



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **28 February 2018**

Week Number **08**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 8 March 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, 7 March 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 |
| Graduate Planning Officer, Karla Mann:..... |
| ☎ 233674 Email: mank@stirling.gov.uk |

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

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

Valid Planning Applications Received

Major Developments

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

Local Developments

| Application Number | Description | Decision Level |
|--|---|------------------------|
| 18/00039/FUL 22 Feb 2018 Ward 4 Stirling North 279754 695540 | Single storey extension to rear of dwelling house at 15 Grant Place, Causewayhead, Stirling, FK9 5QX , for Mr Craig Logan per Architectural Technician Services Ltd 13 Taran Alloa FK10 1RF Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application | Delegated |
| 18/00097/LBC 19 Feb 2018 Ward 4 Stirling North 279524 693904 | Conversion of an under stair store/cupboard into a WC at 12 Queen Street, Stirling, FK8 1HN , for Mr Gregory Huczynski per Curious 64 Waterloo Street Glasgow G2 7DA Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application | Delegated LB Cat: B |
| 18/00102/FUL 21 Feb 2018 Ward 4 Stirling North 280217 695653 | Single storey extension to rear of dwelling house at 23 Easter Cornton Road, Causewayhead, Stirling, FK9 5ES , for Mr Ian & Marion Johnston per I Line Designs 10 Philip Street Falkirk United Kingdom FK2 7JE Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application | Delegated |
| 18/00113/FUL 23 Feb 2018 Ward 4 Stirling North 280322 695402 | Renewal of planning permission 12/00400/FUL for a new dwelling house and garage under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Garden Ground To South East Of 4, Cleuch Road, Causewayhead, Stirling , for Mr & Mrs L Little 4 Cleuch Road Causewayhead Stirling FK9 5EX Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application | Delegated |

| | | |
|---|--|-------------------------------------|
| <p>18/00037/LBC 20 Feb 2018 Ward 3 Dunblane & Bridge Of Allan 278250 701382</p> | <p>Alterations to offices 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</p> | <p>Delegated LB Cat: B</p> |
| <p>18/00093/FUL 19 Feb 2018 Ward 3 Dunblane & Bridge Of Allan 278986 698357</p> | <p>Proposed single storey garage at 16 Glen Road, Bridge Of Allan, FK9 4PL, for Mr R McKean per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00101/FUL 20 Feb 2018 Ward 3 Dunblane & Bridge Of Allan 279168 696671</p> | <p>Erection of 1½ storey extension to side of dwelling house and extension to raised deck at Forglen Cottage, 27 Cornton Road, Bridge Of Allan, FK9 4SL, for Mr & Mrs James Russell per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00042/FUL 19 Feb 2018 Ward 2 Forth & Endrick 249557 684307</p> | <p>Temporary use of land for the parking of two night-liner coaches at Billyn House, Blanefield, G63 9QL, for Mr W Hogg per DM Hall Baird Lumsden The Mill Station Road Bridge Of Allan Stirling Officer: Lynne Currie, Tel: 01786 233673, Email: curriel@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00080/FUL 21 Feb 2018 Ward 2 Forth & Endrick 256219 679320</p> | <p>Removal of existing conservatory and erection of side extension at 11 Kirkburn Drive, Strathblane, G63 9EE, for Mr Andrew Orr per BKDS Architectural Design Services Unit 9000 Academy Park 51 Gower Street Glasgow Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00088/MSC 23 Feb 2018 Ward 2 Forth & Endrick 248258 686135</p> | <p>Erection of 7No. dwelling houses (PPP reference 13/00539/PPP) at Land And Buildings At Dalnair House, Blanefield, for FM Dalnair Limited per The FM Group 9 Great Stuart Street Edinburgh EH3 7TP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p> | <p>Delegated LB Cat: B</p> |

