



Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date 7 November 2018

Week Number 44

The Planning Schedule

The Planning Schedule

The Planning Schedule is issued every week and contains information on a range of planning matters.

The Schedule is distributed to all Councillors, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council may also be obtained from.

Interested in a Planning Application?

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

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

Advice for Community Councils:

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

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

Community Councils are expected to act within the provisions on PAN47, and concern themselves only with cases that raise issues of genuine community interest. Householder applications will rarely involve issues of this kind.

What Are Our Procedures for Handling and Determining Planning Applications?

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

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

Deciding Planning Applications – Understanding the Information in this Schedule

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

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

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

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

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

Delegated Decisions

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

These decisions appear in the Schedule as a matter of record only.

The applicant has a right of review of the Appointed Officer’s decision. The Council’s Local Review Body will consider any such review.

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Scheme of Delegation for Determining Planning Applications

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

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

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

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

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

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The Schedule is distributed to all Members of the Council, Community Councils and statutory consultees. It is available on the Council's internet site – www.stirling.gov.uk. Information on all planning applications submitted to the Council can also be obtained from www.stirling.gov.uk/onlineplanning .

Who to contact in Planning

If you have a query about a Planning Application or related matter you should contact the appropriate member of staff using their personal direct dial phone number. If they are not available, your call will be automatically redirected to our Planning Support staff who will be pleased to help you. If necessary they can arrange an appointment for you to see somebody who can deal with your particular query. The dialling code for Stirling is (01786)

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

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682, 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
18/00742/FUL 2 Nov 2018 Ward 7 Bannockburn Councillor Expiry: 27 Nov 2018 283873 686648	Conversion and subdivision of former care home to form 14No. flatted dwellings at William Simpsons Home, Main Street, Plean, FK7 8BH, for Mr Steven Campbell per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00743/LBC 2 Nov 2018 Ward 7 Bannockburn Councillor Expiry: 27 Nov 2018 283873 686648	Conversion and sub division of former house to form 14No. flatted dwellings at William Simpsons Home, Main Street, Plean, FK7 8BH, for Mr Steven Campbell per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00746/FUL 2 Nov 2018 Ward 7 Bannockburn Councillor Expiry: 27 Nov 2018 283817 691977	2No. detached dwelling houses with associated parking and landscaping at Land North West Of Nos. 98 And 100, Baneath Road, Fallin, for Mr Andy Yuill per G02 STUDIO 41 Alloa Road Causewayhead Stirling FK9 5LJ Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@stirling.gov.uk View this Application	Delegated
18/00747/FUL 2 Nov 2018 Ward 4 Stirling North Councillor Expiry: 27 Nov 2018 280282 694040	Alteration to attic to provide additional 2 bedrooms at Flat E First Floor Left, 17 Abbey Road, Riverside, Stirling, FK8 1LH, for M Conway per J McDonald 40 Parkview Avenue Falkirk FK1 5JX Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechnie@stirling.gov.uk View this Application	Delegated

