



## LOCALITIES AND INFRASTRUCTURE

# *Planning Schedule*

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

**Date**            **7 February 2018**

**Week Number** **05**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 15 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, 14 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](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.

---

# *Contents*

---

The Planning Schedule contains information on a range of planning matters.

- 1 Valid Planning Applications Received
- 2 Decisions of Appointed Officers
- 3 Planning Schedule Recommendations
- 4 Planning Panel Recommendations
- 5 Planning Panel Decisions
- 6 Planning Appeals & Public Inquiries
- 7 Local Review Body Decisions
- 8 Planning Enforcement
- 9 Planning Enforcement Matters
- 10 Forestry Planting and Felling Proposals
- 11 Street Naming
- 12 Other Planning Issues

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](http://www.stirling.gov.uk). Information on all planning applications submitted to the Council can also be obtained from [www.stirling.gov.uk/onlineplanning](http://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: <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>
Senior 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*

---

## 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
18/00030/ADV 29 Jan 2018 Ward 7 Bannockburn 280576 686552	<b>Road Signs at Easterton, Bannockburn, FK6 6RG</b> , for Forsyth Of Denny Ltd per Thomson Hunter Architects 21 Portland Road Kilmarnock KA1 2BT <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00050/LBC 31 Jan 2018 Ward 4 Stirling North 281208 695919	<b>Conversion of semi-derelict farm buildings into 2 new dwelling houses, retention of a listed circular horse mill, retention and refurbishment of the other existing buildings at Land And Buildings At Craigton Farm, Stirling</b> , for Cowanes Trust per Bobby Halliday Architects The Studio The Avenue Bridge Of Allan FK9 4FR <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: B
18/00051/FUL 2 Feb 2018 Ward 4 Stirling North 281208 695919	<b>Conversion of semi-derelict farm buildings into 2 new dwelling houses at Land And Buildings At Craigton Farm, Stirling</b> , for Cowanes Trust per Bobby Halliday Architects The Studio The Avenue Bridge Of Allan FK9 4FR <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00052/FUL 1 Feb 2018 Ward 4 Stirling North 278607 694834	<b>Erection of garden shed (retrospective) at 85 Drip Road, Raploch, Stirling, FK8 1RN</b> , for Agnieszka Kleban 85 Drip Road Raploch Stirling FK8 1RN <b>Officer:</b> Lynne Currie, Tel: 01786 233673, Email: curriel@stirling.gov.uk <a href="#">View this Application</a>	Delegated

---

<p>18/00054/FUL 31 Jan 2018 Ward 4 Stirling North 280953 695441</p>	<p><b>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,</b> for IFLI per Bright Greenside House 25 Greenside Place Edinburgh EH1 3AA <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Schedule</p>
<p>18/00045/FUL 30 Jan 2018 Ward 3 Dunblane &amp; Bridge Of Allan 279054 705190</p>	<p><b>Proposed single storey extension to dwelling house at 4 Millbank Road, Kinbuck, FK15 0NJ,</b> for Mr Struan Robertson per Architectural Technician Services Ltd 13 Taran Alloa FK10 1RF <b>Officer:</b> Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00034/FUL 29 Jan 2018 Ward 2 Forth &amp; Endrick 254458 694443</p>	<p><b>Amendment to position of house and garage (Plots 1 and 2) and to boundary location (Plot 2) previously approved under planning permission 16/00753/FUL at Land 65M North West Of Garchell Farm, Buchlyvie,</b> for Mr &amp; Mrs Hugh &amp; Gwen Carruthers per JSK Designs Edgemount Parkburn Road Kilsyth Glasgow <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00056/FUL 2 Feb 2018 Ward 2 Forth &amp; Endrick 264618 695053</p>	<p><b>Extensions to side and rear of dwelling house at Farringford, Fore Road, Kippen, FK8 3DT,</b> for Mr &amp; Mrs A Beaton per Murray &amp; Murray Design Studio 9 Garden Terrace Falkirk FK1 1RL <b>Officer:</b> Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00057/FUL 2 Feb 2018 Ward 2 Forth &amp; Endrick 270584 694565</p>	<p><b>Proposed timber framed outdoor learning zone at Gargunnoch Primary School, Station Road, Gargunnoch, FK8 3BJ,</b> for Mr Archie Peddie per JML Contracts Ltd The Arns Auchterarder PH3 1EJ <b>Officer:</b> Charlotte Brown, Tel: 01786 233683, Email: brownch@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>
<p>18/00046/FUL 30 Jan 2018 Ward 6 Stirling East 281250 692189</p>	<p><b>Change of use of unit from Class 4 Business Use to Class 1 Retail at Caledonian Marts, Millhall Road, Stirling, FK7 7LT,</b> for Caledonian Marts Ltd per Mparchitecture Ltd Macfarlane Gray House Castlecraig Business Park Stirling FK7 7WT <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a></p>	<p>Delegated</p>