| | | |
|--|---|--------------------------------|
| <p>18/00089/FUL 19 Feb 2018 Ward 2 Forth & Endrick 256661 676713</p> | <p>New portal framed building for horse stables and feed storage at Easterton Stables, Bankend, Strathblane, G62 8LG, for Mr C Wilson per Robinsons Broomhouses 2 Industrial Estate Glasgow Road Lockerbie DG11 2SD Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00090/MSC 23 Feb 2018 Ward 2 Forth & Endrick 248072 685972</p> | <p>Erection of 3 new dwelling houses (PPP reference 14/00299/PPP) at Garden Ground South West Of Dalnair House, Blanefield, for FM Dalnair Limited per The FM Group 9 Great Stuart Street Edinburgh EH3 7TP Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p> | <p>Delegated LB Cat: B</p> |
| <p>18/00092/FUL 23 Feb 2018 Ward 2 Forth & Endrick 264005 694951</p> | <p>Conversion of office accommodation and stables to form holiday cottage at Arngomery Court, Kippen, FK8 3EN, for Mr M Quinn per T Square Architects 39 Allanvale Road Bridge Of Allan FK9 4PA Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00099/FUL 21 Feb 2018 Ward 2 Forth & Endrick 255418 694547</p> | <p>Conversion and alteration of barn to form additional residential accommodation and extensions to existing dwelling house at Easter Kepdownrie, Kepdownrie, Buchlyvie, FK8 3PD, for Mr and Mrs Guy and Pippa Solleveld per Tom McCardel Associates The Smithy Studio, Barbreck Ardfarn Lochgilphead PA31 8QW Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00106/PPP 21 Feb 2018 Ward 2 Forth & Endrick 255375 679839</p> | <p>Erection of dwelling house and formation of access roadway at Garden Ground Of Corrieknowe, Campsie Dene Road, Blanefield, for Executors Of The Late Dr H P C Harrison per Mr David Harrison Bruntsfield 106 Henderson Street Bridge Of Allan FK9 4HA Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p> | <p>Delegated</p> |
| <p>18/00107/FUL 23 Feb 2018 Ward 5 Stirling West 279041 693544</p> | <p>Attic conversion with addition of rooflights and terrace at 1A Royal Gardens, Stirling, FK8 2RJ, for Mr Martin Roe per Susan Stephen Architects 14 Alva Street Edinburgh EH2 4QG Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application</p> | <p>Delegated LB Cat: B</p> |

| | | |
|---|---|----------------------------|
| 18/00108/FUL 21 Feb 2018 Ward 5 Stirling West 278928 692229 | Dormer extension to rear of dwelling house at 39 Laburnum Grove, Torbrex, Stirling, FK8 2PR, for Mr A Williamson per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application | Delegated |
| 18/00109/LBC 23 Feb 2018 Ward 5 Stirling West 279041 693544 | Alterations to existing apartment with addition of new stair leading up to new attic conversion with terrace at 1A Royal Gardens, Stirling, FK8 2RJ, for Mr Martin Roe per Susan Stephen Architects 14 Alva Street Edinburgh EH2 4QG Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application | Delegated LB Cat: B |
| 18/00105/FUL 22 Feb 2018 Ward 1 Trossachs & Teith 274750 697512 | Proposed erection of 2No. detached dwelling houses at Land And Buildings At Former Mink Farm, Sommers' Lane, Ochertyre, Blairdrummond, for Mrs L Henderson & Ms K Carnegie per Enspire Architects Ltd Office 29, Alloa Business Centre Whins Road Alloa FK10 3SA Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application | Delegated |
| 18/00110/FUL 22 Feb 2018 Ward 1 Trossachs & Teith 253736 696601 | Erection of garage at Longlands, Aberfoyle, FK8 3SA, for Mr Joe Norman per John Blair 2B Bank Street Alloa FK10 1HP Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@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 |
|--|-------------|----------------|
| 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: **Application under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 to extend time period of application 10/00607/FUL for erection of 10 detached and 6 semi-detached dwelling houses including all associated works at Land South Of Plean Parish Church Main Street Plean**

UPRN: **000122052893**
Ward: **Ward 7 Bannockburn**
Reference: **17/00482/FUL**
Type: Full
Date Valid: 14 June 2017
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

Applicant/Agent: Stewart Milne Homes per Turley 80 St Vincent Street Glasgow G2 5UB

Decision: **Withdrawn**

PROPOSAL: **Formation of new access and driveway at Coxpow Farm Hilton Terrace Fallin FK7 7LU**

UPRN: **000122048432**
Ward: **Ward 7 Bannockburn**
Reference: **18/00018/FUL**
Type: Full
Date Valid: 12 January 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: brownch@stirling.gov.uk

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

Decision: **Withdrawn**

PROPOSAL: **Single storey flat roof extension to rear of existing dwelling house at The Roods 1 St Margaret's Loan Dunblane FK15 0DE**

UPRN: **000122005253**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00023/FUL**
Type: Full
Date Valid: 19 January 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Jonathan Clinkenbeard per William Harley 41A Main Street Callander FK17 8DX

