



Planning Schedule

APPLICATIONS, INFORMATION, RECOMMENDATIONS, DECISIONS and

Date ***27 March 2019***

Week Number

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.

Interested in a Planning Application?

Every planning application is given a unique reference number. Information on all planning applications is available on line from www.stirling.gov.uk/onlineplanning. Simply input the reference number and you will be able to view relevant information on the planning application, including the application form and plans.

If you are enquiring about any application please contact the Officer shown in the Schedule and refer to the application reference number.

Advice for Community Councils:

Community Councils will be sent this Schedule and be invited to make comment on any planning application that they consider raises issues for the wider community. These comments will then be considered to form a statutory consultation response.

Community Councils should send their comments as soon as possible as we cannot delay consideration of a planning application where a planning application is otherwise ready to be determined.

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.

What Are Our Procedures for Handling and Determining Planning Applications?

We have published procedures for handling and determining planning applications. These are set out in the [Planning Toolbox](#) which aims to give an explanation of how planning applications are handled and determined in Stirling Council.

It is recommended that if you wish to make comment on a planning application that you read these procedures as they help to explain how we deal with comments on planning applications, how we determine planning applications, who determines planning applications and the procedures that we follow, including some key timescales for applicants, objectors and other interested parties.

Deciding Planning Applications – Understanding the Information in this Schedule

We provide below a brief explanation of how decisions on planning applications are made. Please note that this is more fully explained in the [Planning Toolbox](#)

Planning applications submitted to Stirling Council are determined in the following ways:

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

By Planning and Regulation Panel – the application will be determined by the Planning Panel having considered the Planning Officer's recommendation and any other relevant representations.

By Full Council – if an application is a major development (see below) and is significantly contrary to the development plan then it will be determined by full Council. This procedure happens very infrequently

Delegated Decisions

Generally applications for developments which are classified as “local developments” will be determined by planning officers (the ‘Appointed Officer’). There are certain exceptions - see Scheme of Delegation below.

These 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.

Planning Panel Recommendations

Some planning applications are determined by Planning and Regulation Panel – see Scheme of Delegation below. The Schedule sets out the Appointed Officers recommendations for planning applications scheduled to be determined at the next Planning and Regulation Panel. It is important to note that these are recommendations and not decisions as the Panel may not follow necessarily follow the recommendation.

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Scheme of Delegation for Determining Planning Applications

The full version of the Scheme of Delegation can be viewed on pages of 20 and 21 on the Planning Toolbox which can be found at: [Planning Toolbox](#)

Provided below is a shortened easy read version of the Scheme of Delegation:

Almost all householder planning applications (eg. extension to a dwelling house) will be determined under delegation. Most other planning applications will be determined by planning officers except in the following circumstances:

- (a) The Council has a financial or other interest in the planning application that is contrary to the development plan and planning officers wish to approve the planning application; or
- (b) The planning application is made by a Councillor; or
- (c) A local ward Councillor has requested that the planning application be determined by Planning and Regulation Panel. The request must be made within 25 days of the planning application being registered; or
- (e) A local ward Councillor has requested that they be notified of the planning officers’ considerations. The Councillor must request a notification within 25 days of registration. The Councillor can then remit the application to Planning Panel but the request must be within 56 hours of the notification being sent; or
- (f) The application receives 5 or more competent written objections and the planning officer wishes to approve the application; or
- (g) An application where the planning officers wish to approve and the planning application is a significant departure from the Local Development Plan; or
- (h) The application requires to be notified to Scottish Ministers.

Any application that falls within exceptions (c) to (e) shall require the Councillor to provide a relevant planning reason supporting the request for the remit.

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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)

The Planning Service has a blog where you can find the latest news about our Service and some interesting items on local planning history and new developments taking place in the Stirling area. It can be found at <https://stirlingplan.wordpress.com/>.

