



LOCALITIES AND INFRASTRUCTURE

Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **6 June 2018**

Week Number **22**

The Planning Schedule Recommendations contained in the following Planning Schedule will become formal decision of the Planning Authority at 0900hrs on **Thursday, 14 June 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, 13 June 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:.....
☎ 233676Email: 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:
☎ 233623Email: 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
18/00363/LBC 30 May 2018 Ward 4 Stirling North 279510 693415	Replace existing roof mounted AC cassette units like for like and remove gas bottle adjacent at Municipal Buildings, 8 - 10 Corn Exchange Road, Stirling, FK8 2HU , for Stirling Council per Stirling Council Infrastructure Delivery Teith House Kerse Road Stirling FK7 7QA Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00357/FUL 29 May 2018 Ward 3 Dunblane & Bridge Of Allan 278793 702441	Rear, single-storey extension to a detached dwelling to form new living accommodation at 6 Bellenden Grove, Dunblane, FK15 0FD , for Mr & Mrs K Farthing per Bobby Halliday Architects "The Studio" 3 The Avenue Bridge Of Allan FK9 4NR Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00369/ADV 1 Jun 2018 Ward 3 Dunblane & Bridge Of Allan 278140 701012	Fascia sign, projecting sign, hoarding, replacement of illuminated and non-illuminated signs at The Village Inn, 5 Stirling Road, Dunblane, FK15 9EP , for Greene King Pub Co per Ashleigh Signs Limited Ashleigh House Beckbridge Road Normanton WF6 1TE Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated
18/00294/FUL 31 May 2018 Ward 2 Forth & Endrick 256309 678926	Partial change of use to form pottery workshop, erection of conservatory and porch, side extension and garage conversion at Eaglesfield, Milndavie Road, Strathblane, G63 9EL , for Mrs Anne MacKay per Bare Architecture 4 Rannoch Avenue Hamilton ML3 8UD Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated

18/00370/FUL 1 Jun 2018 Ward 2 Forth & Endrick 252540 685537	Extension to the rear of dwelling house at 8 Harpers Road, Killearn, G63 9TA , for Mrs Elaine Henderson per Colin McGowan 25 Branziert Road North Killearn Glasgow G63 9RE Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated
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17/00835/FUL 31 May 2018 Ward 6 Stirling East 280054 692425	Erection of replacement garage (retrospective) at 62 Cecil Street, Stirling, FK7 7PL , for Pawel Twarowski 62 Cecil Street Stirling FK7 7PL Officer: Andrew Gardiner, Tel: 01786 233675, Email: gardinera@stirling.gov.uk View this Application	Delegated
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18/00364/ADV 31 May 2018 Ward 6 Stirling East 281002 692714	1no. illuminated monolith sign, 4no. illuminated wall mounted signs and 1no. illuminated wall mounted sign above entrance door at Unit 1 Bank Of Scotland, 1 Munro Road, Stirling, FK7 7UU , for The Independent Family Funeral Directors per Space Solutions 140 West George Street Glasgow G2 2HG Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application	Delegated
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18/00365/FUL 30 May 2018 Ward 5 Stirling West 277819 688396	Erection of dwelling house at Garden Ground Of Barns Knowe, Stirling , for Drs John & Wanda Richards per BDA Design 38 Wellpark Crescent Stirling FK7 9HF Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated
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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
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No Council Interest applications have been received this week.

Proposal of Application Notices

Application Number	Description
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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: Partial demolition of existing sports facility and erection of a new 3 storey building providing a new main entrance, fitness suite and studios, cafe and changing rooms. 3 court sports hall and performance hall with support accommodation, new landscaped public realm, bus/drop off lay-by and parking area at Gannochy Sports Centre University Road West Bridge Of Allan

UPRN: 000122056574
Ward: Ward 4 Stirling North
Reference: 18/00156/FUL
Type: Full
Date Valid: 21 March 2018
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: University Of Stirling per FaulknerBrowns Architects Dobson House
Northumbrian Way Killingworth Newcastle

Decision: Approve with Conditions

PROPOSAL: Change of use and alterations to form 2No. flatted dwellings and 1No. terraced dwelling house at Scottish Churches House 1 Kirk Street Dunblane FK15 0AL

