



Planning Schedule

APPLICATIONS, RECOMMENDATIONS, DECISIONS and INFORMATION

Date *19 December 2018*

Week Number *50*

The Planning Schedule

The Planning Schedule

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

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

Interested in a Planning Application?

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

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

Advice for Community Councils:

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

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

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

What Are Our Procedures for Handling and Determining Planning Applications?

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

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

Deciding Planning Applications – Understanding the Information in this Schedule

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

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

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

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

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

Delegated Decisions

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

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

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

Planning Panel Recommendations

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

Planning Panel Decisions

This section contains the decisions of the Planning Panel.

Scheme of Delegation for Determining Planning Applications

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

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

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

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

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

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

Who to contact in Planning

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

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

SERVICE MANAGER PLANNING & BUILDING STANDARDS
Christina Cox: ☎ 233682

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

PLANNING ENFORCEMENT
Planning Enforcement Officer, Lynne Currie:..... ☎ 233673
Asst Planning Enforcement Officer, Andrew Gardiner: ☎ 233675

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

Valid Planning Applications Received

Major Developments

Application Number	Description	Decision Level
There are no major developments in the Stirling Council area this week.		

Local Developments

Application Number	Description	Decision Level
18/00839/FUL 11 Dec 2018 Ward 7 Bannockburn Councillor Expiry: 5 Jan 2019 283873 686648	Conversion and subdivision of former care home to form 14No. flatted dwellings at Former William Simpsons Home, Main Street, Plean, FK7 8BH, for Randolph Investments per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Charlotte Brown, Tel: 01786 233623, Email: planning@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00840/LBC 11 Dec 2018 Ward 7 Bannockburn Councillor Expiry: 5 Jan 2019 283873 686648	Conversion and subdivision of former care home to form 14 flatted dwellings and partial demolition in central courtyard at Former William Simpsons Home, Main Street, Plean, FK7 8BH, for Randolph Investments per Sandy Nicol 5 St Leonards Tillicoultry FK13 6QU Officer: Charlotte Brown, Tel: 01786 233623, Email: planning@stirling.gov.uk View this Application	Delegated LB Cat: B
18/00838/FUL 12 Dec 2018 Ward 4 Stirling North Councillor Expiry: 6 Jan 2019 281895 695858	Installation of flue for wood burning stove at 3 Powis Mains Steading, Blairlogie, Stirling, FK9 5PS, for Mr Stephen McDade per GP Drawings Direct 2 Bothwellpark Place Bellshill Lanarkshire ML4 3LL Officer: Rebecca Higgins, Tel: 01786 233938, Email: planning@stirling.gov.uk View this Application	Delegated
18/00842/DOM 12 Dec 2018 Ward 4 Stirling North Councillor Expiry: 6 Jan 2019 278420 694746	Modification To Section 75 Agreement of planning permission 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, for Robertson Partnership Homes per Dentons UK & Middle East LLP Quartermile One 15 Lauriston Place Edinburgh HE3 9EP Officer: Jane Brooks-Burnett, Tel: 01786 233672, Email: planning@stirling.gov.uk View this Application	Delegated