Decision: Approve

PROPOSAL: **Single storey rear extension to dwelling house at Glenmoy Doune Road Dunblane FK15 9AR**

UPRN: **000122004609**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00029/FUL**
Type: Full
Date Valid: 18 January 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr Jonathan & Sandra Ord per I Line Designs 10 Philip Street Falkirk FK2 7JE

Decision: Approve

PROPOSAL: **Extension to dwelling house at Blaneswell Stables Drumbeg Road Killearn G63 9LJ**

UPRN: **000122046844**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00019/FUL**
Type: Full
Date Valid: 12 January 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr & Mrs Stefan Sinclair per John H White Architects Ltd Ballat Crossroads Balfour Station G63 0SE

Decision: Withdrawn

PROPOSAL: Extension to front and side of dwelling house at 16 Maple Crescent Killearn G63 9SA

UPRN: **000122007572**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00024/FUL**
Type: Full
Date Valid: 15 January 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mrs Mairi McGeachy per Colin McGowan 25 Branziert Road North Killearn Glasgow G63 9RE

Decision: Approve

PROPOSAL: Single storey side extension to dwelling house at Kirklea 7 Campsie Road Strathblane G63 9AB

UPRN: **000122009191**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00035/FUL**
Type: Full
Date Valid: 22 January 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Proposed internal alterations to existing hotel, including relocation of kitchen and cellar, and adding two new bedrooms at 20 Allan Park Stirling FK8 2QG

UPRN: **000122019721**
Ward: **Ward 5 Stirling West**
Reference: **17/00888/LBC**
Type: Listed Building Consent
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 Scotland

Decision: Approve with Conditions

PROPOSAL: **Erection of two holiday camping pods at Land 970 Metres
North Of Cassafuir Thornhill**

UPRN: **000122071051**
Ward: **Ward 1 Trossachs & Teith**
Reference: **17/00923/FUL**
Type: **Full**
Date Valid: **5 December 2017**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk**

Applicant/Agent: **Mrs Natalie Hammond per Roderick James Architects 102 Hope Street
Glasgow G2 6PH**

Decision: **Approve with Conditions**

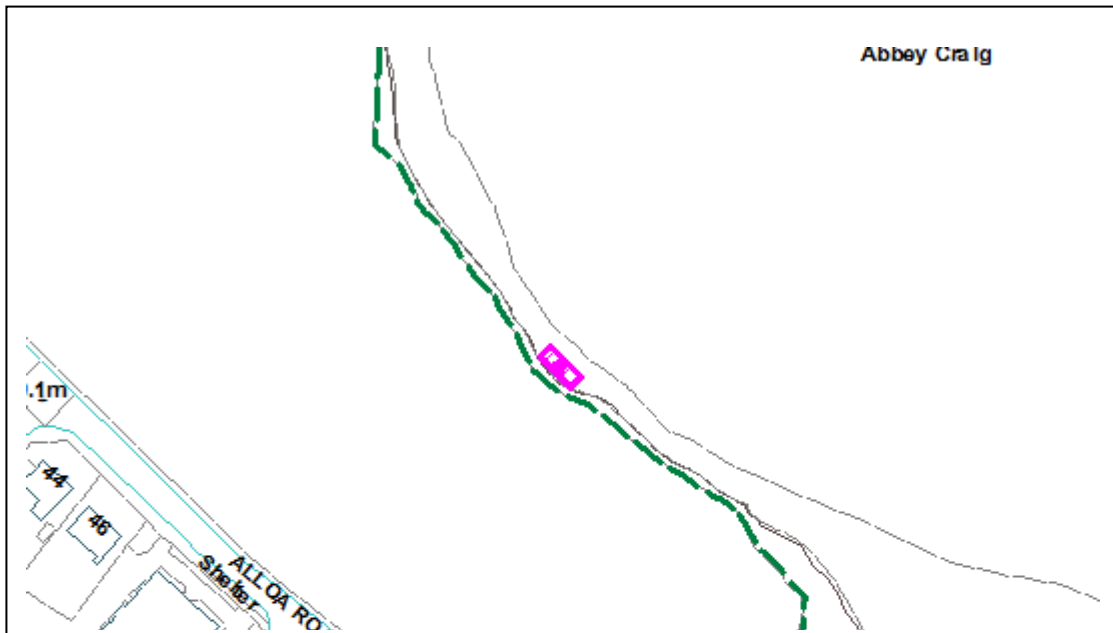
Planning Schedule Recommendations

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

PROPOSAL: 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: 18/00054/FUL
Type: Full
Date Valid: 31 January 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk
Website: www.stirling.gov.uk/onlineplanning