18/00049/FUL 29 Jan 2018 Ward 6 Stirling East 279905 691646	<b>Replacing and extending decking to the rear of dwelling house (retrospective) at 32 Pelstream Avenue, Stirling, FK7 0BE</b> , for Mr Brian Weir 32 Pelstream Avenue Stirling FK7 0BE <b>Officer:</b> Lynne Currie, Tel: 01786 233673, Email: curriel@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00062/FUL 2 Feb 2018 Ward 6 Stirling East 280714 693460	<b>Installation of buried district heating network pipes to provide low carbon and renewable heat energy to highlighted buildings in Forthside which would run beneath existing verge, open space, road network and car park at Springkerse Waste Water Treatment Works, 29 Whitehouse Road, Stirling, FK7 7SS</b> , for Stirling Council Teith House Kerse Road Stirling FK7 7QA <b>Officer:</b> Mark Laird, Tel: 01786 233678, Email: lairdm@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00053/FUL 31 Jan 2018 Ward 1 Trossachs & Teith 271299 701393	<b>Replacement of existing timber frame windows with UPVC windows of similar appearance and colour at 12A Deanston Gardens, Deanston, FK16 6AZ</b> , for Ian And Maureen Watson 12A Deanston Gardens Deanston FK16 6AZ <b>Officer:</b> Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk <a href="#">View this Application</a>	Delegated
18/00058/FUL 2 Feb 2018 Ward 1 Trossachs & Teith 271623 701491	<b>Retrospective erection of a gas governor kiosk and associated works at Deanston Distillery, Deanston Road, Deanston, FK16 6AG</b> , for Distell Europe Ltd per GVA Grimley Ltd 206 St Vincent Street Glasgow G2 5SG <b>Officer:</b> Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk <a href="#">View this Application</a>	Delegated LB Cat: A

## 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.		

## Proposal of Application Notices

Application Number	Description
PAN-2018-001 1 Feb 2018 Ward 5 Stirling West 278985 691123	<b>Residential development with associated landscaping, access and infrastructure at Land North And South Of, Graystale Road, St Ninians, Stirling</b> , for Persimmon Homes East Scotland Unit 1, Wester Inch Business Park Old Well Court Bathgate EH48 2TQ <b>Officer:</b> Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk <a href="#">View this Application</a>

---

## *Decisions of Appointed Officers*

---

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

---

**PROPOSAL:**                    **Erection of wooden garage/shed at 7 Oak Crescent Plean FK7 8DP**

UPRN:                            **000122032471**  
Ward:                             **Ward 7 Bannockburn**  
Reference:                      **17/00890/FUL**  
Type:                             Full  
Date Valid:                    28 November 2017  
Officer:                         Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

Applicant/Agent:             Mrs Lynne Brown 7 Oak Crescent Plean FK7 8DP

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

---

**PROPOSAL:**                    **External alterations, including removal of ATM and infilling of aperture at 25 Quakerfield Bannockburn FK7 8JA**