<p>18/00750/LBC 2 Nov 2018 Ward 4 Stirling North Councillor Expiry: 27 Nov 2018 282813 696905</p>	<p>Closing of current access to cupboard under the stairs in dining room and formation of new access doorway in hallway between dining room and living room at Montana Cottage, Blairlogie Village Road, Blairlogie, FK9 5PX, for Dr Ida Bailey Montana Cottage Blairlogie Stirling FK9 5PX Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>18/00699/FUL 2 Nov 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 27 Nov 2018 279490 704962</p>	<p>Change of use of agricultural land to use for dog walking within a 1.5 metre high fenced compound and erection of building to be used as an indoor shelter for dogs at Land 115M East Of Killean, Dunblane, for The Happy Hound Playground Ltd per DMH Baird Lumsden The Mill Station Road Bridge Of Allan FK9 4JS Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00708/FUL 1 Nov 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 26 Nov 2018 278772 697550</p>	<p>Extension to single storey workshop at 4 Inverallan Road, Bridge Of Allan, FK9 4JA, for Mr James Marshal per Robert Paul 102 High Street Dunblane FK15 0ER Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00738/FUL 30 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 24 Nov 2018 278786 698063</p>	<p>Extension to rear of dwelling house at Glebeview, 8 Blairforkie Drive, Bridge Of Allan, FK9 4PH, for Mr Bob Tumilty per Nicholas Goward Anchorscross Cottages 2 Old Doune Road Dunblane FK15 9PG Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00739/FUL 30 Oct 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 24 Nov 2018 279321 697096</p>	<p>Two storey extension to rear of dwelling house at 12 Castleview Drive, Bridge Of Allan, FK9 4BD, for Mrs Michaela Tierney 12 Castleview Drive Bridge Of Allan FK9 4BD Officer: Peter McKechnie, Tel: 01786 233679, Email: mckechniep@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00729/FUL 30 Oct 2018 Ward 2 Forth & Endrick Councillor Expiry: 24 Nov 2018 265181 694753</p>	<p>Installation of 1No. DSLAM telecommunications broadband cabinet at Grass Verge In Front Of Cockpen Cottage, Burnside, Kippen, for BT Openreach per Harlequin Group Rutland House 5 Allen Road Livingston EH54 6TQ Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>

<p>18/00749/FUL 1 Nov 2018 Ward 2 Forth & Endrick Councillor Expiry: 26 Nov 2018 252607 679702</p>	<p>Erection of timber holiday hut at 206 Carbeth Roads, Blanefield, for Owen O'Neill 4 Southpark Avenue Glasgow G12 8HY Officer: Rebecca Higgins, Tel: 01786 233938, Email: higginsr@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00735/FUL 31 Oct 2018 Ward 5 Stirling West Councillor Expiry: 25 Nov 2018 276989 691343</p>	<p>Creation of a new access track from Polmaise Road to the south eastern corner of Murrayshall Quarry, settlement ponds along the line of the new access track, soil bunds, a public car park and a segregated woodland footpath running parallel to Polmaise Road, at Murrayshall Quarry, Polmaise Road To Carron Reservoir, Stirling, for Patersons Quarries Limited per Johnson Poole And Bloomer 50 Speirs Wharf Glasgow G4 9TH Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: brooksburnettj@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00736/FUL 31 Oct 2018 Ward 5 Stirling West Councillor Expiry: 25 Nov 2018 277562 692801</p>	<p>Erection of 34No. dwellings and creation of a further 4No. dwellings within shell of an existing mill building (38No. in total) at Hayford Mill Development, Kersebonny Road, Cambusbarron, FK7 9RA, for Allanwater Homes per Bracewell Stirling Consulting 38 Walker Terrace Tillicoultry FK13 6EF Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: A</p>
<p>18/00737/LBC 31 Oct 2018 Ward 5 Stirling West Councillor Expiry: 25 Nov 2018 277562 692801</p>	<p>Creation of 4No. dwelling houses within shell of existing mill building (Block E) at Hayford Mill Development, Kersebonny Road, Cambusbarron, FK7 9RA, for Allanwater Homes per Bracewell Stirling Consulting 38 Walker Terrace Tillicoultry FK13 6EF Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: A</p>
<p>18/00744/FUL 31 Oct 2018 Ward 5 Stirling West Councillor Expiry: 25 Nov 2018 277945 693107</p>	<p>Erection of outbuilding in rear garden (retrospective) at 9 St Thomas Well, Stirling, FK7 9PR, for Mr Brian Wilson per Amanda Jane Tervit Struan 9 St Thomas's Well Cambusbarron Stirling Officer: Charlotte Brown, Tel: 01786 233623, Email: brownch@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
18/00745/FUL 2 Nov 2018 Ward 4 Stirling North Councillor Expiry: 27 Nov 2018 277848 695244	Erection of building containing swim school facilities, formation of car parking and associated infrastructure at Land 175M North West Of The Highland Gate, Drip Road, Raploch, Stirling, for Water Babies UK Ltd per Peter Brett Associates LLP 160 2nd Floor West George Street Glasgow G2 2HG Officer: Iain Jeffrey, Tel: 01786 233676, Email: jeffreyi@stirling.gov.uk View this Application	Delegated