Applicant/Agent: IFLI per Bright Greenside House 25 Greenside Place Edinburgh EH1 3AA



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Recommendation: Approve with Conditions

Subject to the following Conditions:

- Landscape - Hard Landscaping:** No development shall take place until details of proposed means of boundary treatment, enclosures, screening, walls and fences, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority.
- Landscape - Tree Protection:** No development shall take place until details of trees shrubs and hedgerows to be removed and to be retained, tree protection measures, soil stripping,

storage and respreading procedures have been submitted to and approved in writing by the Planning Authority.

- 3 **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.

Reason(s):

- 1 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 2 To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
- 3 To safeguard and record the archaeological potential of the area.

Status Constraints:

Radon Potential HPA-BGS for SC

Supplementary Information:

Report of Handling

Summary of Representations

None.

Summary of Consultation Responses

Stirling Council Archaeologist: No objection subject to a condition requiring a programme of architectural works.

Development Plan and Other Material Considerations

Primary Policy 1: Place making: of the Adopted Stirling Council Local Development Plan Sept 2014: 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 7.1: Archaeology & Historic Building recording (designated & undesignated buildings/sites)

a) There will be a presumption against development that impacts physically upon either a Scheduled Monument, a nationally important monument or significantly detracts from the setting of such monuments.

b) Where there is the possibility that archaeological remains may exist within a development site, but their extent and significance is unclear, the prospective developer should arrange for an evaluation prior to the determination of any planning application in order to establish the importance of the site, its sensitivity to development and the most appropriate means for preserving or recording surviving archaeological features.

c) Approval of any proposal directly affecting historic environment features will be conditional upon satisfactory provision being made by the developer for the appropriate level of archaeological and/or standing building investigation and recording, assessment, analysis, publication and archiving.

[SG21 supports this policy by providing further guidance on the appropriate levels of building recording required, with varying degrees of impact on historic buildings of differing status, and the broader national policy context].

[SG23 supports this policy by providing further guidance on the variety, nature and scope of archaeological remains in the Stirling area, as well as the potential types of required archaeological mitigation and the broader national policy context].

Policy 7.3 of the Adopted Stirling Council Local Development Plan Sept 2014: states that the layout, design, materials, scale, siting and use of any development must preserve the character of the listed building and its setting.

Primary Policy 9: Managing Landscape Change of the Adopted Stirling Council Local Development Plan Sept 2014 states:

a) The integrity, character and special qualities of key areas of nationally and locally valued landscapes will be protected. Elsewhere, landscape and visual impacts will be important considerations in determining all proposals for development and land use change. A principle of facilitating positive change, including repairing past damage, will be followed. All development proposals should comply with the following:-

i) Recognise the reasons for any special landscape designation that applies, and take account of guidance as to the types and scales of development that may be acceptable (see Policy 9.1 and SG27).

Summary of Submission

The application site is on The Abbey Craig to the north of Stirling, situated immediately to the west of one of the principal walking routes to the Wallace Monument. The site comprises an opening in the wooded area which opens out to vistas over Stirling to the south. The ground is rather uneven and is currently affected by soil erosion where the foot traffic of visitors has worn away the grass which is the predominant ground cover. Generally the Abbey Craig is heavily covered with trees, and the lower area which immediately abuts the proposed site is designated as a Site of Special Scientific Interest (It is designated for 2 features - a specific beetle assemblage, and the upland mixed Ash woodland). There is a network of informal and formalised path routes around and over the Abbey Craig used by both locals and international visitors alike. The Beacon itself is 85 metres squared. Temporary construction access arrangements will be formed to meet the publicly accessible highway, tying in with the proposed site access off the A907.

As part of the proposals the stone of the rocky outcrops are to be mirrored in the improved ground treatment to make an existing sitting area more engaging and also more accessible. A place where many visitors are observed to stop, but which offers no interpretation of the view and the features within the landscape. This view is to be celebrated with a series of marker posts - interpretation posts, which talk of the cultural and natural heritage of this area. The proposals incorporate opportunities for sitting in the form of a series of 2 gabion benches, each with a timber top within, which a steel representation of the river's meanders is incorporated. As can be seen on site the ground is susceptible to erosion. An area of carefully integrated granite cobble paving is proposed which provides a stabilised base to the Abbey Craig beacon, where people will circulate around the bench and marker features. No additional planting is proposed. The native grassland species is expected to colonise gaps in the cobbles and around the Beacon giving it a light touch appearance.

