



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **21 March 2018**

Week Number **11**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 29 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, 28 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
18/00146/PPP 15 Mar 2018 Ward 7 Bannockburn 286293 687110	Erection of 2No. dwelling houses at Land Adjacent And East Of Carnock Barns, Cowie, for Mr & Mrs H Burgoyne per BDA Design 38 Wellpark Crescent Stirling FK7 9HF Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00125/FUL 13 Mar 2018 Ward 4 Stirling North 279522 693994	Replacement of roof in Spanish Slate, replace all gutters and downpipes with cast iron and replace the chimney leadings at Bramble Cottage, 35 Cowane Street, Stirling, FK8 1JW, for Mr Stuart McCusker Bramble Cottage 35 Cowane Street Stirling FK8 1JW Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application	Delegated
18/00143/ADV 13 Mar 2018 Ward 4 Stirling North 279722 693496	1No. illuminated fascia sign and 1No. illuminated projecting sign at 54A Murray Place, Stirling, FK8 2BX, for Savers Health And Beauty Ltd per Cube PSL 502 Birchwood One Business Park, Dewhurst Road, Birchwood Warrington WA3 7GB Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application	Delegated
18/00144/FUL 13 Mar 2018 Ward 4 Stirling North 279722 693496	Installation of new aluminium framed shopfront with recessed entrance doors at 54A Murray Place, Stirling, FK8 2BX, for Savers Health And Beauty Ltd per Cube PSL 502 Birchwood One Business Park, Dewhurst Road, Birchwood, Warrington WA3 7GB Officer: Karla Mann, Tel: 01786 233674, Email: mannk@stirling.gov.uk View this Application	Delegated

18/00139/FUL
12 Mar 2018
Ward 2 Forth &
Endrick
252150 686299

Erection of 2 residential dwellings with associated landscaping and access at Land Between Gartness Road And Blaressan House, Station Road, Killearn, for Mactaggart & Mickel Homes Ltd per Icen Projects 177 West George Street Glasgow UK G2 2LB
Officer: Iain Jeffrey, Tel: 01786 233676,
Email: jeffreyi@stirling.gov.uk
[View this Application](#)

Delegated

18/00141/FUL
13 Mar 2018
Ward 1 Trossachs
& Teith
255686 734696

Two storey extension and refurbishment of existing dwelling house including new dormers at Boreland House, Glen Lochay North Road, Killin, FK21 8TT, for Mr Fred Stroyan per ANTA Architecture Fearn Tain IV20 1XW
Officer: Peter McKechnie, Tel: 01786 233679,
Email: mckechniep@stirling.gov.uk
[View this Application](#)

Delegated
LB Cat: C(s)

18/00142/LBC
13 Mar 2018
Ward 1 Trossachs
& Teith
255686 734696

Two storey extension to dwelling house, repair of sections of roof, demolition of existing single storey extension, new dormers and replacement rooflights, installation of heating internally and repair of existing windows where required at Boreland House, Glen Lochay North Road, Killin, FK21 8TT, for Mr Fred Stroyan per ANTA Architecture Fearn Tain IV20 1XW
Officer: Peter McKechnie, Tel: 01786 233679,
Email: mckechniep@stirling.gov.uk
[View this Application](#)

Delegated
LB Cat: C(s)

18/00145/FUL
13 Mar 2018
Ward 1 Trossachs
& Teith
263006 734930

Reinstatement of jetty and erection of fishing hut at Harbour Lights, Killin, for Loch Tay Fishing Club per MBM Planning & Development Algo Business Centre Glenearn Road Perth PH2 0NJ
Officer: Peter McKechnie, Tel: 01786 233679,
Email: mckechniep@stirling.gov.uk
[View this Application](#)

Delegated

18/00148/FUL
15 Mar 2018
Ward 1 Trossachs
& Teith
272768 701628

Erection of dwelling house with parking at Garden Ground To North Of The Orchard, North Lea, Doune, for Mr Gerry Campbell per McCourt Building Design Inverlery Cottage Leny Feus Callander FK17 8AS
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**

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: Residential development of 13 dwelling houses with associated access, infrastructure and landscaping at Former Kildean Auction Market Drip Road Raploch Stirling

