to high risk areas. This national guidance is supported by relevant Local Development Plan policies and guidance and extensive guidance from SEPA. Of particular relevance is SEPA Flood Risk and Land Use Vulnerability Guidance (v.2, July 2017). Energy generating technologies are defined as 'essential infrastructure'. It highlights there has to be a demonstrable need for such infrastructure to be located in flood risk areas, it should be designed and constructed to remain operational during floods, and not impede water flow. On this basis, a detailed Flood Risk Assessment will be required, that shall also assess impacts on surface water drainage.

Traffic/Roads: The proposed development would result in an increase in vehicle movements at junctions off the A811 Stirling-Dumbarton Road. It is anticipated that the biggest traffic impact associated with this development will be during the construction phase and as such a detailed Transport Statement is required which includes the following:

- Identify traffic generation during construction and operation, including peak periods of activity.
- Anticipated length of operations.
- Assessment of suitable traffic routes and road network including existing structures (bridges and culverts) to accommodate anticipated heavy loads during construction.
- Proposed modifications required to key junctions in order to accommodate all sized vehicles, associated with the development proposal.
- Predicted impacts.
- Impact mitigation (taking cognisance of the potential for increased turning movements at a junction on the A811 where vehicle speeds can be high and overtaking is evident).
- Development of a Traffic Management Plan.

Other Considerations: The proposal requires to take into account any significant cultural heritage or biodiversity interests. The location of the site and proposal is such that there may not be any meaningful issues that arise however, it is necessary to demonstrate that all relevant matters have been taken into account.

Conclusion: It is considered that the potential environmental impact and scale of a solar park at Patrickston Farm is not so significant that an EIA is required. However, a planning application requires to be supported by a detailed Environmental Appraisal incorporating a Landscape and Visual Impact Assessment, a Flood Risk Assessment, a Transport Statement, and assessments of effects on considerations such as local biodiversity and archaeology/cultural Heritage.

ISSUE: Review of Supplementary Guidance – Consultation

Considerations:

Alongside the preparation of a new Local Development Plan, Stirling Council is undertaking a review of all its 36 Supplementary Guidance (SG) documents that currently form part of the adopted development plan. The guidance is being consolidated and updated as appropriate. In most cases the changes being proposed are minor and the Supplementary Guidance will roll forward to the new plan.

Before re-adopting the updated Supplementary Guidance, each SG is being published to allow anyone who may wish to make comment to do so. Comments will be taken into account in finalising each document.

We are now inviting comments on following three draft Supplementary Guidance documents:

- **Huts & Chalets**
- **Forestry & Woodland Strategy**
- **Small Settlements**

The draft Supplementary Guidance can be viewed online: <http://www.stirling.gov.uk/services/planning-and-the-environment/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan/review-of-supplementary-guidance>

We welcome views and comments on the above documents. Responses will be accepted up until **Friday 9th March 2018** at 5pm and these should be submitted in writing to:

ldp@stirling.gov.uk or SG Consultation, Planning & Building Standards, Stirling Council, Teith House, Kerse Road, Stirling, FK7 7QA.

The current Supplementary Guidance remains in place until the new Local Development Plan is adopted.

If you have any queries relating to the Supplementary Guidance consultation or any other aspect of the Local Development Plan please contact the Planning & Policy team on 01786 233660 or email: ldp@stirling.gov.uk.