<p>18/00834/MSC 14 Dec 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 8 Jan 2019 279654 698364</p>	<p>Application for approval of Matters Specified in Conditions Numbers 1, 2 and 3 of planning permission in principle 18/00398/PPP for four self-catering tourism pods at Land 150 Metres South East Of Lemahamish, Pendreich Road, Bridge Of Allan, for Miss Laura Robertson per Architectural Technician Services Ltd 13 Taran Alloa FK10 1RF Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00835/FUL 10 Dec 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 4 Jan 2019 278742 701102</p>	<p>Extension to dwelling house at Glenacres, The Crescent, Dunblane, FK15 0DL, for Mr Ian Milton per Mparchitecture Ltd Castle View Steuart Road Bridge of Allan United Kingdom Officer: Michael Mulgrew, Tel: 01786 233664, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>18/00836/LBC 10 Dec 2018 Ward 3 Dunblane & Bridge Of Allan Councillor Expiry: 4 Jan 2019 278742 701102</p>	<p>Removal of existing roof and glazed walls to UPVC conservatory and replace with new sunroof at Glenacres, The Crescent, Dunblane, FK15 0DL, for Mr Ian Milton per Mparchitecture Ltd Castle View Steuart Road Bridge of Allan United Kingdom Officer: Michael Mulgrew, Tel: 01786 233664, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated LB Cat: B</p>
<p>18/00831/FUL 11 Dec 2018 Ward 2 Forth & Endrick Councillor Expiry: 5 Jan 2019 255834 677318</p>	<p>Erection of new porch and creation of first floor accommodation at Craigalloch Craigend, Mugdock Road, Strathblane, G62 8EL, for Mr Ian Boardley per Coogan Architects Studio 15, Omnia Building Westerhill Road Bishopbriggs Scotland Officer: Peter McKechnie, Tel: 01786 233679, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>
<p>18/00824/FUL 10 Dec 2018 Ward 5 Stirling West Councillor Expiry: 4 Jan 2019 275395 685623</p>	<p>Conversion of existing barn into 4 bedroom, detached dwelling with erection of detached garage at Building And Land Adjacent To North Of Easter Buckieburn, Stirling, for Mr Douglas McCallum per AC Architects Lewis House 213 East Way Hillend Industrial Estate Hillend, Dunfermline Officer: Iain Jeffrey, Tel: 01786 233676, Email: planning@stirling.gov.uk View this Application</p>	<p>Delegated</p>

18/00833/FUL
10 Dec 2018
Ward 5 Stirling
West
Councillor Expiry:
4 Jan 2019
279325 693134

Formation of new enlarged windows and doors, installation of rooflights and new steps at 5 Windsor Place, Kings Park, Stirling, FK8 2HY, for Mr A McIntyre per John Curry 41 Lauderdale Drive Lauder TD2 6SN
Officer: Michael Mulgrew, Tel: 01786 233664,
Email: planning@stirling.gov.uk
[View this Application](#)

Delegated

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.

PROPOSAL: **Construction of fixed pergolas to roof terrace at The Crossed Peels 8 Spittal Street Stirling FK8 1AT**

UPRN: **000122018485**
Ward: **Ward 4 Stirling North**
Reference: **18/00664/FUL**
Type: Full
Date Valid: 4 October 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: J D Wetherspoon PLC per K D Paine & Associates Adur Business Centre
Little High Street Shoreham by Sea West Sussex

Decision: **Approve**

PROPOSAL: **Change of use of house to House in Multiple Occupancy (HMO) at 70 Baker Street Stirling FK8 1DB**

UPRN: **000122018579**
Ward: **Ward 4 Stirling North**
Reference: **18/00732/FUL**
Type: Full
Date Valid: 5 November 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Jamie Crocket per Arc Architectural Services Ltd 25 Cortmalaw Avenue
Glasgow G33 1TE

Decision: **Withdrawn**

PROPOSAL: **Proposed parking spaces at The Croft Blairlogie Village Road Blairlogie FK9 5PX**

UPRN: **000122047645**
Ward: **Ward 4 Stirling North**
Reference: **18/00770/FUL**
Type: Full
Date Valid: 14 November 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk

Applicant/Agent: Ms Laura Ewing per JKM Consultancy 8 Banfield Drive Cumnock KA18
1AS

Decision: **Approve with Conditions**

PROPOSAL: Existing stone wall to be removed to allow access at The Croft Blairlogie Village Road Blairlogie FK9 5PX

UPRN: **000122047645**
Ward: **Ward 4 Stirling North**
Reference: **18/00771/LBC**
Type: Listed Building Consent
Date Valid: 12 November 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk

Applicant/Agent: Ms Laura Ewing per JKM Consultancy 8 Banfield Drive Cumnock Scotland KA18 1AS