UPRN: 000122005031
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00036/FUL
Type: Full
Date Valid: 25 January 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Nora Gilfillan per Bobby Halliday Architects 3 The Avenue Bridge Of Allan
FK9 4NR

Decision: Approve with Conditions

PROPOSAL: **Alterations to offices to form 2No. flatted dwellings and 1No. terraced dwelling house at Scottish Churches House 1 Kirk Street Dunblane FK15 0AL**

UPRN: **000122005031**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00037/LBC**
Type: Listed Building Consent
Date Valid: 20 February 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Nora Gilfillan per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR

Decision: **Approve with Conditions**

PROPOSAL: **Single storey extension to rear of dwelling house at 50 Braemar Avenue Dunblane FK15 9EB**

UPRN: **000122003444**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00169/FUL**
Type: Full
Date Valid: 21 March 2018
Officer: Rebecca Higgins, Telephone: 01786 233938, Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Todd per AGL Architect Ltd 32 Carseview Bannockburn FK7 8LQ

Decision: **Approve**

PROPOSAL: **Extension to rear of dwelling house at 34 Ramsay Drive Dunblane FK15 0NG**

UPRN: **000122040093**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00183/FUL**
Type: Full
Date Valid: 27 March 2018
Officer: Rebecca Higgins, Telephone: 01786 233938, Email: higginsr@stirling.gov.uk

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

Decision: **Approve**

PROPOSAL: **Change of use of land to form temporary laydown area/car park at Land 200M South West Of Mill Of Keir House Dunblane**

UPRN: **000122071232**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00223/FUL**
Type: Full
Date Valid: 11 April 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Network Rail George House 36 North Hanover Street Glasgow G1 2AD

Decision: **Approve with Conditions**

PROPOSAL: **Change of use of land to form temporary laydown area/car park at Land Adjacent And West Of Milsey Bank Lecropt Bridge Of Allan**

UPRN: **000122071233**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00236/FUL**
Type: Full
Date Valid: 11 April 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: lairdm@stirling.gov.uk

Applicant/Agent: Network Rail George House 36 North Hanover Street Glasgow G1 2AD

Decision: **Approve with Conditions**

PROPOSAL: **Conversion of outbuildings to form two domestic dwelling units at Land And Buildings North Of Ballochruin Farmhouse Killearn**

UPRN: **000122071102**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00231/FUL**
Type: Full
Date Valid: 12 April 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 Balfon Station G63 0SE

Decision: **Approve with Conditions**

PROPOSAL: **Proposed single storey extension to side and front of dwelling house at 67 Wishart Drive Stirling FK7 7TR**

UPRN: **000122027220**
Ward: **Ward 6 Stirling East**
Reference: **18/00251/FUL**
Type: Full
Date Valid: 24 April 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mrs Jaqueline McGregor per Architectural Drawing Services 32 Moss Road
Tillicoultry FK13 6NS

Decision: Approve

PROPOSAL: **Replacement of conservatory with a garden room extension at 2 Birkhill Road Stirling FK7 9JS**

UPRN: **000122012798**
Ward: **Ward 5 Stirling West**
Reference: **18/00094/FUL**
Type: Full
Date Valid: 16 February 2018
Officer: Karla Mann, Telephone: 01786 233674, Email: mannk@stirling.gov.uk

Applicant/Agent: Mr Colin Duff per Bobby Halliday Architects "The Studio" 3 The Avenue
Bridge Of Allan FK9 4NR

Decision: Approve with Conditions

PROPOSAL: **Replacement of conservatory with a garden room extension at 2 Birkhill Road Stirling FK7 9JS**

UPRN: **000122012798**
Ward: **Ward 5 Stirling West**
Reference: **18/00095/LBC**
Type: Listed Building Consent
Date Valid: 16 February 2018
Officer: Karla Mann, Telephone: 01786 233674, Email: mannk@stirling.gov.uk

Applicant/Agent: Mr Colin Duff per Bobby Halliday Architects "The Studio" 3 The Avenue
Bridge Of Allan FK9 4NR