The views are to be celebrated with the installation of 3 vertical panels made from sheet corten, with high pressure laminate interpretation panels affixed to these structures. They will be secured with concrete footings positioned minimum 100 millimetres below finished ground level to ensure the footing is not revealed. As described above 2 short benches are also positioned within the space, with bases made from architectural (square aperture, welded joints) gabion baskets filled with locally available natural stone to match the existing rocks and proposed paving. The bench is topped with Oak slats fixed to a steel frame connected to the gabion. The Oak will be oriented and cut to receive a steel fret cut silhouette of the River Forth. The bench will require no foundation, rather the top 75 millimetre topsoil will be calibrated to achieve a level base. Around these panels and the benches, the ground will be surfaced with reclaimed granite setts or cobbles, as locally available, in a colour to match the existing silver-grey granite outcrops. The reclaimed granite setts/cobble paving is intended to prevent puddling and the grass becoming muddy around the Beacon rather than providing a smooth walking surface, ensuring the Beacon is accessible to the current level year-round. They will be installed flush with the adjacent grass. The Beacon seat is provided with cobble paving around the installation to offer good circulation and appreciation of the Beacon and the views from all angles.

These proposed works are considered to accord with the policies set out above for the following reasons

The site is within the grounds of The Wallace Monument and The Abbey Craig Fort, located near to them. The Fort and its immediate grounds are a Scheduled Monument and the Wallace Monument is a category A listed building. The proposals are not located within the scheduled area and will not have a detrimental impact on the setting of the scheduled monument and on the setting of the Wallace Monument, due to the site location. This is in accordance with the policies set out above. Furthermore, it is considered that the scale of development proposed will not adversely impact upon the landscape setting of the area, nor the local biodiversity.

In view of the above, there is no objection to the granting of permission for these works. The proposals will retain existing natural and built features, which contribute to the character of this part of the Abbey Craig, such as the mature trees.

For these reasons the application is recommended for approval.

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:

No consultation sent or requested.

Planning Enforcement – week ending 23/02/18

New Cases Received

Issue: Deviation from approved plans.
Address: Dunster Road, Causewayhead, Stirling, FK9 5HY
Ward: Ward 4 Stirling North
Reference: EN/18/017/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged unauthorised commercial use of premises.
Address: Hilton Terrace, Fallin, FK7 7LU
Ward: Ward 7 Bannockburn
Reference: EN/18/018/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Stone Cleaning
Address: Abercromby Drive, Bridge Of Allan, FK9 4EA
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/019/LBENF
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Planning Enforcement Matters

ISSUE: **Siting of Pole at Sauchieburn Mansion House Sauchieburn
Stirling FK7 9PZ**

Reference: EN/17/017/UNAUTH
Officer: Andy Gardiner, (01786) 233675
 Email: gardinera@stirling.gov.uk

Owner/Occupier: Mr Bill Roddie

Recommendation: **Service of an Enforcement Notice**

Supplementary Information:

A pole complete with a CCTV camera installed on the top has been sited within the curtilage of the above property. It is situated in close proximity to the gated access.

Under the provisions of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc (Scotland) 2006 the development is unauthorised. Officers have already served Notice under Section 33A of the above Act requiring the submission of a planning application for development already carried out however, to date a planning application has not been forthcoming.

