



Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date **17 October 2018**

Week Number **41**

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).

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, Email: coxc@stirling.gov.uk

DEVELOPMENT MANAGEMENT
Team Leader, Jay Dawson:.....
☎ 233683 Email: dawsonj@stirling.gov.uk
Senior Planning Officer, Iain Jeffrey:.....
☎ 233676 Email: jeffreyi@stirling.gov.uk
Senior Planning Officer, Jane Brooks Burnett:
☎ 233672 Email: brooksburnettj@stirling.gov.uk
Planning Officer, Peter McKechnie:.....
☎ 233679 Email: mckechniep@stirling.gov.uk
Senior Planning Officer, Mark Laird:
☎ 233678 Email: lairdm@stirling.gov.uk
Graduate Planning Officer, Charlotte Brown:
☎ 233623 Email: brownch@stirling.gov.uk
Graduate Planning Officer, Karla Mann:.....
☎ 233674 Email: mank@stirling.gov.uk
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
18/00679/FUL 9 Oct 2018 Ward 7 Bannockburn Councillor Expiry: 3 Nov 2018 283062 691609	Conversion of existing building to form 2 dwelling houses at Coxpow Farm, Hilton Terrace, Fallin, FK7 7LU , for Mr Peter McIlroy per John H White Architects Ltd Ballat Crossroads Balfron Station G63 0SE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00670/FUL 10 Oct 2018 Ward 4 Stirling North Councillor Expiry: 4 Nov 2018 278565 694475	Change of use of garden shed for use as beauty salon at 39 Raploch Road, Raploch, Stirling, FK8 1SY , for Caroline Paterson 39 Raploch Road Raploch Stirling FK8 1SY Officer: Michael Mulgrew, Tel: 01786 233664, Email: mulgrewm@stirling.gov.uk View this Application	Delegated
18/00686/FUL 12 Oct 2018 Ward 4 Stirling North Councillor Expiry: 6 Nov 2018 279744 693427	Installation of 2No. ventilation grilles and new cladding to external columns and stall risers on side elevation at Units 22 & 23 The Thistles, Goosecroft Road, Stirling , for The Royal Bank Of Scotland per Lewis & Hickey Architects 1 St Bernards Row Edinburgh EH4 1HW Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00668/NAG 10 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 4 Nov 2018 279939 703303	Erection of cattle shed at South Glassingall Farm, Perth Road, Dunblane, FK15 0JE , for Rhona Gray South Glassingall Farm Perth Road Dunblane FK15 0JE Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated

<p>18/00674/FUL 9 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 3 Nov 2018 278917 702186</p>	<p>Single storey extension to the rear of dwelling house at 153 Ochiltree, Dunblane, FK15 0PA, for Mr & Mrs D Cowley per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00675/LBC 8 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 2 Nov 2018 279488 697534</p>	<p>Proposed Installation of Wood Burning Stove and Flue at Ettrick House, 5 Kenilworth Road, Bridge Of Allan, FK9 4DU, for Mrs Jennifer Gahagan per 6MQ Ltd 6 Mill Quadrant Croftamie Glasgow G630HB Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>18/00677/FUL 8 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 2 Nov 2018 279488 697534</p>	<p>Installation of Wood Burning Stove at Ettrick House, 5 Kenilworth Road, Bridge Of Allan, FK9 4DU, for Mrs Jennifer Gahagan per 6MQ Ltd 6 Mill Quadrant Croftamie Glasgow G630HB Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: C(s)</p>
<p>18/00684/FUL 10 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 4 Nov 2018 277971 701290</p>	<p>Extension to rear and side of dwelling house at Madura, 4 Springbank Crescent, Dunblane, FK15 9AP, for Mr And Mrs Gammie per David Soppitt Architect The Old Post Office Main Street Bankfoot PH1 4AA Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00688/FUL 12 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 6 Nov 2018 277422 701761</p>	<p>Formation of roof dormer to side of dwelling house at 5 Strathmore Avenue, Dunblane, FK15 9HX, for Mr & Mrs Sandy Leask per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00671/MSC 9 Oct 2018 Ward 2 Forth & Endrick Councillor Expiry: 3 Nov 2018 260215 696056</p>	<p>Erection of dwelling house and stable at Land Adjacent To West Of Station House, Port Of Menteith, for Mr & Mrs R Tough per McEachern Architects 13 Allan Park Stirling FK8 2QG Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>18/00682/FUL 10 Oct 2018 Ward 6 Stirling East Councillor Expiry: 4 Nov 2018 280478 690694</p>	<p>Change of use of open space to garden ground at 2 Morrison Drive, Whins Of Milton, FK7 0HZ, for Mr And Mrs MacFarlane 2 Morrison Drive Whins Of Milton FK7 0HZ Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00690/FUL 12 Oct 2018 Ward 6 Stirling East Councillor Expiry: 6 Nov 2018 281421 692736</p>	<p>Application under Section 42 of the Town and Country Planning (Scotland) Act to vary Condition 2 of planning permission 03/00487/DET, as amended by Condition 1 of planning permission 14/00707/FUL, to allow for the sale of a proportion of food and an ancillary range of non-food goods at Unit 1, 23 Springkerse Retail Park at Homebase, 23 Springkerse Retail Park, Stirling, FK7 7LL, for BBC Pension Trust Ltd per Montagu Evans LLP Exchange Tower 19 Canning Street Edinburgh EH3 8EG Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00672/FUL 9 Oct 2018 Ward 1 Trossachs & Teith Councillor Expiry: 3 Nov 2018 253762 696648</p>	<p>Renewal of planning permission 15/00518/FUL for change of use of land associated with the caravan park to accommodate 12 static caravan pitches for holiday use and associated vehicular access 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: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00673/FUL 11 Oct 2018 Ward 1 Trossachs & Teith Councillor Expiry: 5 Nov 2018 253762 696648</p>	<p>Renewal of planning permission 15/00517/FUL change of use of land to form touring area and tent pitches, erection of amenity building and formation of vehicular access 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: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00678/FUL 10 Oct 2018 Ward 1 Trossachs & Teith Councillor Expiry: 4 Nov 2018 266483 699984</p>	<p>Erection of garage and workshop at 11 Main Street, Thornhill, FK8 3PJ, for Mr & Mrs James Blanchard per Erik Johnston Architect 18 Roman Road Balfroun G63 0PR Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@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**