Decision: Approve with Conditions

PROPOSAL: **Two storey extension to side of dwelling house at 11 Cruckburn Wynd Torbrex Stirling FK7 9HU**

UPRN: **000122012212**
Ward: **Ward 5 Stirling West**
Reference: **18/00165/FUL**
Type: Full
Date Valid: 21 March 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mrs Nathalie Cruickshanks per Neil Francis Architectural Consultant 42 Chisholm Avenue Stirling FK9 5QT

Decision: Approve

PROPOSAL: **Porch extension to front of dwelling house at 10 David Avenue Torbrex Stirling FK8 2PX**

UPRN: **000122063530**
Ward: **Ward 5 Stirling West**
Reference: **18/00173/FUL**
Type: Full
Date Valid: 22 March 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Jonny Hopkins 10 David Avenue Stirling Stirlingshire FK8 2PX

Decision: Approve

PROPOSAL: **Proposed side extension to dwelling house at 3 The Yetts Cambusbarron FK7 9NJ**

UPRN: **000122011569**
Ward: **Ward 5 Stirling West**
Reference: **18/00192/FUL**
Type: Full
Date Valid: 27 March 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

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

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 Planning Schedule this week.

Planning Panel Decisions

Planning Panel - 29 May 2018

PROPOSAL: **Erection of 319 No. residential units with associated access roads and landscaping across Raploch development sites 6, 8 and 8A, 9 and 22 (PPP reference 16/00771/PPP) at Land Mostly To South Of Drip Road Site Nos 6 7 8 8A 9 21 And 22 Drip Road Raploch Stirling**

UPRN: **000122070259**
Ward: **Ward 4 Stirling North**
Reference: **18/00127/MSC**
Type: Matters Specified by Condition
Date Valid: 9 March 2018
Officer: Jane Brooks-Burnett, Telephone: 01786 233672
 Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Robertson Partnership Homes Ltd per Cooper Cromar The Eagle Building
 215 Bothwell Street Glasgow G2 7EZ

Decision: **Approve with Conditions**

PROPOSAL: **Proposed demolition of existing dilapidated garage and erection of dwelling at Land And Building Adjacent And Northwest Of No. 13 Kenilworth Road Bridge Of Allan**

UPRN: **000122070314**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **17/00660/FUL**
Type: Full
Date Valid: 22 August 2017
Officer: Peter McKechnie, Telephone: 01786 233679
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Bobby Halliday Architects per Bobby Halliday Architects The Studio The
 Avenue Bridge Of Allan FK9 4FR

Decision: **Approve With Conditions**

PROPOSAL: **Application under Section 42 of the Town & Country Planning (Scotland) Act 1997 to remove Conditions 5 and 6 of planning permission 15/00843/FUL at Land To West And South Of Kepphill Stirling**

UPRN: **000122065297**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00074/FUL**
Type: Full
Date Valid: 9 February 2018
Officer: Iain Jeffrey, Telephone: 01786 233676 Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr and Mrs I and F Johnston per MH Planning Associates140 West Princes Street Helensburgh G84 8BH

Decision: **Refuse**

PROPOSAL: **Formation of new access at Land To West And South Of Kepphill Stirling**

UPRN: **000122065297**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00075/FUL**
Type: Full
Date Valid: 9 February 2018
Officer: Iain Jeffrey, Telephone: 01786 233676 Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr and Mrs I and F Johnston per MH Planning Associates140 West Princes Street Helensburgh G84 8BH

Decision: **Refuse**

PROPOSAL: **Proposed erection of 2No. detached dwelling houses at Land And Buildings At Former Mink Farm Sommers' Lane Ochertyre Blairdrummond**

UPRN: **000122056992**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00105/FUL**
Type: Full
Date Valid: 22 February 2018
Officer: Peter McKechnie, Telephone: 01786 233679
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mrs L Henderson & Ms K Carnegie per Enspire Architects Ltd Office 29, Alloa Business Centre Whins Road Alloa FK10 3SA

Decision: **Approve With Conditions**

Planning Enforcement – week ending 01/06/18

New Cases Received

Issue: Erection of Outbuilding
Address: Port Of Menteith, FK8 3JY
Ward: Ward 1 Trossachs & Teith
Reference: EN/18/050/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
 Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