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:..... ☎ 233683
Senior Planning Officer, Iain Jeffrey:..... ☎ 233676
Senior Planning Officer, Jane Brooks Burnett: ... ☎ 233672
Planning Officer, Peter McKechnie:..... ☎ 233679
Senior Planning Officer, Mark Laird: ☎ 233678
Graduate Planning Officer, Charlotte Brown: ☎ 233623
Graduate Planning Officer, Karla Mann:..... ☎ 233674
Graduate Planning Officer, Rebecca Higgins: ☎ 233938

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:..... ☎ 233673

TREES
Tree Officer, Ingrid Withington:..... ☎ 233681

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
19/00196/FUL 21 Mar 2019 Ward 4 Stirling North Councillor Expiry: 15 Apr 2019 280806 696412	Renewal of temporary planning permission 15/00041/FUL for a further 4 years to allow ongoing research to take place at University Of Stirling, Airthrey Road, Stirling, FK9 4LA, for University Of Stirling Property Management University Of Stirling Stirling FK9 4LA Officer: Peter McKechnie, Tel: 01786 233679, Email: planning@stirling.gov.uk View this Application	Delegated LB Cat: A
19/00041/LBC 22 Mar 2019 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 16 Apr 2019 278446 699736	Installation of telemetry equipment at Railway Viaduct Old Mill Of Keir, Dunblane, for Network Rail 151 St Vincent Street Glasgow G2 5NW Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application	Delegated LB Cat: B
19/00105/FUL 18 Mar 2019 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 12 Apr 2019 278209 701131	Replacement of windows and doors on frontage with wood/wood effect replacements at Vacant Office, 24 High Street, Dunblane, FK15 0AD, for Mortgage Advice Brokerage 730 Dumbarton Road Glasgow G11 6RD Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application	Delegated
19/00187/FUL 20 Mar 2019 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 14 Apr 2019 278613 701320	Extension to dwelling house and erection of shed at Rosebank, Perth Road, Dunblane, FK15 0HD, for Mr Roddy Gunn per Fine Designs Architecture 13 Park Avenue Dunfermline KY12 7HX Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application	Delegated

<p>19/00192/ADV 21 Mar 2019 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 15 Apr 2019 281406 705273</p>	<p>Signage for new drive thru at Starbucks Coffee Ltd, Dunblane, FK15 0NB, for Eurogarages per Nis Signs (Leicester) Ltd 51 Marlow Road Leicester LE3 2BQ Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00174/LWP 18 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 12 Apr 2019 256063 678556</p>	<p>To use the property as a dwelling house with not more than 4 looked after children living together as a single household with 24 hour non-resident care at Dumbrook House, Old Mugdock Road, Strathblane, G63 9ET, for Church Of Scotland 117-123 George Street Edinburgh EH2 4YN Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00180/FUL 18 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 12 Apr 2019 264993 694574</p>	<p>Extension to rear of dwelling house at 47 Oakwood, Kippen, FK8 3DP, for Mr & Mrs Shuttleworth per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS Officer: Charlotte Brown, Tel: 01786 233623, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00189/FUL 20 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 14 Apr 2019 255572 693136</p>	<p>Porch extension at Hillhead Cottage, Buchlyvie, FK8 3PA, for Mr Donnie Allan per Thomas Robinson Architects The Redhouse Croftamie G63 0EU Officer: Peter McKechnie, Tel: 01786 233679, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00195/FUL 21 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 15 Apr 2019 263369 694196</p>	<p>Erection of single storey dwelling house for workers accommodation at Land Adjacent And North East Of Claylands, Woodstone Road, Kippen, for Mr Kyle Campbell per Block Architects Unit 28 Flexspace Belgrave Street Bellshill Industrial Estate Bellshill Officer: Peter McKechnie, Tel: 01786 233679, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00197/PPP 21 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 15 Apr 2019 251619 685757</p>	<p>Erection of bungalow at Garden Ground Of 15, Lampson Road, Killearn, for Mr Robert Dunn per A1 Architectural Design Ltd 5 Cherrybank Walk Airdrie ML6 0HZ Officer: Michael Mulgrew, Tel: 01786 233664, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>19/00198/FUL 21 Mar 2019 Ward 2 Forth & Endrick Councillor Expiry: 15 Apr 2019 251897 685554</p>	<p>Single storey rear extension and decking at Summerhill, 53 Lampson Road, Killearn, G63 9LT, for Ms Karen Macouin per G53 Design Ltd 209 Muirshiel Crescent Glasgow G53 6XD Officer: Peter McKechnie, Tel: 01786 233679, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00183/FUL 19 Mar 2019 Ward 6 Stirling East Councillor Expiry: 13 Apr 2019 281478 693130</p>	<p>Erection of a freestanding two storey McDonald's restaurant with drive thru facility, car parking, landscaping and associated works at Land Adjacent And North Of Morrisons Filling Station, Springkerse Retail Park, Stirling, for McDonald's Restaurants Ltd & WM per Planware Ltd The Granary 37Walnut Tree Lane Sudbury CO10 1BD Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00184/ADV 19 Mar 2019 Ward 6 Stirling East Councillor Expiry: 13 Apr 2019 281478 693130</p>	<p>Fascia signage at Land Adjacent And North Of Morrisons Filling Station, Springkerse Retail Park, Stirling, for McDonald's Restaurants Ltd per Planware Ltd The Granary 37 The Granary Walnut Tree Lane Sudbury Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00185/ADV 19 Mar 2019 Ward 6 Stirling East Councillor Expiry: 13 Apr 2019 281478 693130</p>	<p>4No. digital freestanding signs, 1No. Play land sign, 1No. digital booth screen and 11Nos. DOT signs at Land Adjacent And North Of Morrisons Filling Station, Springkerse Retail Park, Stirling, for McDonald's Restaurants Ltd per Planware Ltd The Granary 37 The Granary Walnut Tree Lane Sudbury Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00186/ADV 19 Mar 2019 Ward 6 Stirling East Councillor Expiry: 13 Apr 2019 281446 693064</p>	<p>Freestanding 12m shared Totem sign at Unit 17 Morrisons Filling Station, Springkerse Retail Park, Stirling, FK7 7SR, for per Planware Ltd The Granary 37 The Granary Walnut Tree Lane Sudbury Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00124/LBC 21 Mar 2019 Ward 5 Stirling West Councillor Expiry: 15 Apr 2019 279520 692789</p>	<p>Alterations to sub divide office and external works including formation of access through rear boundary wall, new hardstanding and reduction in height of wall to front at 12A Melville Terrace, Stirling, FK8 2NE, for Standard Life Trustee Company Ltd per Inkdesign Architecture Ltd Unit 6, The Briggait 141 Bridgagate Glasgow G1 5HZ Officer: Charlotte Brown, Tel: 01786 233623, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>