Decision: Approve

PROPOSAL: Renewal of planning permission 13/00631/MSC for erection of dwelling house under Regulation 11 of the Development Management Procedure (Scotland) Regulations 2013 at Land 40 Metres North West Of Drumbrae Farm Cottage Pendreich Road Bridge Of Allan

UPRN: **000122068011**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00623/FUL**
Type: Full
Date Valid: 17 October 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk

Applicant/Agent: Maurice Brown And Roslyn Cantwell 14 Drip Road Raploch Stirling FK8 1RA

Decision: Approve with Conditions

PROPOSAL: Erection of timber garden office to rear of property (retrospective) at 1 Melville Place Bridge Of Allan FK9 4HE

UPRN: **000122024455**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00703/FUL**
Type: Full
Date Valid: 18 October 2018
Officer: Rebecca Higgins, Telephone: 01786 233938, Email: planning@stirling.gov.uk

Applicant/Agent: Mrs Allison Beattie per AGL Architect Ltd 32 Carseview Bannockburn Stirling FK7 8LQ

Decision: Refuse

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: 18/00725/FUL
Type: Full
Date Valid: 25 October 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: planning@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Single storey extension to rear of dwelling house at 3 Barclay Place Dunblane FK15 0FB

UPRN: 000122005946
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00733/FUL
Type: Full
Date Valid: 26 October 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Paul Kelly per Robert Paul 102 High Street Dunblane FK15 0ER

Decision: Approve

PROPOSAL: Extension to rear of dwelling house at Glebeview 8 Blairforkie Drive Bridge Of Allan FK9 4PH

UPRN: 000122014645
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00738/FUL
Type: Full
Date Valid: 30 October 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Bob Tumilty per Nicholas Goward Anchorscross Cottages 2 Old Doune Road Dunblane FK15 9PG

Decision: Approve with Conditions

PROPOSAL: External alterations to existing single storey rear extension at Minewood Cottage 11 Abercromby Drive Bridge Of Allan FK9 4EA

UPRN: 000122024371
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00748/FUL
Type: Full
Date Valid: 5 November 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

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

Decision: Approve

PROPOSAL: Proposed permanent planning permission for canopy previously given temporary permission at United Closures And Plastics Ltd 1 Steuart Road Bridge Of Allan FK9 4JQ

UPRN: 000122014152
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00751/FUL
Type: Full
Date Valid: 5 November 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: United Closures And Plastics per Honeyman Jack And Robertson 2 Clairmont Gardens Glasgow G3 7LW

Decision: Approve

PROPOSAL: Installation of french doors onto existing roof terrace at 29 High Street Dunblane FK15 0EE

UPRN: 000122005589
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: 18/00765/FUL
Type: Full
Date Valid: 9 November 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

Applicant/Agent: Ms Helen Teed per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX

Decision: Approve

PROPOSAL: Installation of french doors onto existing roof terrace at 29 High Street Dunblane FK15 0EE

UPRN: **000122005589**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00766/LBC**
Type: Listed Building Consent
Date Valid: 9 November 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

Applicant/Agent: Ms Helen Teed per Lawrie Orr Chartered Architect 47 Strathmore Avenue Dunblane FK15 9HX

Decision: Approve

PROPOSAL: Proposed single storey extension with garage and decking at 8 Pullar Court Bridge Of Allan FK9 4SS

UPRN: **000122023891**
Ward: **Ward 3 Dunblane & Bridge Of Allan**
Reference: **18/00779/FUL**
Type: Full
Date Valid: 14 November 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Brian Welsh per T Square-Architects 39 Allanvale Road Bridge of Allan Stirling UK

Decision: Approve

PROPOSAL: Conversion of 3No. silage clamps into industrial units, erection of 1No. potable storage unit, erection of enclosure for water source heat pumps and associated pipework at Land 150 Metres North East Of Claylands Fintry

UPRN: **000122068024**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00487/FUL**
Type: Full
Date Valid: 26 July 2018
Officer: Mark Laird, Telephone: 01786 233678, Email: planning@stirling.gov.uk