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: Flat roof extension to rear of dwelling house at 82 Lothian Crescent Causewayhead Stirling FK9 5SG

UPRN: 000122023009
Ward: Ward 4 Stirling North
Reference: 18/00629/FUL
Type: Full
Date Valid: 21 September 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: higginsr@stirling.gov.uk

Applicant/Agent: Mr Steven Donaldson per Consolida Designs The Beeches Barrack Road Comrie PH6 2EQ

Decision: Approve

PROPOSAL: 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

UPRN: 000122019507
Ward: Ward 5 Stirling West
Reference: 18/00535/LBC
Type: Listed Building Consent
Date Valid: 2 August 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: jeffreyi@stirling.gov.uk

Applicant/Agent: Mr & Mrs Cunningham per SC Design 13 Lennox Terrace Grangemouth FK3 0BY

Decision: Approve with Conditions

PROPOSAL: **Creation of new access track from Polmaise Road to the south eastern corner of Murrayshall Quarry, settlement ponds along the line of the new access track, soil bunds, a public car park and a segregated woodland footpath running parallel to Polmaise Road at Murrayshall Quarry Polmaise Road To Carron Reservoir Stirling**

UPRN: **000122045729**
Ward: **Ward 5 Stirling West**
Reference: **18/00589/FUL**
Type: Full
Date Valid: 31 August 2018
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
 Email: brooksburnettj@stirling.gov.uk

Applicant/Agent: Patersons Quarries Limited per Johnson Poole And Bloomer 50 Speirs Wharf Glasgow G4 9TH

Decision: **Withdrawn**

PROPOSAL: **Two storey extension to north elevation of dwelling house at 2 Homesteads Stirling FK8 3AW**

UPRN: **000122037684**
Ward: **Ward 5 Stirling West**
Reference: **18/00649/FUL**
Type: Full
Date Valid: 25 September 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
 Email: mckechniep@stirling.gov.uk

Applicant/Agent: Mr Mark Ledingham per Farquhar MacLean Beechcroft Studio Northlea Doune FK16 6DH

Decision: **Approve**

Planning Enforcement – week ending 02/11/18

New Cases Received

Issue: Alleged unauthorised use of land.
Address: Doune,
Ward: Ward 1 Trossachs & Teith
Reference: EN/18/122/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Deviation from approved application
Address: Millar Place, Riverside, Stirling, FK8 1XD
Ward: Ward 4 Stirling North
Reference: EN/18/126/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Use of Generator
Address: Fintry,
Ward: Ward 2 Forth & Endrick
Reference: EN/18/129/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Deviation from approved application
Address: Anchorscross, Dunblane, FK15 9JW
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/130/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Painting of exterior
Address: Station Road, Buchlyvie, FK8 3NE
Ward: Ward 2 Forth & Endrick
Reference: EN/18/131/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Issue: Change of Use.
Address: Munro Road, Stirling,
Ward: Ward 6 Stirling East
Reference: EN/18/132/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Alleged deviation from approved plan.
Address: Bannockburn,
Ward: Ward 7 Bannockburn
Reference: EN/18/133/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Issue: Erection of fixed signage.
Address: Glasgow Road, St Ninians, Stirling, FK7 0PQ
Ward: Ward 5 Stirling West
Reference: EN/18/134/UNADV
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Change of use of premises
Address: Glasgow Road, Blanefield, G63 9JD
Ward: Ward 2 Forth & Endrick
Reference: EN/17/106/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: Premises has closed.

Issue: Temporary structures and deposition of materials.
Address: Dunblane,
Ward: Ward 1 Trossachs & Teith
Reference: EN/18/014/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Case Closed.

Issue: Erection of Heras Fencing
Address: Main Street, Fintry, G63 0XB
Ward: Ward 2 Forth & Endrick
Reference: EN/18/041/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: Further action is not warranted in this case.