<p>19/00172/FUL 19 Mar 2019 Ward 5 Stirling West Councillor Expiry: 13 Apr 2019 279418 692430</p>	<p>Installation of electric vehicle car charging point to supply 2 No. car parking bays at Randolphfield Police Headquarters, St Ninians Road, Stirling, FK8 2HD, for Scottish Police Authority per Police Scotland Estates Department 2 Clyde Gateway, 2 French Street Dalmarnock Glasgow G40 4EH Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>19/00190/FUL 21 Mar 2019 Ward 5 Stirling West Councillor Expiry: 15 Apr 2019 279406 692844</p>	<p>Conversion of basement to form 2No. flatted dwellings at 9 Gladstone Place, Stirling, FK8 2NN, for Mr Ewan Campbell per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>19/00191/LBC 21 Mar 2019 Ward 5 Stirling West Councillor Expiry: 15 Apr 2019 279406 692844</p>	<p>Alterations to basement to form 2No. flatted dwellings at 9 Gladstone Place, Stirling, FK8 2NN, for Mr Ewan Campbell per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>19/00200/PPP 22 Mar 2019 Ward 1 Trossachs & Teith Councillor Expiry: 16 Apr 2019 253762 696648</p>	<p>Renewal of planning permission 16/00133/FUL for erection of 2 storey reception building to include restaurant, coffee shop, toilet facilities and staff apartment under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Trossachs Holiday Park, Aberfoyle, FK8 3SA, for Mr John Wrigley & Tracy Mcnelis per Montgomery Forgan Associates Eden Park House Eden Park Cupar KY15 4HS Officer: Mark Laird, Tel: 01786 233678, Email: planning@stirling.gov.uk View this Application</p>	
<p>19/00201/FUL 22 Mar 2019 Ward 1 Trossachs & Teith Councillor Expiry: 16 Apr 2019 275331 701149</p>	<p>Extension to dwelling house at Glenhead Farm Cottage, Dunblane, FK15 9PD, for Mr Andrew Gunning per Robert Paul Architects 102 High Street Dunblane FK15 0ER Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>

Developments in which there is Council Interest

These are applications where the Council has a financial interest in the land or the applicant is the Council.