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

Forestry Planting and Felling Proposals

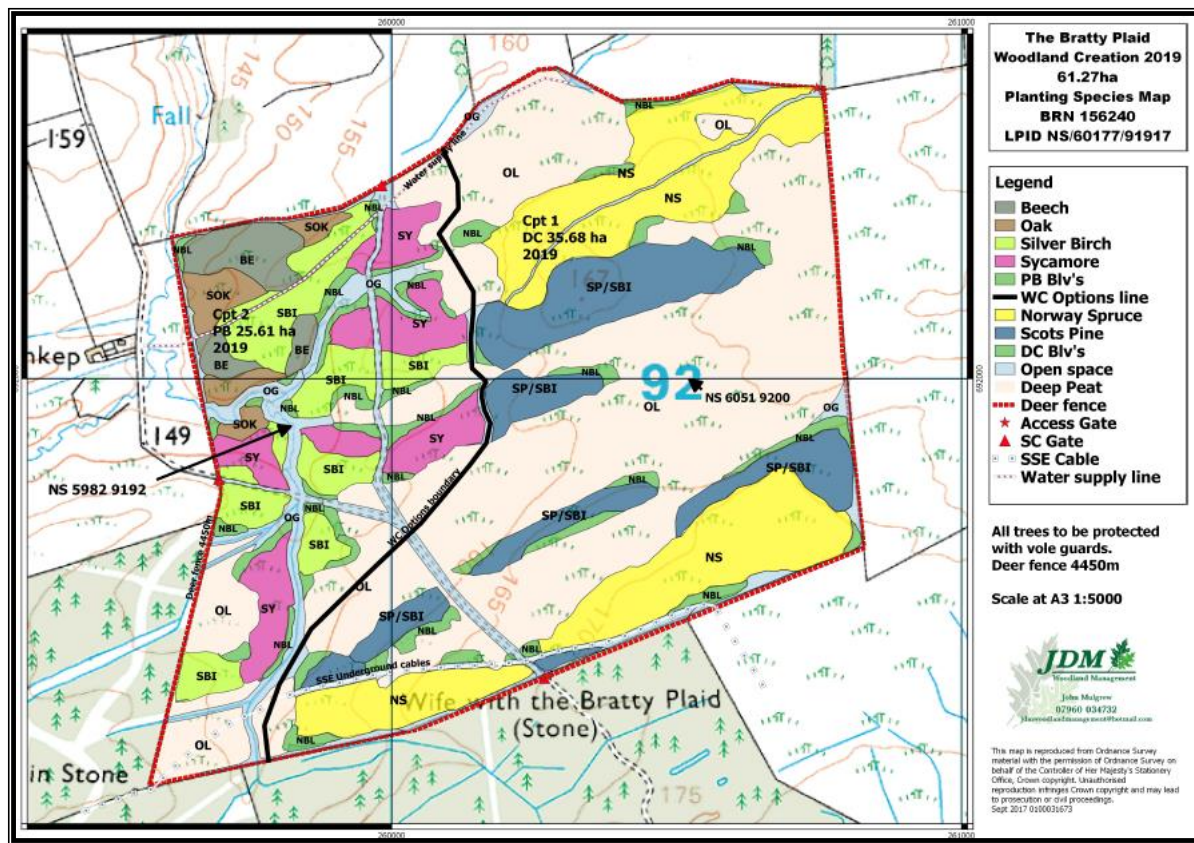
Forestry Commission Scotland Public Register - New Applications

Application Type: Forestry Grant Scheme - Woodland Creation

Location: The Bratty Plaid, Balgair Muir, 4km south of Fintry.

O.S. Grid Reference: NS601919

Forestry Commission Scotland Reference: 18FGS26178



Proposed Works

The Bratty Plaid site is located approximately 3km north of Arnprior and 4km south of Fintry. The moors are currently used for sheep and cattle rearing on unimproved (rough) pasture and smaller areas of semi improved pasture, this and commercial forestry are the key activity's in the local area.

The overall site area is just under 110 ha and the intention is to plant approximately half (55.2ha), with 2 woodland creation options split east and west. The western, more fertile area will be planted with productive broadleaves, such as silver birch, oak, beech and sycamore, with wetter margins targeted with alder and willows. The eastern areas are to be planted with predominantly productive conifers, mainly Norway spruce, along with a 50/50 Scots pine/silver birch mix and these will be concentrated on the drier raised mineral knolls. Other broadleaves, eg downy birch, rowan and alder, will be focussed in random groups and along watercourses and key landscape edges to create more structure, colour and diversity.

Area's of deep peat will remain unplanted and other areas retained as open space, a combined total of 54.6ha. An old drove road dissecting the site will be retained as a right of way. No known archaeology has been found, although on the southern boundary 2 stones mark the old parish boundary namely the Carlin stone and the Wife with the Bratty Plaid. Planting will be kept over 10m away.

Comments on the applications can be submitted via the Forestry Commission Scotland website:-

<http://www.cms.forestry.gov.uk/publicRegister/caseSearch.jsf> and entering relevant FCS ref. no. **18FGS26178**.

The public consultation ends on 20 March 2018.

Further information is also 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.
