

## **STIRLING COUNCIL**

**MINUTES of MEETING of the LOCAL REVIEW BODY held in the COUNCIL CHAMBERS, OLD VIEWFORTH, STIRLING on TUESDAY 10 MARCH 2020 at 2.00 pm.**

### **Present**

Councillor Jim THOMSON (in the Chair)  
Councillor Douglas DODDS  
Councillor Danny GIBSON

### **In Attendance**

Richard Callender, Planning Adviser  
Ewan Grant, Legal Adviser  
Sheila McLean, Governance Officer (Clerk)

### **Also Present**

Myles MacKenzie, Applicant (Item LR121)

### **LR118 APOLOGIES**

There were no apologies or substitutions.

### **LR119 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **LR120 APPLICATION FOR REVIEW ERECTION OF 2 NO. DWELLING HOUSES LAND NORTH OF BRAEPORT CENTRE, BRAEPORT, DUNBLANE ROBERT PETRIE APPLICATION NO: 19/00441/FUL**

At its meeting on 7 January 2020, Members considered a Notice of Review submitted by the Applicant's Agent, seeking a review of the decision by the Appointed Officer of the Council to refuse planning permission for the erection of 2 No. dwelling houses at land north of the Braeport Centre, Braeport, Dunblane.

At that meeting, the Local Review Body agreed:-

1. that there was insufficient information before it to decide the matter without further procedure;
2. that an accompanied site visit take place;
3. that the following written submissions be sought from the Planning Officer, thereafter responses to be submitted to the Applicant for comment:-
  - (a) Definition of 'affordable housing' in planning terms;
  - (b) Confirmation of whether Braeport fell within the Dunblane Community Parking Management Plan.
4. that the matter be duly referred to a future meeting of the Local Review Body.

A site visit had taken place immediately prior to this meeting, attended by the three Local Review Body members and the Planning Adviser.

The Planning Adviser described the proposal, the reasons for the Appointed Officer's decision and the grounds for the Notice of Review, and answered a number of questions from Members. He provided a visual presentation which included location, site and elevation plans and photographs of the site.

### **Decision**

The Local Review Body agreed:-

1. that there was sufficient information before it to decide the matter without further procedure;
2. that, having considered the Notice of Review and other supporting documents submitted by the Applicant and the other papers submitted by the Planning Authority and Interested Parties, the information gathered at the site visit, and having regard to the whole circumstances, to uphold the officer decision and refuse the Review, for the following reasons:-
  - (a) the opinion of the Planning Authority the proposed development is contrary to policies 1.1 and 7.2 of the Adopted Stirling Council Local Development Plan Oct 2018 as it is not considered to be consistent with and reflect the traditional pattern and form of the surrounding townscape, neither preserving or enhancing the character and setting of the Dunblane Conservation area.
  - (b) In the opinion of the Planning Authority the proposals are considered contrary to Policy 7.2 of the Adopted Stirling Council Local Development Plan, October 2018, which requires new development within Conservation Areas to accord with the special architectural qualities of the Conservation Area with particular regard to the pattern of existing development. The proposals are not considered to preserve or enhance the character and setting of the conservation area, as they do not follow the pattern of the existing development within the Dunblane Conservation Area.

- (c) In the opinion of the Planning Authority the proposals are considered contrary to Policy 1.1 of Adopted Stirling Council Local Development Plan, October 2018, as the proposed site sitting at the rear of the existing buildings, will have limited amenity and privacy when compared to surrounding development and will adversely impact upon the amenity of the neighbouring properties due to the topography and restricted size of the land, and the situation of the surrounding residential and community buildings.
  - (d) In the opinion of the Planning Authority the proposed development is not in the interests of road safety, as it will intensify the use of the existing substandard vehicular access, that cannot be upgraded (due to the location of the neighbouring property) to the required visibility splays of 2.0m x 40m in either direction of the access.
3. to remit to the Planning Adviser and Legal Adviser to prepare and issue the Decision Notice.

#### **LR121 APPLICATION FOR REVIEW**

#### **ERECTION OF AN EXTENSION AND DETACHED GARAGE AND INSTALLATION OF REPLACEMENT WINDOWS – 13 KEIR STREET, BRIDGE OF ALLN, FK9 4AY MR & MRS MACKENZIE APPLICATION NO: 19/00312/FUL**

Members considered a Notice of Review submitted by the Applicant's Agent, seeking a review of the decision by the Appointed Officer of the Council to refuse planning permission for the erection of an extension and detached garage and installation of replacement windows at 13 Keir Street, Bridge of Allan.

The Planning Adviser described the proposal, the reasons for the Appointed Officer's decision and the grounds for the Notice of Review, and answered a number of questions from Members. He provided a visual presentation which included location, site and elevation plans and photographs of the site.

#### **Decision**

- 1. that there was insufficient information before it to decide the matter without further procedure;
- 2. that an accompanied site visit take place;
- 3. that the matter be duly referred to a future meeting of the Local Review Body.

The Chair declared the Meeting closed at 2.25 pm