Application Number	Description	Decision Level
19/00178/FUL 20 Mar 2019 Ward 4 Stirling North 279053 694535	Change of use of land for siting of storage containers and erection of replacement boundary fence at Land To South East Of 16, Back O'Hill Industrial Estate, Stirling, for Neil Adam Sinclair 11 Peterswell Brae Bannockburn FK7 8JE Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application	Delegated

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 dwelling house at Garden Ground Of 121 Station Road Bannockburn**

UPRN: **000122071544**
Ward: **Ward 7 Bannockburn**
Reference: **18/00681/FUL**
Type: Full
Date Valid: 14 January 2019
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk

Applicant/Agent: Mr & Mrs R Thomson per BDA Design 38 Wellpark Crescent Stirling FK7 9HF

Decision: **Refuse**

PROPOSAL: **Creation of projecting window box, widening of doorway to install sliding doors and porch extension and erection of outbuildings linked by a series of stepped canopies at 26 Keir Street Bridge Of Allan FK9 4QJ**

UPRN: **000122024657**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **19/00043/FUL**
Type: Full
Date Valid: 23 January 2019
Officer: Rebecca Higgins, Telephone: 01786 233938, Email: planning@stirling.gov.uk

Applicant/Agent: Mrs A Laughland per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR

Decision: **Approve**

PROPOSAL: External alterations to dwelling house at 19 Blairforkie Drive Bridge Of Allan FK9 4PE

UPRN: 000122014630
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 19/00170/LWP
Type: Proposed Certificate of Lawfulness
Date Valid: 13 March 2019
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr & Mrs J Roberts per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR

Decision: Approve with Reasons

PROPOSAL: Proposed raised deck at first floor level to side of dwelling house at Ardleckie Leckie Road Gargunnoch FK8 3BJ

UPRN: 000122010905
Ward: Ward 2 Forth & Endrick
Reference: 19/00051/FUL
Type: Full
Date Valid: 25 January 2019
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr M Johnstone per Ally Croll Architect Ltd 9 Stanley House 117 Henderson Street Bridge Of Allan FK9 4HH

Decision: Approve

PROPOSAL: First floor extension above garage approved under planning permission 18/00346/FUL at Woodlands Bankend Strathblane G62 8LQ

UPRN: 000122047188
Ward: Ward 2 Forth & Endrick
Reference: 19/00114/FUL
Type: Full
Date Valid: 20 February 2019
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Andrew McGeoch per Thomas Robinson Architects The Redhouse Croftamie Glasgow G63 0EU

Decision: Approve

PROPOSAL: Erection of bungalow at Garden Ground Of 15 Lampson Road Killearn

UPRN: **000122071685**
Ward: **Ward 2 Forth & Endrick**
Reference: **19/00167/PPP**
Type: Planning Permission in Principle
Date Valid: 13 March 2019
Officer: Michael Mulgrew, Telephone: 01786 233664,
 Email: planning@stirling.gov.uk

Applicant/Agent: Mr Robert Dunn per A1 Architectural Design Ltd 5 Cherrybank Walk Airdrie ML6 0HZ

Decision: Withdrawn

PROPOSAL: Change existing gravel courtyard into a courtyard garden with a range of hard surfaces at Hillside Of Row Dunblane FK15 9NY

UPRN: **000122048286**
Ward: **Ward 1 Trossachs & Teith**
Reference: **19/00090/FUL**
Type: Full
Date Valid: 13 February 2019
Officer: Rebecca Higgins, Telephone: 01786 233938,
 Email: planning@stirling.gov.uk

Applicant/Agent: Ms Elizabeth Loudon per Rankinfraser 8 Darnaway Street Edinburgh EH3 6BG

Decision: Approve

PROPOSAL: Proposed access track at Land Adjacent To South Of Moss Side Of Boquhapple Thornhill Stirling

UPRN: **000122071181**
Ward: **Ward 1 Trossachs & Teith**
Reference: **19/00094/NAG**
Type: Agricultural Notification
Date Valid: 13 February 2019
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: planning@stirling.gov.uk

Applicant/Agent: Mr and Mrs Donald & Helen Cameron per DMH Baird Lumsden The Mill Station Road Bridge Of Allan FK9 4JS

Decision: Approve

PROPOSAL: **Formation of forest track at Land At Lenniaston Muir
Thornhill**

UPRN: **000122071653**
Ward: **Ward 1 Trossachs & Teith**
Reference: **19/00113/NAG**
Type: Agricultural Notification
Date Valid: 19 February 2019
Officer: Charlotte Brown, Telephone: 01786 233623,
 Email: planning@stirling.gov.uk

Applicant/Agent: Forestry Commission Scotland Cowal & Trossachs District Office Aberfoyle
 FK8 3UX