Applicant/Agent: Endrick Renewables Ltd Summit House 4-5 Mitchell Street Edinburgh EH6 7BD

Decision: Approve with Conditions

**PROPOSAL: Erection of dwelling house (PPP Reference 18/00283/PPP)
at Garden Ground To Rear Of No 11 Gartness Road Killearn**

UPRN: **000122071292**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00665/MSC**
Type: Matters Specified by Condition
Date Valid: 15 October 2018
Officer: Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk

Applicant/Agent: Mrs Jenifer Barrett per Hunter Architecture Galashiels Road Stow
Galashiels TD1 2RE

Decision: Approve with Conditions

**PROPOSAL: Erection of two storey side extension to dwelling house at
10 Ballewan Crescent Blanefield G63 9HW**

UPRN: **000122008752**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00711/FUL**
Type: Full
Date Valid: 18 October 2018
Officer: Peter McKechnie, Telephone: 01786 233679,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Mathew Williamson per The Architect Room Limited 84 Douglas Park
Crescent Bearsden G61 3DN

Decision: Approve

**PROPOSAL: Alterations and extension at The Bothy Nethercarse Farm
Stirling FK8 3JJ**

UPRN: **000122057125**
Ward: **Ward 2 Forth & Endrick**
Reference: **18/00767/FUL**
Type: Full
Date Valid: 12 November 2018
Officer: Rebecca Higgins, Telephone: 01786 233938,
Email: planning@stirling.gov.uk

Applicant/Agent: Mrs Val Barber-Fleming per Sandy Nicol 5 St Leonards Tillicoultry FK13
6QU

Decision: Approve

PROPOSAL: To carry out necessary structural remedial works/repairs to existing boundary retaining wall including works to reduce the wall height by 1.8m and the demolition of the existing adjoining bandstand and removal of greenhouse at Langgarth St Ninians Road Stirling FK8 2HE

UPRN: 000122017669
Ward: Ward 5 Stirling West
Reference: 18/00611/LBC
Type: Listed Building Consent
Date Valid: 10 September 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: Stirling Council Estates And Commercial Property per CRA (Alloa) Ltd Alloa Business Centre Whins Road Alloa FK10 3SA

Decision: Approve with Conditions

PROPOSAL: Erection of outbuilding in rear garden (retrospective) at 9 St Thomas Well Stirling FK7 9PR

UPRN: 000122011767
Ward: Ward 5 Stirling West
Reference: 18/00744/FUL
Type: Full
Date Valid: 31 October 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: Mr Brian Willson per Amanda Jane Tervit Struan 9 St Thomas's Well Cambusbarron Stirling

Decision: Approve

PROPOSAL: New dwelling and garage in principle. at West Rossburn Lane Farm Stirling FK9 4AH

UPRN: 000122010968
Ward: Ward 1 Trossachs & Teith
Reference: 18/00648/PPP
Type: Planning Permission in Principle
Date Valid: 26 September 2018
Officer: Charlotte Brown, Telephone: 01786 233623,
Email: planning@stirling.gov.uk

Applicant/Agent: Agritrac Exports per DMH Baird Lumsden The Mill Station Road Bridge of Allan United Kingdom

Decision: Withdrawn

PROPOSAL: **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**

UPRN: **000122046706**
Ward: **Ward 1 Trossachs & Teith**
Reference: **18/00673/FUL**
Type: **Full**
Date Valid: **11 October 2018**
Officer: **Iain Jeffrey, Telephone: 01786 233676, Email: planning@stirling.gov.uk**

Applicant/Agent: **Mr John Wrigley & Tracy Mcnelis per Montgomery Forgan Associates Eden Park House Eden Park Cupar KY15 4HS**

Decision: **Approve with Conditions**

Planning Appeals and Public Inquiries

APPEAL: **Proposed residential development and associated works at Land Between Bannock Burn New Line Road And West Of Glasgow Road Whins Of Milton**

UPRN: **000122058542**
Reference: **17/00407/PPP**
Type: Planning Permission in Principle
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Appellant: Hallam Land Management

Outcome: **Appeal Withdrawn**

Supplementary Information: The Scottish Government Planning and Appeals Division (DPEA) informed the Planning Authority on 10 December 2018 that they had been advised that the appellant did not wish to proceed with this appeal. DPEA accepted the request to withdraw the appeal and no further action is to be taken.