UPRN: 000122050276
Ward: Ward 4 Stirling North
Reference: 18/00003/MSC
Type: Matters Specified by Condition
Date Valid: 17 January 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: BDW Trading Ltd 7 Buchanan Gate Cumbernauld Road Stepps G33 6FB

Decision: Approve with Conditions

PROPOSAL: Erection of garden shed (retrospective) at 85 Drip Road Raploch Stirling FK8 1RN

UPRN: 000122062960
Ward: Ward 4 Stirling North
Reference: 18/00052/FUL
Type: Full
Date Valid: 1 February 2018
Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Applicant/Agent: Agnieszka Kleban 85 Drip Road Raploch Stirling FK8 1RN

Decision: Approve

PROPOSAL: 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

UPRN: 000122005788
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00038/FUL
Type: Full
Date Valid: 25 January 2018
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs Jean Blanche Tara Laighill Place Dunblane FK15 0BJ

Decision: Approve with Conditions

PROPOSAL: Erection of dwelling house at Land And Building 65 Metres North Of Ballochruin Farm Killearn

UPRN: **000122068852**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00020/FUL**
Type: Full
Date Valid: 19 January 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechnie@stirling.gov.uk

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

Decision: Approve with Conditions

PROPOSAL: Extensions to side and rear of dwelling house at Farringford Fore Road Kippen FK8 3DT

UPRN: **000122010250**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00056/FUL**
Type: Full
Date Valid: 2 February 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Mrs A Beaton per Murray & Murray Design Studio 9 Garden Terrace
 Falkirk FK1 1RL

Decision: Approve

PROPOSAL: Side extension to ancillary accommodation building at 2 Targe Wynd Balquhiddelock Stirling FK7 7XR

UPRN: **000122031903**
Ward: **Ward 6 Stirling East**
Reference: **18/00078/FUL**
Type: Full
Date Valid: 9 February 2018
Officer: Karla Mann, Telephone: 01786 233674, Email: mannk@stirling.gov.uk

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

Decision: Approve

PROPOSAL: **Replacement of existing timber frame windows with UPVC windows of similar appearance and colour at 12A Deanston Gardens Deanston FK16 6AZ**

UPRN: **000122002539**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00053/FUL**
Type: Full
Date Valid: 31 January 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Iain And Maureen Watson 12A Deanston Gardens Deanston FK16 6AZ

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 recommendations on the Schedule this week.

PROPOSAL: **Residential development at Land Adjacent To Nos 1 And 2
Lampson Road Killearn**

UPRN: **000122042127**
Ward: **Ward 2 Forth & Endrick**
Reference: **17/00978/PPP**
Type: **Planning Permission in Principle**
Date Valid: **8 January 2018**
Officer: **Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk**

Applicant/Agent: **W S Gordon I V Trust per Houghton Planning Ltd 102 High Street
Dunblane FK15 0ER**

Recommendation: **Refuse**

Planning Enforcement – week ending 16/03/18

New Cases Received

Issue: Alleged non-compliance with tree protection measures.
Address: Bridge Of Allan, FK9 4NB
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/025/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Development within garden ground.
Address: Mar Place, Top Of The Town, Stirling, FK8 1EQ
Ward: Ward 4 Stirling North
Reference: EN/17/118/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: No breach of planning control.

Issue: Erection of garden structure.
Address: Drip Road, Raploch, Stirling, FK8 1RN
Ward: Ward 4 Stirling North
Reference: EN/17/119/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Planning permission has been approved.

Issue: Erection of decking structure
Address: Pelstream Avenue, Stirling, FK7 0BE
Ward: Ward 6 Stirling East
Reference: EN/17/122/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Planning permission has been approved.

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

Supplementary Information: No breach of planning control has been identified.

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.

Street Naming

LOCATION: Station Road, Killearn

Officer: Ken McAlpine, Telephone 233669, Email: mcalpinek@stirling.gov.uk

Recommendation: To name the roads in the development Aitken Street, Barclay Way and Wilson Crescent.

Considerations:

Following consultation with Killearn Community Council, the following names were selected from a list provided. The names in question were taken from the War Memorial in the village.