Decision: **Approve**

Planning Enforcement – week ending 22/03/19

New Cases Received

Issue: Erection of garden outbuilding.
Address: Cotton Street, Balfron, G63 0PF
Ward: Ward 2 Forth & Endrick
Reference: EN/19/040/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Issue: Siting of advertisement trailer.
Address: Dumbarton Road West, Stirling,
Ward: Ward 5 Stirling West
Reference: EN/19/041/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Issue: Planting of open space.
Address: St Ninians Road, Cambusbarron,
Ward: Ward 5 Stirling West
Reference: EN/19/042/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Issue: Speculative non-compliance with planning condition.
Address: Blanefield, G63 9AX
Ward: Ward 2 Forth & Endrick
Reference: EN/19/043/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Alleged non-compliance with condition.
Address: Fintry, G63 0YH
Ward: Ward 2 Forth & Endrick
Reference: EN/19/032/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Supplementary Information: The tree works undertaken accord with the schedule of works approved.

Issue: Contravention of prior to commencement conditions attached to planning permission.
Address: Main Street, Buchlyvie,
Ward: Ward 2 Forth & Endrick
Reference: EN/19/034/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Supplementary Information: No breach of planning control.

Issue: Concerns over condition of land.
Address: Main Street, Plean, FK7 8BS
Ward: Ward 7 Bannockburn
Reference: EN/19/038/AMENIT
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Supplementary Information: The condition of the land would not warrant the pursuance of action under the amenity remit.

Issue: Siting of advertisement trailer.
Address: Dumbarton Road West, Stirling,
Ward: Ward 5 Stirling West
Reference: EN/19/041/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Supplementary Information: The matter is being taken forward under the Roads remit.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

There are no entries on the register for the Stirling Council Area this week.

Other Planning Issues

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

Request for Screening Opinion – Finnich Glen and the Devils’ Pulpit, Killearn, Stirling. Proposed Visitor Facilities and Car Parking

Officer: Michael Mulgrew: 01786 233664, email mulgrewm@stirling.gov.uk

Considerations:

The Council has received a request for a Screening Opinion from Bell Ingram Design as to whether an Environmental Impact Assessment is required for proposed visitor facilities and car parking at Finnich Glen, Killearn, Stirling. The site is located approx 1.8 miles to the south west of the village of Killearn. The purpose of the development is to provide visitor facilities and car parking to the site of Finnich Glen and access to the Devils Pulpit.

Proposed Development

The proposed development will cover approx 10.8 Ha and consist of 2 buildings to accommodate a visitor centre and restaurant. The proposals also contain provision of a car park to accommodate parking for 150 vehicles and 5 coaches, with new access onto the B834. Internally, picnic and viewing areas, 4 new bridges across the glen, a path network, safety barriers and an emergency access ladder are proposed.

EIA Screening Opinion

The proposed development is considered to be a Schedule 2 development as it falls under category 10(b) of this schedule. In this case it is for the planning authority to determine whether the proposed development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

The site is within the Countryside and the Carnock Burn which flows through the site feeds into the Blane Water, which in turn flows into the Endrick Water which is a Site of Special Scientific Interest. The site is also immediately adjacent to the Kilpatrick Hills Local Landscape Area. There are no known contamination issues arising from previous development.

Overall, it is not considered that an Environmental Impact Assessment is required for the scale of the development proposed. However, whilst the site is not considered to be sensitive in terms of specific designations and location, it is considered that the works proposed to the site would require a suite of documents to be submitted to assess the environmental impact of the proposals.

It is recommended that the following documents would require to be submitted alongside any future planning application:

- Landscape Impact Assessment. The cumulative impact of development on the site requires to be assessed for its impact on the local landscape and its potential impact on the adjacent Kilpatrick Hills Local Landscape Area.
- Tree Survey. The proposed development is likely to impact or necessitate the removal of a number of trees and a Tree Survey will be required to show how the condition of the trees on the site has been taken into account to inform the design of the development and to detail replacement planting.
- Design and Access Statement. The proposed development will significantly alter the character of the area and it would be beneficial if a Design and Access Statement is submitted with any future application.
- Traffic Impact Assessment and Road Safety Audit.
- Drainage Strategy. This should set out how development on the site proposes to deal with foul drainage and how surface water drainage will be accommodated.

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. Supporting documents as outlined above should however be submitted.