No Council Interest applications have been received this week.

Decisions of Appointed Officers

The decisions are published here as a matter of record only. The applicant has been informed of the Appointed Officer's decision and of the right to seek a review of the decision by the Council's Local Review Body.
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PROPOSAL: Single storey ground floor extension at 6 Powis Mains Steading Blairlogie Stirling FK9 5PS

UPRN: **000122070577**
Ward: **Ward 4 Stirling North**
Reference: **18/00547/FUL**
Type: Full
Date Valid: 13 August 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr & Ms M & A Mahon & Barret per Bobby Halliday Architects "The Studio"
3 The Avenue Bridge Of Allan FK9 4NR

Decision: Approve

PROPOSAL: Erection of timber car port at 2 Abbeycraig Park Hillfoots Road Causewayhead Stirling FK9 5LF

UPRN: **000122030270**
Ward: **Ward 4 Stirling North**
Reference: **18/00607/FUL**
Type: Full
Date Valid: 10 September 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mrs Elizabeth Millar per Farquhar MacLean Beechcroft Studio Northlea
Doune FK16 6DH

Decision: Approve

PROPOSAL: **Single storey rear and side extension to dwelling house at 23 Braemar Grove Dunblane FK15 9EF**

UPRN: **000122003124**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00548/FUL**
Type: **Full**
Date Valid: **14 August 2018**
Officer: **Peter McKechnie, Telephone: 01786 233679,**
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: **Dr Kevin Petrie per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH**

Decision: **Withdrawn**

PROPOSAL: **Proposed replacement of 24 windows with new white uPVC Windows at Arrevore Leewood Road Dunblane FK15 0DR**

UPRN: **000122004821**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00593/FUL**
Type: **Full**
Date Valid: **4 September 2018**
Officer: **Rebecca Higgins, Telephone: 01786 233938,**
 Email: higginsr@stirling.gov.uk

Applicant/Agent: **Mr J MacLeod per CR Smith Glaziers Gardeners Street Dunfermline KY12 0RN**

Decision: **Approve**

PROPOSAL: **Ground floor extension to form additional accommodation at 5 Queens Mews Queens Lane Bridge Of Allan FK9 4PY**

UPRN: **000122060499**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00616/FUL**
Type: **Full**
Date Valid: **13 September 2018**
Officer: **Charlotte Brown, Telephone: 01786 233623,**
 Email: brownch@stirling.gov.uk

Applicant/Agent: **Mr A Ferrier per Bobby Halliday Architects 3 The Avenue Bridge Of Allan FK9 4NR**

Decision: **Withdrawn**

PROPOSAL: **Change of use and extension to form 4No. apartments at 4 Main Street Killearn G63 9NH**

UPRN: **000122007361**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00280/FUL**
Type: Full
Date Valid: 25 June 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Tee Square 4 Ltd per Design Works 38 Gibson Street Glasgow G12 8HX

Decision: **Withdrawn**

PROPOSAL: **Installation of raised decking and ramp to improve disabled access to dwelling house and installation of platform lift at Southview Bankers Brae Balfron G63 0PY**

