



Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date 08 August 2018

Week Number 31

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.

Contents

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

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

The Schedule is distributed to all Members of the Council, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. 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: jeffreji@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: mankk@stirling.gov.uk
Graduate Planning Officer, Rebecca Higgins:
☎ 233938 Email: higginsr@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
18/00533/FUL 2 Aug 2018 Ward 7 Bannockburn 281603 690259	Single storey side and rear extension to dwelling house at 4 Sauchie Court, Bannockburn, FK7 8PW, for Mrs Susannah McAllister per Draft4Design Beechgrove Cottage Sandilands Limekilns KY11 3JD Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00524/FUL 2 Aug 2018 Ward 4 Stirling North 277826 693798	Replacement of existing farm shed with 5No. unit shed at Falleninch Farm, Dumbarton Road West, Stirling, FK8 3AB, for Mr Andrew Hornall per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application	Delegated
18/00521/FUL 1 Aug 2018 Ward 3 Dunblane & Bridge Of Allan 277321 700586	Single storey rear extension at 83 Montgomery Crescent, Dunblane, FK15 9FB, for Ms Gill Ivatt per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated
18/00528/LWP 1 Aug 2018 Ward 3 Dunblane & Bridge Of Allan 277394 701509	Erection of single storey extension to rear of dwelling house at 5 Murdoch Terrace, Dunblane, FK15 9JE, for Dr Alison Jack per Andrew Brown 5 Murdoch Terrace Dunblane FK15 9JE Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated

<p>18/00532/FUL 2 Aug 2018 Ward 3 Dunblane & Bridge Of Allan 279006 700743</p>	<p>Extension to side of dwelling house at 8 Gibson Grove, Dunblane, FK15 0NS, for Mr And Mrs P & J Shanta per Mozolowski & Murray 2-8 Clashburn Way Kinross KY13 8GA Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00413/FUL 30 Jul 2018 Ward 2 Forth & Endrick 251325 679382</p>	<p>Erection of staff welfare unit, alterations to entrance gate with new landscaping and security and new low level and high level lighting to entrance and service yard at Edenmill Farm, Blanefield, G63 9AX, for Mr Mark Gibson per Colin McGowan 25 Branziert Road North Killearn Glasgow United Kingdom Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00525/FUL 2 Aug 2018 Ward 2 Forth & Endrick 251924 686271</p>	<p>Replace and reform existing kitchen/dining room bay window and erection of single storey rear extension at Struan, Drumore Road, Killearn, G63 9NX, for Mr Giles Roditi per The Architect Room Limited 84 Douglas Park Crescent Bearsden G61 3DN Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00515/FUL 30 Jul 2018 Ward 6 Stirling East 280218 692074</p>	<p>New dormer to rear at 4 Calder Court, Stirling, FK7 7QU, for Mr Andrew Smith per Building Design Alteration 4 Calder Court Stirling FK7 7QU Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00516/ADV 30 Jul 2018 Ward 6 Stirling East 281190 692749</p>	<p>Replacement fascia, car park and totem signage at B&Q PLC, 1 - 3 Springkerse Retail Park, Stirling, FK7 7TL, for B&Q per Merson Group 2 Young Place Kelvin Industrial Estate East Kilbride G75 0TD Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00519/FUL 30 Jul 2018 Ward 6 Stirling East 280593 691571</p>	<p>Replacement single-storey extension at 53 Wishart Drive, Stirling, FK7 7TR, for Ms Laurene McLauchlan per Cadpoint Design & Draughting Services 19 McLean Place Dundee DD3 9QH Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>18/00520/PPP 31 Jul 2018 Ward 5 Stirling West 277520 692269</p>	<p>Planning Permission in Principle for Outdoor Community & Education Uses at Land Adjacent To South Of, Old Drove Road, Cambusbarron, , for Hallam Land Management Ltd And CEG Land Promotions Limited per HolderPlanning 5 South Charlotte Street Edinburgh EH2 4AN Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00526/FUL 1 Aug 2018 Ward 5 Stirling West 279486 692350</p>	<p>Replacement of 13No. windows across West and East elevations, top and bottom sashes to be replaced, incorporating slim double glazed units at 1 Clifford Road, Stirling, FK8 2AQ, for Mr Michael Cavin Duneira 1 Clifford Road Stirling FK8 2AQ Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>18/00527/LBC 1 Aug 2018 Ward 5 Stirling West 279486 692350</p>	<p>Replacement of 13No. windows across West and East elevations, top and bottom sashes to be replaced, incorporating slim double glazed units at 1 Clifford Road, Stirling, FK8 2AQ, for Mr Michael Cavin Duneira 1 Clifford Road Stirling FK8 2AQ Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>18/00529/LBC 1 Aug 2018 Ward 5 Stirling West 279457 693149</p>	<p>Formation of mess room area to basement floor with drainage alterations including addition of pumped saniflo system, removal of partition walls on first floor and erection of new partition to form enclosed stairwell area on first floor at Graham & Sibbald, 22 Allan Park, Stirling, FK8 2QG, for Graham + Sibbald 233 St Vincent Street Glasgow G2 5QY Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>18/00530/FUL 1 Aug 2018 Ward 5 Stirling West 279629 693020</p>	<p>Alteration to window to form french doors and installation of escape stair to rear of property at Flat B First Floor, 6 Pitt Terrace, Stirling, FK8 2EZ, for Mrs Angeline Thomson per Philip Lindsay Woodbourne Wemyss Bay Road Wemyss Bay PA18 6AD Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>

