

STIRLING COUNCIL

MINUTES of MEETING of the LOCAL REVIEW BODY held as a VIRTUAL MEETING by MICROSOFT TEAMS on FRIDAY 8 OCTOBER 2021 at 10.00 am.

Present

Councillor Jim THOMSON (In the Chair from Item LR184)
Councillor Margaret BRISLEY
Councillor Graham HOUSTON

In Attendance

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

Recording of meeting started

LR182 APOLOGIES

There were no apologies or substitutions.

LR183 APPOINTMENT OF CHAIR

It was unanimously agreed to appoint Councillor Jim Thomson as Chair for this meeting.

Prior to commencement of business, the Chair welcomed and thanked everyone for attending the meeting via MS Teams. He updated the meeting on the procedures related to MS Teams and the protocols that both Members and Officers should adhere to throughout the meeting.

It was advised that the meeting was being broadcast live via the Stirling Council YouTube page and that a recording of the meeting will also be made publicly available on the Council's YouTube page following the meeting.

The Chair asked the Clerk to carry out a roll call of all Members participating in the meeting.

LR184 DECLARATIONS OF INTEREST

There were no declarations of interest.

LR185 APPLICATION FOR REVIEW

**ERECTION OF 4 DWELLINGHOUSES – LAND AT FORMER STOCKIEMUIR GUN SITE, BLANEFIELD – LEDCAMEROCH HOMES
APPLICATION NO: 21/00191/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 four dwellinghouses on land at the former Stockiemuir Gun Site, Blanefield.

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 details and photographs of the site.

In response to questions arising from the Applicant's response to further representations, the Planning Adviser confirmed that the officer recommendation to close the existing access was a planning matter and not a legal one.

Decision

The Local Review Body agreed:-

1. that there was insufficient information before it to decide the matter without further procedure;
2. that a further written submission be submitted by Stirling Council's Transport Development Control Service setting out the rationale behind the recommendation that the existing access be closed and access to Queen's View and Wayside Cottage be provided via the vehicular access serving the proposed development;
3. that a Hearing take place to consider the information presented in the further written submission and any response made by the Applicant or their representative;
4. that the matter be duly referred to a future meeting of the Local Review Body at which a Hearing would take place.

LR186 APPLICATION FOR REVIEW

**INSTALLATION OF NEW PORTAKABIN BUILDING TO ACCOMMODATE EMPLOYEES OF THE ADJACENT LABORATORY BUILDING – LAND ADJACENT AND EAST OF MANOR FARM CHILDREN'S NURSERY, MANOR LOAN, BLAIRLOGIE – ALIX MCNICOL-COX TRUST
APPLICATION NO: 21/00076/FUL**

Members considered a Notice of Review submitted by the Applicant's Agent, seeking a review of Condition 1 set as part of the decision by the Appointed Officer of the Council to grant planning permission for the installation of a new portakabin building on land at Manor Loan, Blairlogie.

Condition 1 read as follows:-

“Temporary Permission: That the approval of the proposed building shall cease on or before 30th April 2026 at which date, the building shall be removed and the land restored to its former condition in accordance with a written specification, including a timescale within which the works shall be implemented, to be submitted for the prior written approval of the Planning Authority. The restoration specification shall be submitted within 2 months of the date of this planning permission.”

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 details 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 having regard to the whole circumstances, to allow the Review and to overturn Condition 1 attached to planning permission granted on 7 April 2021, for the following reasons:-
 - (a) the original application was not for a temporary building;
 - (b) the design and finish of the now in-situ building was in keeping with its industrial setting;and subject to the following further conditions:-
 - (a) that any trees that had been removed be replaced;
 - (b) that a form of screen planting be put in place;
3. to remit to officers to prepare and issue the Decision Notice.

**LR187 APPLICATION FOR REVIEW
ERECTION OF 5 NO. HOLIDAY ACCOMMODATION UNITS, OFFICE, CAFÉ
AND TOILETS (RETROSPECTIVE) – DRUMBRAE FARM, PENDREICH ROAD,
BRIDGE OF ALLAN – SUSAN DICKSON
APPLICATION NO: 20/00685/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 holiday accommodation units, etc. (retrospective) at Drumbrae Farm Pendreich Road 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 details and photographs of the site.

Members noted the differing opinions presented by the Council's Transport Development Control Officer and the Applicant's Traffic and Transportation Advisers and agreed that further information be sought before a decision could be made on the application.

Decision

The Local Review Body agreed:-

1. that there was insufficient information before it to decide the matter without further procedure;
2. that further written submissions be submitted by Stirling Council's Transport Development Control Service and the Applicant's Traffic and Transportation Advisers setting out, with reference to relevant technical standards and road safety guidance, the respective rationales for :-
 - i) the measurement of existing visibility at the junction of the access to Drumbrae Farm with the adjoining public road,
 - ii) the dimensions of the visibility splay that should be provided at the Drumbrae Farm access to serve the additional vehicular movements generated by the holiday accommodation development;
3. that a Hearing take place to consider the respective positions presented by the Council's Transport Development Control Officer and the Applicant's Traffic and Transportation Advisers regarding existing junction visibility and visibility splay measurements;
4. that the matter be duly referred to a future meeting of the Local Review Body at which a Hearing would take place.

The Chair declared the Meeting closed at 11.15 am