APPEAL: **Proposed residential development and associated works at Land Adjacent To North Of Bearside House And South Of Clayhill Cottage Polmaise Road To Carron Reservoir Stirling**

UPRN: **000122042836-**
Reference: **14/00783/PPP**
Type: Planning Permission in Principle
Officer: Jane Brooks-Burnett, Telephone: 01786 233672,
Email: brooksburnettj@stirling.gov.uk

Appellant: Hallam Land Management Ltd & CEG Land Promotions Ltd

Outcome: **Claim for an Award of Expenses: Reporter declined to make any award**

Supplementary Information: The Scottish Government Planning and Appeals Division (DPEA) Reporter informed the Planning Authority on 11 December 2018 that he found that the council had not acted in an unreasonable manner resulting in liability for expenses and declined to make any award.

The Reporter noted that the negotiation process resulted in a significant increase in the developer contribution eventually offered in the unilateral obligation and therefore considered that it was likely, as presented by the council, that questions around the practicality of the school extension options played a part in this change. The Reporter also found that it was not unreasonable for the council to question whether the finances of the housing development could bear the 43% increase in the estimated cost of the works. He noted that the council had a legitimate interest in ensuring that permissions were for viable and realistic schemes, and that the tests for unilateral undertakings were met.

The Reporter also agreed that the council had submitted Heads of Terms for a legal agreement to cover education, affordable housing and transport. Of these, he noted that the council focussed particularly on the adequacy of primary school provision. But with respect to education, the Heads of Terms looked for contributions in line with the council's Supplementary Guidance SG15: Education Provision. Whilst

he did not accept that a contribution for secondary provision was justified in this case, he stated that his decision was based on weighing evidence and he could not accept that the council had no case or produced no evidence, as the appellant had claimed.

The Reporter noted that there were a number of options presented by the appellants and each had different implications for practicality and cost. Against this background, the Reporter considered that the council had engaged with the process and that the arguments in contention were part of a negotiation process with implications for the level of developer contribution and the ability of the council to provide a workable solution within the contributions, rather than unreasonable efforts to frustrate development. Although the negotiations did not result in agreement, the Reporter noted that they appeared to have informed the revised developer contribution offer within the unilateral obligation.

Planning Enforcement – week ending 14/12/18

New Cases Received

Issue: Potential deviation from approved plans.
Address: Buchanan Street, Balfron, G63 0RL
Ward: Ward 2 Forth & Endrick
Reference: EN/18/149/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Issue: Erection of garden building.
Address: Perth Road, Dunblane, FK15 0HA
Ward: Ward 3 Dunblane & Bridge Of Allan
Reference: EN/18/150/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Issue: Internal Alterations
Address: Drumtian Road, Killlearn, G63 9QB
Ward: Ward 2 Forth & Endrick
Reference: EN/18/151/UNAUTH
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Delegated Decisions

Cases Closed

Issue: Amenity issue.
Address: Main Street, Plean, FK7 8BS
Ward: Ward 7 Bannockburn
Reference: EN/18/006/AMENIT
Case Officer: Lynne Currie, Telephone: 01786 233673, Email: planning@stirling.gov.uk

Supplementary Information: The Amenity Notice has been complied with.

Issue: Breach of Condition
Address: The Brae, Cambusbarron, FK7 9LE
Ward: Ward 5 Stirling West
Reference: EN/18/121/NONCOM
Case Officer: Andrew Gardiner, Telephone: 01786 233675,
Email: planning@stirling.gov.uk

Supplementary Information: Case 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.