18/00531/LBC 1 Aug 2018 Ward 5 Stirling West 279629 693020	Alteration to window to form french doors and installation of escape stair to rear of property at Flat B First Floor, 6 Pitt Terrace, Stirling, FK8 2EZ , for Mrs Angeline Thomson per Philip Lindsay Woodbourne Wemyss Bay Road Wemyss Bay PA18 6AD Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: C(s)
18/00534/FUL 2 Aug 2018 Ward 5 Stirling West 279234 693395	Replacement of existing windows, replacement of garage doors with window, replacement of side door with french doors and extension at first floor level at 2 Clarendon Place, Kings Park, Stirling, FK8 2QW , for Mr & Mrs Cunningham per SC Design 13 Lennox Terrace Grangemouth FK3 0BY Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00535/LBC 2 Aug 2018 Ward 5 Stirling West 279234 693395	Replacement of existing windows, replacement of garage doors with window, replacement of side door with french doors and extension at first floor level including formation of doorway in existing external wall to side of dwelling house at 2 Clarendon Place, Kings Park, Stirling, FK8 2QW , for Mr & Mrs Cunningham per SC Design 13 Lennox Terrace Grangemouth FK3 0BY Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated LB Cat: B

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
18/00522/FUL 31 Jul 2018 Ward 4 Stirling North 280922 695665	Temporary external fencing to the rear of the Monument for the period from March 2019 to October 2019, inclusive at Wallace Monument, Hillfoots Road, Causewayhead, Stirling, FK9 5LF , for Stirling District Tourism Ltd per Stuco Design Ltd 110 South Block 64 Osborne Street Glasgow G1 5QH Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated LB Cat: A

18/00523/LBC
31 Jul 2018
Ward 4 Stirling
North
280922 695665

**Temporary fence to rear of monument at Wallace Monument,
Hillfoots Road, Causewayhead, Stirling, FK9 5LF,** for Stirling
District Tourism Ltd per Stuco Design Ltd 110 South Block 64
Osborne Street Glasgow G1 5QH
Officer: Peter McKechnie, Tel: 01786 233679,
Email: mckechnie@stirling.gov.uk
[View this Application](#)

Delegated
LB Cat: A

Decisions of Appointed Officers

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

PROPOSAL: 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

UPRN: 000122019252
Ward: Ward 4 Stirling North
Reference: 18/00125/FUL
Type: Full
Date Valid: 13 March 2018
Officer: Karla Mann, Telephone: 01786 233674, Email: mannk@stirling.gov.uk

Applicant/Agent: Mr Stuart McCusker Bramble Cottage 35 Cowane Street Stirling FK8 1JW

Decision: Approve

PROPOSAL: Proposed porch extension and single storey rear extension at 83 Lothian Crescent Causewayhead Stirling FK9 5SE

UPRN: 000122022960
Ward: Ward 4 Stirling North
Reference: 18/00334/FUL
Type: Full
Date Valid: 20 June 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: A Cassidy per Mr S Gray 63 Bulloch Crescent Denny FK6 5AN

Decision: Approve

PROPOSAL: **Proposed internal alterations involving removal of existing food retail and cafe to form area for alcohol tasting, alcohol sales and display of alcohol collection at 5 Arcade Stirling FK8 1AX**