UPRN:                            **000122036309**  
Ward:                             **Ward 7 Bannockburn**  
Reference:                      **18/00001/FUL**  
Type:                             Full  
Date Valid:                    3 January 2018  
Officer:                         Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent:             Royal Bank Of Scotland per Styles And Wood Plc Cavendish House Cross Street Sale Trafford

**Decision:**                    **Approve**

---

**PROPOSAL:**                    **Change of use of public house on ground floor and first floor flat to church meeting place and church offices at 112 Strathmore Drive Cornton Stirling FK9 5DS**

UPRN:                            **000122035059**  
Ward:                             **Ward 4 Stirling North**  
Reference:                      **17/00718/FUL**  
Type:                             Full  
Date Valid:                    13 September 2017  
Officer:                         Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent:             Mr Duncan Dougall 28 Learmonth Street Falkirk FK1 5AG

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

---

**PROPOSAL:**                   **Installation of new Phone Kiosk with integrated cash machine for public use at Pavement To Front Of 84 Murray Place Stirling**

UPRN:                           **000122065358**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **17/00940/FUL**  
Type:                           Full  
Date Valid:                  8 December 2017  
Officer:                      Charlotte Brown, Telephone: 01786 233623,  
                                    Email: brownch@stirling.gov.uk

Applicant/Agent:           The Royal Bank Of Scotland per Styles And Wood Plc Cavendish House  
                                    Cross Street Sale Trafford

**Decision:**                   **Approve**

---

**PROPOSAL:**                   **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**

UPRN:                           **000122071087**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **18/00005/FUL**  
Type:                           Full  
Date Valid:                  4 January 2018  
Officer:                      Peter McKechnie, Telephone: 01786 233679,  
                                    Email: mckechnie@stirling.gov.uk

Applicant/Agent:           IFLI per Bright Greenside House 43 Greenside Place Edinburgh United  
                                    Kingdom

**Decision:**                   **Withdrawn**

---

**PROPOSAL:**                   **Proposed single storey rear extension at 19 Wallace Gardens Causewayhead Stirling FK9 5LS**

UPRN:                           **000122029984**  
Ward:                           **Ward 4 Stirling North**  
Reference:                   **18/00006/LWP**  
Type:                           Proposed Certificate of Lawfulness  
Date Valid:                  4 January 2018  
Officer:                      Charlotte Brown, Telephone: 01786 233623,  
                                    Email: brownch@stirling.gov.uk

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

**Decision:**                   **Approve with Reasons**

---

**PROPOSAL:** **Demolition of existing buildings and erection of 8No. new dwelling houses at Land And Buildings At Gogar Mains Gogar Road Blairlogie**

UPRN: **000122070849**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00724/FUL**  
Type: Full  
Date Valid: 22 September 2017  
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr Alistair Snowie per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK8 4NR

**Decision: Approve with Conditions**

---

**PROPOSAL:** **Change of use from agricultural to garden ground at Dykedale Lodge Dunblane FK15 0LL**

UPRN: **000122069484**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00844/FUL**  
Type: Full  
Date Valid: 11 December 2017  
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Kenny Valentine Dykedale Lodge Dykedale Steading Dunblane FK15 0LL

**Decision: Approve**

---

**PROPOSAL:** **Dormer extension to rear of dwelling house at 16 Cromlix Crescent Dunblane FK15 9JQ**

UPRN: **000122004368**  
Ward: **Ward 3 Dunblane & Bridge Of Allan**  
Reference: **17/00979/FUL**  
Type: Full  
Date Valid: 9 January 2018  
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Miss Clare Sheppard 16 Cromlix Crescent Dunblane FK15 9JQ

**Decision: Approve**

---

**PROPOSAL: Proposed estate office and parking area at Land 65 Metres South West Of East Lodge Gargunnoch**

UPRN: 000122070515  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00200/FUL  
Type: Full  
Date Valid: 22 March 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