Issue: Siting of shipping container
Address: Alexander Drive, Bridge Of Allan, FK9 4QB
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/16/117/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
 Email: gardinera@stirling.gov.uk

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

Issue: Siting of pole
Address: Sauchieburn, Stirling, FK7 9PZ
Ward: Ward 5 Stirling West
Reference: EN/17/017/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Amenity Notices Served

None

Planning Enforcement Matters

ISSUE: **Change of Use of Land for Siting of Residential Caravans,
Land South East of Kippen Road, Thornhill**

Reference: EN/17/034/UNAUTH

Officer: Lynne Currie, (01786) 233673

Owner/Occupier: Owner/Occupier

Recommendation: **Enforcement Notice Service**

Supplementary Information:

A land use change comprising the stationing of static caravans for residential purposes has been the subject of dialogue with the site owner/operator for a considerable time period.

Planning and Environmental Health Officers have clarified the requirements associated with the siting of the caravans. The site operators/owners have not acted upon the consent advice given as such, the on-site situation is unauthorised.

The site is located to the South East of Kippen Road, Thornhill and is within the Countryside Policy Boundary.

It is considered that the land use is contrary to the provisions of the Local Development Plan in that it does not comply with placemaking objectives and conflicts with Policy 2.13: Residential Caravans.

The unauthorised land use does not reinforce the sense of place nor does it integrate with the landscape setting. In view of this and the timescales that have been allowed for the resolution of matters, it is considered expedient to initiate enforcement proceedings.

Members are therefore requested to authorise the service of an Enforcement Notice on all parties identified as having a material interest in the site.

Forestry Planting and Felling Proposals

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

Other Planning Issues

Consultation on Potentially Vulnerable Areas (PVAs) for Flood Risk Management in Scotland

The Scottish Environment Protection Agency (SEPA) have launched a public consultation on Potentially Vulnerable Areas (PVAs) for Flood Risk Management in Scotland. PVA's are where significant flood risk exists now or is likely to occur in the future. They are part of the National Flood Risk Assessment process, and help Scotland to understand and prioritise where work could benefit the most. They are a vital part of protecting people, properties, businesses, communities, infrastructure and our environment.

Since 2011, when PVAs were first identified, SEPA and other partners have been working hard to improve data and methods of flood risk assessment. New information has resulted in changes to the PVA's and SEPA are seeking views to check they have got it right. Responses will also inform forthcoming Flood Risk Management Strategies.

The consultation commenced on 1 May and will run to 31 July 2018.

Further information on the consultation and an online survey, including detailed mapping of the PVA's to be designated (see Part 2: Proposed Potentially Vulnerable Areas 2018 of the online survey), can be viewed via this link: <https://consultation.sepa.org.uk/evidence-and-flooding/pvas2018/>.

Amongst other matters it is proposed:-

i) The Gargunnoch PVA (01/09/06) be de-designated for the following reasons:

A flood study is currently underway to clarify the extent of flood risk in this area. However, early findings indicate that flood risk in this area is limited and below the level required for PVA designation. Some risk to homes, businesses and transport routes may be present. However, there are no concentrated areas of risk. It is therefore proposed for de-designation as a PVA. It was previously Gargunnoch PVA.

ii) That part of the Trossachs PVA (09/01), including land in the vicinity of Thornhill and west of Doune, be de-designated for the following reasons:

SEPA assessment shows that flood risk in this area is limited and below the level required for PVA designation. Some risk to homes, businesses and transport routes may be present. However, there are no concentrated areas of risk. It is therefore proposed for de-designation as a PVA. It was previously part of Trossachs PVA.

iii) Endrick Water - Previously part of the Strathblane PVA (11/03) be de-designated for the following reasons:

SEPA assessment shows a limited potential for social, economic or environmental impacts from flooding in this area. Some risk is identified with the area. However there are no concentrated areas of risk. Flooding has been recorded with SEPA in this area but with limited impacts. The isolated risk within this area means a coordinated multi-agency response to mitigate the risk of flooding is unlikely to be needed. This area was previously part of PVA 11/03.