UPRN: **000122018769**
Ward: **Ward 4 Stirling North**
Reference: **18/00351/LBC**
Type: Listed Building Consent
Date Valid: 23 May 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: The Scottish Gantry per Inkdesign Architecture Ltd The Briggait 127
Bridgegate Glasgow G1 5HZ

Decision: Approve

PROPOSAL: **Change of use of food retail unit (Class 1) and cafe (Class 3) to visitor attraction (Sui Generis (un-classified)) at 5 Arcade Stirling FK8 1AX**

UPRN: **000122018769**
Ward: **Ward 4 Stirling North**
Reference: **18/00352/FUL**
Type: Full
Date Valid: 23 May 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: The Scottish Gantry per Inkdesign Architecture Ltd The Briggait 127
Bridgegate Glasgow G1 5HZ

Decision: Approve

PROPOSAL: **Proposed single storey afternoon tea room extension to rear elevation at Cromlix House Auchinlay Road Dunblane FK15 9JT**

UPRN: **000122048140**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00204/FUL**
Type: Full
Date Valid: 9 April 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Cromlix House Hotel Ltd per Denholm Partnership Architects 11 Dunira
Street Comrie PH6 2LJ

Decision: Approve with Conditions

PROPOSAL: **Proposed single storey afternoon tea room extension to rear elevation at Cromlix House Auchinlay Road Dunblane FK15 9JT**

UPRN: **000122048140**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00205/LBC**
Type: Listed Building Consent
Date Valid: 9 April 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Cromlix House Hotel Ltd per Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ

Decision: Approve

PROPOSAL: **Erection of new function suite building and garden rooms associated with Cromlix House Hotel at Walled Garden North West Of The Square Auchinlay Road Dunblane**

UPRN: **000122071228**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00206/FUL**
Type: Full
Date Valid: 11 April 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Cromlix House Hotel Ltd per Denholm Partnership Architects 11 Dunira Street Comrie PH6 2LJ

Decision: Approve with Conditions

PROPOSAL: **15m high street furniture tower incorporating 3No. antennas within GRP shroud, 2No. 300mm dish, 3No. cabinets (2No. 300x700x1450mm; 1No. 600x600x1663mm) and all ancillary development at Land 35M North West Of Birds And Bees Easter Cornton Road Causewayhead Stirling**

UPRN: **000122071279**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00262/FUL**
Type: Full
Date Valid: 1 May 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

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

Decision: Approve

PROPOSAL: **Two storey extension to the rear of the existing property with associated external alterations at 47 Inverallan Drive Bridge Of Allan FK9 4JR**

UPRN: **000122014378**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00409/FUL**
Type: Full
Date Valid: 19 June 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs S Marshall per Jon Frullani Architect Unit 5, District 10, 25 Greenmarket Dundee DD1 4QB

Decision: Approve

PROPOSAL: **Temporary siting of a chalet caravan for staff accommodation at Sherriffmuir Inn Dunblane FK15 0LN**

UPRN: **000122048675**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00434/FUL**
Type: Full
Date Valid: 22 June 2018
Officer: Charlotte Brown, Telephone: 01786 233623, Email: brownch@stirling.gov.uk

Applicant/Agent: M & A Independant Trading Company Ltd per Mark Williamson 34 Hermitage Drive Perth PH1 2SY

Decision: Approve - Temporary Permission

PROPOSAL: **Installation of replacement PVCu casement windows at St Marys Rectory Smithy Loan Dunblane FK15 0HQ**

UPRN: **000122040365**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00435/FUL**
Type: Full
Date Valid: 22 June 2018
Officer: Michael Mulgrew, Telephone: 01786 233664, Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Sproston per Sidey Ltd 53 Feus Road Perth United Kingdom PH1 2AS

Decision: Approve

PROPOSAL: Cattle Shed at South Glassingall Farm Perth Road Dunblane FK15 0JE

UPRN: **000122070235**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00449/NAG**
Type: Agricultural Notification
Date Valid: 6 July 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE

Decision: Approve

PROPOSAL: Alterations and extension to rear of dwelling house at 11 Coxburn Brae Bridge Of Allan FK9 4PS

UPRN: **000122025071**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00507/LWP**
Type: Proposed Certificate of Lawfulness
Date Valid: 25 July 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

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

Decision: Approve with Reasons

PROPOSAL: Erection of two dwelling houses at Land 70 Metres West Of Cashley Cottage Buchlyvie

UPRN: **000122070211**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00404/PPP**
Type: Planning Permission in Principle
Date Valid: 12 June 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mr David Southcott Yatter Whaup Croft Tighphuirt Glencoe PH49 4HN

Decision: Approve with Conditions

PROPOSAL: **Proposed single storey rear extension and replacement windows at 28 Randolph Road Stirling FK8 2AR**

UPRN: **000122017384**
Ward: **Ward 5 Stirling West**
Reference: **18/00393/FUL**
Type: Full
Date Valid: 8 June 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
 Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Alan Robertson per T Square-Architects 39 Allanvale Road Bridge Of Allan Stirling FK9 4PA

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 this week.