Issue: Alleged subdivision of property.
Address: Snabhead Road East, Plean, FK7 8AP
Ward: Ward 7 Bannockburn
Reference: EN/18/067/UNAUTH
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: Case closed.

Issue: Alleged non-compliance with planning condition.
Address: Bannockburn,
Ward: Ward 7 Bannockburn
Reference: EN/18/086/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Officers are satisfied that appropriate tree protection measures have been implemented on site.

Issue: Alleged non-compliance with condition
Address: Bandeath Industrial Estate, Throsk, FK7 7NP
Ward: Ward 7 Bannockburn
Reference: EN/18/099/NONCOM
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: A breach under the planning remit could not be substantiated.

Issue: Breach of Condition
Address: Old Glassingall Bungalow, Dunblane,
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/100/NONCOM
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: gardinera@stirling.gov.uk

Supplementary Information: No breach of planning control.

Issue: Condition of public footpath and road after completion of construction works.

Address: Millrow, Dunblane,

Ward: Ward 3 Dunblane & Bridge Of Allan

Reference: EN/18/123/UNAUTH

Case Officer: Lynne Currie, Telephone: 01786 233673, Email: curriel@stirling.gov.uk

Supplementary Information: Enquiry being dealt with by Roads.

Planning Contravention Notices Served

None

Breach of Condition Notices Served

None

Planning Enforcement Notices Served

None

Amenity Notices Served

None

Forestry Planting and Felling Proposals

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

Other Planning Issues

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

Request for Screening Opinion - Formation of link road and associated works at Viewforth, Stirling

Officer: Jay Dawson, Telephone: 01786 233693
Email: dawsonj@stirling.gov.uk

Considerations:

The Proposal

A formal screening opinion has been requested, under Regulation 8(1) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, on whether a planning application for a new link road and associated engineering operations would require to be supported by an Environmental Impact Assessment.

The proposed development would involve the construction of a new road, linking Burghmuir Road with St. Ninians Road, with an alignment running from the existing roundabout at the Burghmuir Road/Linden Avenue junction, through part of the Linden Avenue car park, using a cutting to access the hill running up to the site of the former Council building at Viewforth and terminating at a junction with St. Ninians Road and Snowdon Place.

This proposal is deemed a "Schedule 2 development" as this would be considered an infrastructure project (urban development project) where the area of the works exceeds 0.5 hectares. The Council, as planning authority, requires to determine whether the proposal is likely to have significant effects on the environment by virtue of factors such as its nature, size and location.

Assessment

Schedule 3 of the 2017 Regulations sets out the selection criteria for screening Schedule 2 developments. In assessing the characteristics of development, the planning authority must have regard to the size of the development, the cumulation with other development, the use of natural resources, the production of waste, pollution and nuisances and the risk of accidents.

In assessing the location of the development, the planning authority must have regard to the environmental sensitivity of geographical areas likely to be affected by the development in particular to the existing land use; the relative abundance, quality and regenerative capacity of natural resources in the area; and, the absorption capacity of the natural environment.

In assessing the characteristics of the potential impact, the planning authority must have regard to the potential significant effects of the development in relation to the set of criteria set out above having regard in particular to the extent of the impact (geographical area and size of the affected population); the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; and the duration, frequency and reversibility of the impact.

The site is utilised as part car park, part woodland and part of the cleared site of the former Council building at Viewforth. It is not within a 'sensitive area', such as a Special Area of Conservation, a Special Protection Area, a Site of Special Scientific Interest or a Scheduled Ancient Monument.

Recommendation

That in response to the Screening Opinion request it is confirmed Stirling Council in its role as Planning Authority would not seek an Environmental Impact Assessment in association with an application for planning permission since it is considered that the proposed road, linking Burghmuir Road and St. Ninians Road, will not result in a significant effect on the environment.

Any forthcoming application should be supported by a significant amount of information which considers the environmental impact of the proposed development including a comprehensive package of habitat and ecological surveys and any necessary mitigation, archaeological report, site investigation report, transport assessment, air quality assessment, landscape and visual impact assessment etc.