**Decision: Withdrawn**

---

**PROPOSAL: Proposed erection of four guest chalets at Land Some 200 Metres West Of East Lodge Gargunnoch**

UPRN: 000122070542  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00203/FUL  
Type: Full  
Date Valid: 22 March 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr David Stirling per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE

**Decision: Withdrawn**

---

**PROPOSAL: Temporary siting of static caravan at Lagg Croft Fintry G63 0XJ**

UPRN: 000122010020  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00786/FUL  
Type: Full  
Date Valid: 17 October 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Miss Jennifer Laird & Mr Alasdair Smith per Aileen Waddell 84 Bloomfield Court Aberdeen AB10 6DS

**Decision: Approve with Conditions**

---



**PROPOSAL:** **New glazed link to existing garden room, installation of velux, new garden wall with gate to north east and increase in height of garden wall to south west at Castlehill Cottage Main Street Kippen FK8 3DN**

UPRN: **000122010297**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00930/FUL**  
Type: Full  
Date Valid: 6 December 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Dr & Mrs Keith Dymott per McEachern Architects 13 Allan Park Stirling FK8 2QG

**Decision: Approve**

---

**PROPOSAL:** **Retention of existing access track for agricultural purposes at Land Some 250 Metres South East Of Carston Drumbeg Road Killearn**

UPRN: **000122071088**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00933/FUL**  
Type: Full  
Date Valid: 21 December 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr James Bilisland per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH

**Decision: Approve**

---

**PROPOSAL:** **Retention of existing access track at Land 60 Metres East Of Dumgoyach Strathblane**

UPRN: **000122071064**  
Ward: **Ward 2 Forth & Endrick**  
Reference: **17/00934/FUL**  
Type: Full  
Date Valid: 21 December 2017  
Officer: Michael Mulgrew, Telephone: 01786 233664,  
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Sir A Edmonstone per MH Planning Associates 140 West Princes Street Helensburgh G84 8BH

**Decision: Approve**

---

**PROPOSAL: Extension to Dwelling at Mains Of Arnprior Arnprior Road Arnprior FK8 3HA**

UPRN: 000122044755  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00948/FUL  
Type: Full  
Date Valid: 14 December 2017  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mrs Kate Brodie per Paper Igloo Ltd Ostro Fintry Road Kippen FK8 3HL

**Decision: Approve**

---

**PROPOSAL: Forestry road at Forest Track 1140M North West Of Balafark Farm Fintry**

UPRN: 000122071092  
Ward: Ward 2 Forth & Endrick  
Reference: 17/00971/NPA  
Type: Prior Notification/Approval  
Date Valid: 11 January 2018  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Woodland Partnership per LAM Ltd Dunramin Ringford Castle Douglas DG7 2AL

**Decision: Approve**

---

**PROPOSAL: Erection of agricultural shed at Easter Kepadwrie Kepadwrie Buchlyvie FK8 3PD**

UPRN: 000122046731  
Ward: Ward 2 Forth & Endrick  
Reference: 18/00014/NAG  
Type: Agricultural Notification  
Date Valid: 11 January 2018  
Officer: Peter McKechnie, Telephone: 01786 233679,  
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Andrew G Solleveld Easter Kepadwrie Kepadwrie Buchlyvie FK8 3PD

**Decision: Approve**

---

**PROPOSAL:**                   **Formation of 25m of road/bellmouth off a public road to provide access to a forest road at Land 1150M South West Of Fiddlers Bay Killin**

UPRN:                           **000122070967**  
Ward:                           **Ward 1 Trossachs & Teith**  
Reference:                   **17/00805/FUL**  
Type:                           Full  
Date Valid:                  13 November 2017  
Officer:                      Peter McKechnie, Telephone: 01786 233679,  
                                  Email: mckechnie@stirling.gov.uk

Applicant/Agent:           Taytimber Ltd per Scottish Woodlands Ltd Sandpiper House Ruthvenfield  
                                  Road Inveralmond Ind Estate Perth

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

---

## *Planning Schedule Recommendations*

---

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

---

There are no recommendations on the Schedule this week.