Planning Appeals and Public Inquiries

APPEAL: Residential development of up to 433 homes, 0.7 hectares of employment land, nature park, roundabout and associated infrastructure at Land to the south of Bannockburn Road and north west of Bowling Club, Main Street, Cowie

UPRN:
Reference: **14/00546/PPP**
Type: Planning Permission in Principle
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Appellant: Taylor Wimpey East Scotland Ltd

Outcome: Appeal allowed and planning permission granted subject to conditions and a planning obligation

Supplementary Information:

Summary of decision:

The Scottish Government Reporter issued a Notice of Intention on 23rd July 2018 stating that she was minded to allow the appeal and grant planning permission in principle subject to conditions and the registering of a planning obligation under section 75 of the Town and Country Planning (Scotland) Act 1997 covering certain matters. These matters were:

- (a) A financial contribution amounting to the appellants' proportionate share of the cost of the remodelling works at Cowie Primary School to provide two additional classrooms plus a further 15% for contingencies.
- (b) A financial contribution of £261,209 towards transport measures identified in the City Transport Plan.
- (c) A financial contribution of £58,840 for waste collection provisions.

Determination of the appeal is to be delayed for a period of 16 weeks to enable the relevant planning obligation to be completed and registered or recorded, as the case may be.

Summary of assessment:

The Reporter considered that the main issues in this appeal were:

- a) The acceptability of housing and employment at this site;
- b) Impact on education infrastructure;
- c) Developer contributions; and
- d) Whether there are any other material considerations that would justify granting or refusing to grant planning permission.

The acceptability of housing and employment at this site

It is not disputed that the proposed development of this site for residential and employment use complies with the adopted and proposed development plans. However, the parties disputed the uses that may be considered acceptable within the proposed employment component of the development. The adopted and proposed plans define the employment land supply as including classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution). The appellants also sought to include use classes 1 (shops), 3 (Food and Drink), hot food takeaway (sui generis) and the ability for permitted changes of use between classes 2 to 1 and 4 to 6. The Council sought a condition restricting the uses to classes 2 (Financial, professional and other services) and 4 (Business) but with a restriction prohibiting permitted change of use to Class 1 (shops) and class 6 (Storage and distribution).

The Reporter considered the matter taking into account the adopted and proposed local development plans and concluded that it was appropriate that a condition be imposed restricting the use of the employment land to classes 4 and 5 only but specifically excluding office use within class 4 (a). Furthermore, a condition restricting the operation hours of any class 5 use was to be imposed with some flexibility if it could be demonstrated that there was no adverse impact on residential amenity.

Impact on education infrastructure

SG15 'Education Provision' indicated that a 3-classroom extension was required to Cowie, St Margaret's or East Plean Primary at a cost of £750,000. Since the council considered the guidance to be out of date, the Reporter considered that there was a justification for a developer contribution towards education but that less weight could be accorded to the methodology contained within that guidance. Instead of reliance on the SG, the council sought to apply a case specific approach. There was no dispute over the 'Pupil Product Ratio' nor the use of the 2017 Housing Land Audit in relation to cumulative development pressures arising from other sites in the school catchment. There was also no dispute over the phasing of the Berryhills site.

In terms of calculating the capacity of Cowie Primary School – the reporter supported the council's figures stating that she considered that the council was best placed to calculate the baseline roll/migration rates and that she saw no strong justification not to accept the council's figures on that. In calculating the impacts of the new development on the capacity at Cowie Primary - the reporter agreed with the appellants that from year eight of the development phasing the pupils leaving primary should be discounted annually from the calculation of pupil numbers. During the processing of the appeal the council altered its approach to how the numbers of pupils generated from the development would be distributed across primaries 1 to 7 rather than the equal distribution across primary years as favoured by the appellant. On this matter, the reporter agreed with the council stating that the appellants' approach was artificial and that the higher level of distribution in early primaries, as suggested by the council, was more realistic. The council and appellants also disagreed regarding the 'planning capacity' and 'working capacity' of the school. The reporter agreed that the council's stance of using the 'working capacity' (87% of the build/planning capacity) was more realistic since it would not be appropriate for a school to work at 100% capacity and that a degree of spare capacity is required.