UPRN: **000122008460**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00590/FUL**
Type: Full
Date Valid: 3 September 2018
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Miss M Smeed per McCourt Building Design Inverleny Cottage Leny Feus Callander FK17 8AS

Decision: **Approve**

PROPOSAL: **Dormer extension at 3 Burns Begg Crescent Balfron G63 0NR**

UPRN: **000122009111**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00592/FUL**
Type: Full
Date Valid: 3 September 2018
Officer: Peter McKechnie, Telephone: 01786 233679, Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Justin Parsons per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

Decision: **Approve**

PROPOSAL: Full length dormer to rear of both dwelling houses at Nos 10 And 12 Dumbrock Drive Strathblane

UPRN: 000122071517
Ward: Ward 2 Forth & Endrick
Reference: 18/00599/FUL
Type: Full
Date Valid: 5 September 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: mckechnie@stirling.gov.uk

Applicant/Agent: Mr Iain Munro & Mr Bill Hinchliffe per 6MQ LTD 6 Mill Quadrant Croftamie Glasgow G63 0HB

Decision: Withdrawn

PROPOSAL: Erection of an extension at 4 Wishart Drive Stirling FK7 7TS

UPRN: 000122027257
Ward: Ward 6 Stirling East
Reference: 18/00610/FUL
Type: Full
Date Valid: 12 September 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Murray per John Gordon Associates Ltd 3 Dean Acres Comrie Dunfermline KY12 9XS

Decision: Approve

PROPOSAL: Extension to rear of garage to form dining space at 28 Nelson Place Stirling FK7 7PA

UPRN: 000122028194
Ward: Ward 6 Stirling East
Reference: 18/00614/FUL
Type: Full
Date Valid: 12 September 2018
Officer: Michael Mulgrew, Telephone: 01786 233664,
Email: mulgrewm@stirling.gov.uk

Applicant/Agent: Mr Malcolm Mason per Auchenblae Design & Build Ltd Struan 9 St Thomas's Well Cambusbarron Stirling

Decision: Approve

PROPOSAL: **Proposed house and animal boarding facilities at Land 160 Metres North Of Carronbridge Hotel Stirling**

UPRN: **000122071375**
Ward: **Ward 5 Stirling West**
Reference: **18/00389/FUL**
Type: Full
Date Valid: 15 June 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mrs Victoria Brown per Development & Environmental Services Limited
Holly Cottage Braeface Road near Banknock Bonnybridge

Decision: **Withdrawn**

PROPOSAL: **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**

UPRN: **000122051149**
Ward: **Ward 5 Stirling West**
Reference: **18/00530/FUL**
Type: Full
Date Valid: 1 August 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mrs Angeline Thomson per Philip Lindsay Woodbourne Wemyss Bay Road
Wemyss Bay PA18 6AD

Decision: **Refuse**

PROPOSAL: **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**

UPRN: **000122051149**
Ward: **Ward 5 Stirling West**
Reference: **18/00531/LBC**
Type: Listed Building Consent
Date Valid: 1 August 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: brownch@stirling.gov.uk

Applicant/Agent: Mrs Angeline Thomson per Philip Lindsay Woodbourne Wemyss Bay Road
Wemyss Bay PA18 6AD

Decision: **Refuse**

PROPOSAL: **Reconfiguration of windows/doors on existing single storey rear extension and addition of 2No rooflights at 12 Berkeley Street Stirling FK7 9AQ**

UPRN: **000122016344**

Ward: **Ward 5 Stirling West**

Reference: **18/00600/FUL**

Type: Full

Date Valid: 6 September 2018

Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Alastair Hair per Mparchitecture Ltd Macfarlane Gray House Castlecraig
Business Park Stirling FK7 7WT

Decision: **Approve with Conditions**

Planning Appeals and Public Inquiries

APPEAL: Sheltered Housing (Class 9), 3No. units: two of which are to be Food & Drink (Class 3) and Hot Food Takeaway (Sui generis), the third unit will be one or more of the following uses:- Food & Drink (Class 3); Hot Food Takeaway (Sui generis); Shops (Class 1), Financial Services (Class 2); Creche (Class 10) or Gymnasium (Class 11) at Land And Buildings At Orchard House Site Back O'Hill Road Raploch Stirling

UPRN: 000122061114
Reference: 17/00694/FUL
Type: Full
Officer: Jane Brooks-Burnett

Appellant: Caledon/TDL

Outcome: Appeal allowed and planning permission granted subject to conditions and a planning obligation (transport contribution)

Supplementary Information:

Determining issues:

1. Whether the proposals for the site would accord with the development envisaged for the site in the local plan, and the emerging local plan and the non-statutory 'Raploch Design Guide' supplementary guidance;
2. Whether the development meets acceptable design standards for the site;
3. The implications of the loss of open space and trees;
4. The nature and degree of any effect on the historic environment and the consequences;
5. Whether the impact of the development requires a developer contribution to affordable housing provision to make it acceptable; and
6. The impact of the development on traffic and parking, cycle paths and walking routes.