---

## ***Planning Enforcement – week ending 02/02/18***

---

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

---

Issue: Deviation from approved plan.  
Address: Deanston Road, Deanston, FK16 6AG  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/18/011/UNAUTH  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

---

Issue: Siting of advertisement.  
Address: Dunblane,  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/18/012/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

---

Issue: Siting of advertisement on land.  
Address: Bridge Of Allan,  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/18/013/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

---

## *Delegated Decisions*

---

### **Cases Closed**

---

Issue: Construction of new road  
Address: Killin, FK21 8SU  
Ward: Ward 1 Trossachs & Teith  
Reference: EN/17/063/UNAUTH  
Case Officer: Andrew Gardiner, Telephone: 01786 233675,  
Email: gardinera@stirling.gov.uk

Supplementary Information: No breach of planning control.

---

Issue: Unauthorised Advertisement.  
Address: Henderson Street, Bridge Of Allan, FK9 4HR  
Ward: Ward 3 Dunblane & Bridge Of Allan  
Reference: EN/17/097/UNADV  
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: The Advertisement Enforcement Notice has been complied with. No further action required.

---

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

**Request for Screening Opinion – Proposed erection of a single wind turbine development on land at Rashiehill Farm, Fintry, Stirling**

Officer:            Iain Jeffrey, Telephone number: 01786 233676, Email: [jeffreyi@stirling.gov.uk](mailto:jeffreyi@stirling.gov.uk)

### **The Proposal:**

Clean Earth, Unit 2A 2B Bess Park Road, Trenant Industrial Estate, Wadebridge, Cornwall PL27 6HB, are proposing to develop a single wind turbine of maximum tip height 130 metres, with a 3-bladed rotor design, 2 permanent switchgear housing units (approx. 4 metres x 4 metres x 3 metres), temporary access track, underground cabling, and temporary crane hard standing area (approx. 45 metres x 25metres) on land at Rashiehill Farm, north of Fintry.

The proposed development site is located approximately 3.2 kilometres north of Fintry, 5 kilometres to the south west of Kippen and to the west of the Fintry Hills. Clean Energy has requested a screening opinion from Stirling Council to determine whether or not an Environmental Impact Assessment (EIA) is required.

### **Considerations:**

Environmental Impact Assessment Regulations:

Schedule 1 does not include wind turbine development.

Schedule 2, Class 3 of the Environmental Impact Assessment Regulations covers Energy Industry development; class 3(j) defines the threshold/criteria for defining Schedule 2 development which is the development involves the installation of more than 2 turbines or hub height of any turbine or height of any other structure exceeds 15 metres. The proposed turbine is 130 metres high to the blade tip and is therefore more than the threshold/criteria for a schedule 2 development and as such the wind turbine is a schedule 2 development.

Schedule 3 of the Regulations sets selection criteria for screening Schedule 2 development and covers the characteristic of the development including size and accumulation with other development, location of the development and the environmental sensitivity of the geographical area, and the characteristics of potential development/potential impact. The proposal for a single turbine, when assessed under the Schedule 3 criteria does not warrant the submission of an Environmental Impact Assessment.

### **Recommendation:**

That in response to the Screening Opinion request it is confirmed the Council, for the above reasons, would not seek an EIA in association with the necessary application for planning permission. A supporting Environmental Report should however be submitted which includes:

1. Noise assessment,
2. Ecology and conservation assessment,
3. Landscape and visual assessment, including cumulative assessment,
4. Cultural heritage desk based assessment,
5. Effect on residential and community amenity,
6. Economic benefit,
7. Contribution to renewable energy targets and effect on greenhouse gas emissions.
8. Aviation and telecommunication review,  
Geology, hydrology and hydrogeology assessment,
9. Transport statement and access review statement which takes into account the following:



- Identify traffic generation during construction and operating and any junction capacity issues.
  - 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 the road network, including access point, to accommodate large vehicles associated with turbine component deliveries (including cranes).
  - Predicted impacts and any mitigation required.
  - Development of a Traffic Management Plan.
10. Impact on potential for water pollution to nearby watercourses,
11. planning statement which takes into account the following current development plan context which is deemed to be:-
- a) Stirling Local Development Plan (adopted September 2014), particularly Primary Policy 12 (Renewable Energy) and Policy 12.1: Wind Turbines.
  - b) Proposed Stirling Local Development Plan 2016, particularly Primary Policy 12 (Renewable Energy) and Policy 12.1: Wind Turbines.
  - c) As the adopted Supplementary Guidance SG33 Wind Energy Developments and supporting development plan policies presume against this scale of turbine at this location, it will be necessary for the Reports to also include a detailed assessment as to why, in the opinion of the developer, the guidance and policies should be set aside.
  - d) Stirling landscape sensitivity and capacity study for wind energy development (published November 2007, adopted by the Council in March 2008, and updated January 2015, as a 'material consideration' for the purposes of determining planning applications.

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

**Request for Screening Opinion – Burncrooks Water treatment Works, Blanefield.**

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

**Consideration:**

The Council has received a request for a Screening Opinion from Scottish Water, per Catherine Souter Bell, 54 Douglas Muir Drive, Milngavie, G62 7RJ, as to whether an Environmental Impact Assessment is required for the Burncrooks Water Treatment Works main out project.

**Proposed Development:**

Burncrooks Water Treatment Works (WTW) is an aging asset with water supply and quality issues. Following a review of options for the future of Burncrooks WTW, Scottish Water, has concluded the optimum solution is to abandon the Burncrooks works by supplying its Water Operational Area from Milngavie WTW, a modern works with an excellent source water quality. This also has the benefit of providing resilience to the area's water supply by providing links to water distribution networks currently beyond Milngavie WTW.

The main-out can be achieved by the pumped transfer of flows from a new pumping station at Bankell Distribution Service Reservoir (DSR), which is served by Milngavie WTW and Balmore WTW, to Baljaffray DSR which is currently served by Burncrooks WTW. A new 700 millimetre internal diameter, 6.9 kilometre long water main would be laid between the Service Reservoirs. In addition, a smaller 200 millimetre internal diameter 3.9 kilometre water main linking from this network back up towards the Burncrooks WTW would be provided to ensure customers fed directly from the existing trunk main are fed from the new system. This water would be pumped from a new pumping station to the north east of Craigton. Within the Stirling Council area, the works proposed are limited to a short section of underground pipeline (c. 0.6 kilometres) which runs through pastureland north of the

Milngavie Water Treatment Works. It is only this section of pipeline that is the subject of consideration as to whether an Environmental impact Assessment is required.

**EIA Screening Opinion:**

The proposed pipeline, laid below ground, does not require planning permission as it is a 'permitted development' under the Class 38 (1)(a) of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended. The proposed pumping stations, both within East Dunbartonshire will require planning permission and will be determined by them as the relevant Planning Authority.

For the most part the proposed works lie within East Dunbartonshire. Within the Stirling Council area only a short section of pipeline (c. 0.6 kilometres) runs through pastureland north of the Milngavie Water Treatment Works.

Notwithstanding these works are 'permitted development' it is nevertheless necessary to separately consider whether an EIA may be required. The overall proposal constitutes 'a Schedule 2 development' as defined in the EIA regulations. It is then necessary to consider whether "any part of that development is to be carried out in a sensitive area..." and, in addition, whether there is "likely to have significant effects on the environment by virtue of factors such as its nature, size or location". The submitted plans and supporting documents have been reviewed and it is noted a large amount of up front design work and consultation has been carried out to form an acceptable route, establish potential areas of impact and develop appropriate mitigation measures to be adopted during construction. It is also the case no 'sensitive areas', such as Sites of Special Scientific Interest, are affected by the short section of pipeline within the Stirling Council area.

**Conclusion:**

In view of the above, it is therefore concluded the Council should not seek an EIA in association with these works.

---