The reporter stated that, having taken into account:

- 1: the agreed pupil product ratio,
- 2: the council's calculation of baseline roll
- 3: the number of pupils that would be generated according to the developer's phasing
- 4: the housing land audit figures for other developments
- 5: a cumulative approach to calculate figures for years 1 to 7 and then discounting the pupils leaving the system (as per the developer's approach)

she considered it likely that the impact of development on the school would for a time exceed the working capacity but would remain within the planning capacity. She therefore concluded that the council over-estimated the impact of the development on Cowie Primary School and found that there was a justification for the refurbishment to form two extra classrooms as a result of the proposed development but not for the three classroom extension to the school.

Developer contributions

The council advised that the total cost of the work for the remodelling of the school was £106,720 and that the required contribution should include a further 15% for contingencies. The appellants indicated their willingness to fund their proportionate share of the costs of the internal works to create two additional classrooms. The reporter considered that the planning obligation should make provision for the payment of this amount by no later than August 2022 or before the occupation of the 90th home on the Berryhills site, whichever was earlier.

£261,209 was required towards the City Transport Plan and was not disputed by the appellants. The reporter considered that the contribution should be reviewed at least every three years to take account of the variation in the total cost of the City Transport Plan. £58,840 was also required for a contribution to waste and was not disputed by the appellants. The reporter considered that payment should be on a phased basis.

A condition was to be imposed to ensure appropriate on-site landscaping in lieu of a developer

Summary of assessment:

The Reporter considered that the main issues in this appeal were:

- e) The acceptability of housing and employment at this site;
- f) Impact on education infrastructure;
- g) Developer contributions; and
- h) Whether there are any other material considerations that would justify granting or refusing to grant planning permission.

The acceptability of housing and employment at this site

It is not disputed that the proposed development of this site for residential and employment use complies with the adopted and proposed development plans. However, the parties disputed the uses that may be considered acceptable within the proposed employment component of the development. The adopted and proposed plans define the employment land supply as including classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution). The appellants also sought to include use classes 1 (shops), 3 (Food and Drink), hot food takeaway (sui generis) and the ability for permitted changes of use between classes 2 to 1 and 4 to 6. The Council sought a condition restricting the uses to classes 2 (Financial, professional and other services) and 4 (Business) but with a restriction prohibiting permitted change of use to Class 1 (shops) and class 6 (Storage and distribution).

The Reporter considered the matter taking into account the adopted and proposed local development plans and concluded that it was appropriate that a condition be imposed restricting the use of the employment land to classes 4 and 5 only but specifically excluding office use within class 4 (a). Furthermore, a condition restricting the operation hours of any class 5 use was to be imposed with some flexibility if it could be demonstrated that there was no adverse impact on residential amenity.

Impact on education infrastructure

SG15 'Education Provision' indicated that a 3-classroom extension was required to Cowie, St Margaret's or East Plean Primary at a cost of £750,000. Since the council considered the guidance to be out of date, the Reporter considered that there was a justification for a developer contribution towards education but that less weight could be accorded to the methodology contained within that guidance. Instead of reliance on the SG, the council sought to apply a case specific approach. There was no dispute over the 'Pupil Product Ratio' nor the use of the 2017 Housing Land Audit in relation to cumulative development pressures arising from other sites in the school catchment. There was also no dispute over the phasing of the Berryhills site.

In terms of calculating the capacity of Cowie Primary School – the reporter supported the council's figures stating that she considered that the council was best placed to calculate the baseline roll/migration rates and that she saw no strong justification not to accept the council's figures on that. In calculating the impacts of the new development on the capacity at Cowie Primary - the reporter agreed with the appellants that from year eight of the development phasing the pupils leaving primary should be discounted annually from the calculation of pupil numbers. During the processing of the appeal the council altered its approach to how the numbers of pupils generated from the development would be distributed across primaries 1 to 7 rather than the equal distribution across primary years as favoured by the appellant. On this matter, the reporter agreed with the council stating that the appellants' approach was artificial and that the higher level of distribution in early primaries, as suggested by the council, was more realistic. The council and appellants also disagreed regarding the 'planning capacity' and 'working capacity' of the school. The reporter agreed that the council's stance of using the 'working capacity' (87% of the build/planning capacity) was more realistic since it would not be appropriate for a school to work at 100% capacity and that a degree of spare capacity is required.