The development plan – As the development is part of a regeneration strategy for the Raploch area; utilises a brownfield site within the urban area, and involves relatively dense development, to that extent it was considered that the use of the site would accord with the spatial strategy of the current development plan. The updated spatial strategy for Stirling in the emerging local plan involves, *inter alia*, the consolidation of the city centre through the use of brownfield land; emphasis on the provision of housing for older people to encourage downsizing; increased emphasis on the river as a focus for recreation; and the encouragement of facilities for visitors to the town. The reporter considered that these objectives would all be supported by the various elements of the development proposal.

Raploch Design Guide – The reporter considered that the principle of the site as being eligible for re-development was established. She considered that the appeal proposals would make a positive contribution to the regeneration process and would broadly accord with the Raploch Design Guide, even if they do not wholly deliver the aspiration of a gateway development.

Use of the site for commercial leisure and retailing – The reporter considered that the mix of uses proposed did not render the appeal proposal contrary to policy 2.7, that the suitability of the proposal for its surroundings was established and that the appeal proposals would accord with policy 2.8.

Placemaking and design – The reporter considered that the appeal proposal would utilise an urban brownfield site so accorded with Primary Policy 1. With regard to Policy 1.1 (Site Planning), the reporter disagreed with the council since she found that the proposal was not over-development as denser development can be a more sustainable use of land, a suitable arrangement had been found to accommodate the footprint of the main housing block and a reasonable balance reached between the demands of car parking and amenity landscaping. The reporter considered the design of the commercial units to be modern, generic and unexciting however she did not consider that the comparative lack of design interest brought the proposal into conflict with policy 1.1.

Open space, green space, trees and natural heritage – The reporter did not consider that the proposal accorded with policy 1.3 due to the removal of open space and the limited compensatory provision however, since there was ready access to good quality open space nearby at Gowanhill and beside the river, she did not consider the deficit to be sufficient to justify refusal. She was satisfied that the appeal proposal would broadly accord with development plan policies relating to the conservation and enhancement of biodiversity, landscaping standards and tree planting.

The Housing Provision – The reporter noted that council officers accepted the approach put forward by the developers that the site should not be required to make a contribution to affordable housing or other infrastructure, such as education, since the development was not mainstream housing and should be evaluated in the context of the contributions made to affordable housing provision by the Raploch regeneration project. She found this approach reasonable and that it accorded with the flexibility responsive to particular sites provided for in policy 2.3. She did not find the proposal contrary to policy 2.2 due to the absence of affordable housing. She noted that the council argued that the location was unsuitable for sheltered housing but was not explicit about why this should be so. Instead, she accepted the evidence of the appellants that this was an appropriate location.

Parking disruption and traffic safety – The reporter judged that the formalisation of the access arrangements to the site may make a positive contribution to the road safety environment and that sufficient dedicated parking was proposed to accommodate the parking needs generated. She considered that the lack of parking provision in neighbouring streets, a widespread problem in all Scotland's urban areas, could not reasonably be used to prevent new development if that development provided parking to the recommended standards. The reporter agreed with the council officers' conclusions that improved pathways could be accommodated on the site or on its margins when such proposals come forward. Overall, she considered both sections of the site to be well connected for all transport modes including public transport.

Historic Environment – The reporter considered the development in relation to Old Stirling Bridge, New Bridge, three Conservation Areas and the views from Stirling Castle and Castle Hill and found that the development would not adversely affect any aspect of the historic environment to any significant degree.

Other matters – The doctors of the health centre had objected due to concerns about loss of daylight and patient privacy as well as traffic and parking matters. The reporter agreed with the council officers that if consulting room windows are not currently screened there may be a privacy issue at present and that this is most appropriately managed by suitable blinds at windows and is best addressed by the current occupants of the Health Centre block from the neighbouring development on with side.

Planning obligation – The reporter considered that a planning obligation was required to achieve contributions to the City Transport Strategy. The contribution was £118,010 (residential = £13,908 and commercial = £104,102).

Planning Enforcement – week ending 12/10/18

New Cases Received

Issue: Change of use of land
Address: Alloa Road, Causewayhead, Stirling, FK9 5LT
Ward: Ward 4 Stirling North
Reference: EN/18/119/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Erection of Decking
Address: Mcgrigor Road, St Ninians, Stirling, FK7 9BN
Ward: Ward 5 Stirling West
Reference: EN/18/120/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Delegated Decisions

Cases Closed

None

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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