The reporter stated that, having taken into account:

- 1: the agreed pupil product ratio,
- 2: the council's calculation of baseline roll
- 3: the number of pupils that would be generated according to the developer's phasing
- 4: the housing land audit figures for other developments
- 5: a cumulative approach to calculate figures for years 1 to 7 and then discounting the pupils leaving the system (as per the developer's approach)

she considered it likely that the impact of development on the school would for a time exceed the working capacity but would remain within the planning capacity. She therefore concluded that the council over-estimated the impact of the development on Cowie Primary School and found that there was a justification for the refurbishment to form two extra classrooms as a result of the proposed development but not for the three classroom extension to the school.

Developer contributions

The council advised that the total cost of the work for the remodelling of the school was £106,720 and that the required contribution should include a further 15% for contingencies. The appellants indicated their willingness to fund their proportionate share of the costs of the internal works to create two additional classrooms. The reporter considered that the planning obligation should make provision for the payment of this amount by no later than August 2022 or before the occupation of the 90th home on the Berryhills site, whichever was earlier.

£40,657 was required towards the City Transport Plan and was not disputed by the appellants. The reporter considered that the contribution should be reviewed at not less than three year intervals to take account of the variation in the total cost of the City Transport Plan. £9,408 was also required for a contribution to waste with the reporter requiring that payment should be on a phased basis.

A condition was to be imposed to ensure appropriate on-site landscaping in lieu of a developer contribution to off-site works and also a condition ensuring 25% of the housing within the development was affordable. The reporter was also content in the council's approach to the lack of a health care contribution and she was content that the council's conclusion on this matter was reasonable.

Other matters

The reporter was of the opinion that the matter of noise (including noise from the rail line) could be addressed through the appropriate design and layout of the development and the implementation of any required mitigation measures. She was therefore content that the matter could be addressed by condition with further assessment to accompany the application for reserved matters.

The reporter amended one of the council's proposed conditions relating to a reduced visibility splay at the access onto Main Street (B9124) given evidence submitted by the appellant and agreed by the council's roads officer. The reporter agreed with the council that a condition requiring improvements to Main Street was justified and therefore supported the council's condition, with some amendment.

The reporter also included a condition for the submission of further details relating to the design and delivery of the connection of the access between the two sites. She agreed that there was no requirement for the conditions to include the provision of the roundabout at Bannockburn Road, but that the proposed condition should be amended so that it relates to the access off Main Street.

The reporter, on submission of further information requested from the council, sought to include a condition that would allow the safeguarding of protected species and the provision of replacement habitats and also a condition to mitigate any potential impacts on archaeology.

The appellants had requested a condition allowing a ten year time period for the development to be commenced instead of the standard three years. The projected impacts on education infrastructure were based on the phasing as submitted by the appellants which did not include a ten year time lag. If such a condition was to be imposed it would alter the basis upon which the developer contributions were assessed. The submission did not demonstrate a particular need for a longer than normal implementation period for the development at this site. The reporter was therefore not satisfied that it was appropriate or justified that such a condition should be included.

In conclusion

The reporter concluded that the development would deliver housing and employment on a site allocated for those uses. Whilst the application was in principle, the reporter concluded that she had sufficient information to determine that, subject to conditions and a planning obligation, the development accorded with the relevant provisions of the development plan.

Planning Enforcement – week ending 03/08/18

New Cases Received

Issue: Erection of structure
Address: Branziert Road North, Killearn, G63 9RF
Ward: Ward 2 Forth & Endrick
Reference: EN/18/076/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Undertaking of re-roofing works
Address: North Street, Cambuskenneth, Stirling, FK9 5NB
Ward: Ward 4 Stirling North
Reference: EN/18/077/LBENF
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Erection of outbuildings
Address: Melville Place, Bridge Of Allan, FK9 4HE
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/078/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Deviation from approved planning permission
Address: Anchorscross, Dunblane, FK15 9JW
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/079/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Painting of wall
Address: Mine Road, Bridge Of Allan, FK9 4DT
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/080/CONSRV
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

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.
