

Stirling Council

Agenda Item No. 10

Planning and Regulation
Panel

Date of
Meeting: 1 May 2018

Not Exempt

Motorhomes Sales and Holiday Site Including a New Motorhome Sales, Display and Workshop Building, Amenity Building for the Holiday Site, Access, Parking, Display Areas and Landscaping at Land to North East and South of Travelling People's Site, Stirling - Scotmotorhomes - 17/00871/FUL

Purpose & Summary

The application is referred to the Planning and Regulation Panel at the request of Councillor Ross Oxburgh. The grounds for referral are based on the economic considerations arising from the proposals.

This report forms the Report of Handling for the planning application in compliance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Recommendations

Panel is asked to:

1. refuse this Planning Application subject to the following reasons:
 - 1.1 In the opinion of the Planning Authority, the application does not comply with the Adopted Stirling Local Development Plan 2014 and Proposed Stirling local Development Plan 2016 in that:
 - 1.1.1 the proposals are contrary to the Local Development Plan Policy 15.1: for tourism facilities and accommodation which supports the sensitive expansion of existing holiday caravan and camping sites and not new sites;
 - 1.1.2 the location would not provide an acceptable level of amenity for tourists/holiday makers, and as such the proposal is contrary to Local Development Plan Primary Policy 15 Tourism and Development and Policy 15.1: Tourism development including facilities and accommodation;

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- 1.1.3 the application does not comply with Primary Policy 5 as the site is within the area of the 1:200 functional flood plain and so all buildings and access will be at risk to flooding and the use for the 12 holiday pitches is classed as 'a most vulnerable use' as per SEPA Land Use Vulnerability Guidance and therefore application site requires to be outwith the 1 in 1000 year flood extent; and
 - 1.1.4 the proposals do not comply with Scottish Planning Policy related to flooding and Scottish Environmental Protection Agency cannot support the proposals.

Resource Implications

Not applicable.

Legal & Risk Implications and Mitigation

Not applicable.

1. Background

- 1.1. N/A.

2. Considerations

The Site

- 2.1. The application site is located to the west of the built up area of Stirling and adjacent to Dobbies Garden Centre and the travelling people site, on the north side of the A84 Trunk Road. The site is a grassed level field which slopes northwards and eastwards, beyond the planning application site boundary, down to the River Forth, which bounds the wider field on which the site is located.
- 2.2. The site area is 1.98 hectares and therefore, being less than 2 hectares does not fall within the definition of a 'Major' development as defined the Town and Country Planning (Hierarchy of Developments) (Scotland) (Regulations) 2009.

The Proposal

- 2.3. The proposed development is for a motorhomes sales and holiday site, including a new motorhome sales, display and workshop building, a separate amenity building for the holiday site, access, parking, display areas and landscaping. The motorhomes sales site will comprise the proposed building, which includes a workshop, display area, office area and store, and outside display areas where the motorhomes for sale (and rent) will be parked. The applicant's intention is that this building (as well as the amenity building) will be floodable, and will also be resilient to the effects of being flooded. In other words, they will be designed and built to dry out quickly, and be suitable to move back into in a very short time after a flood incident.
- 2.4. The applicant's rationale is set out fully in the letter dated 14 November 2017 – please see link at part 4 of this report on background papers and application letter dated 14 November 2018. In summary the proposals aim to meet the demand for

motorhomes/campervans wanting pitches close-by for those renting motorhomes from the applicant can use on their first or last nights and as a base for visiting Stirling and to provide dedicated parking for motorhomes/campervans.

- 2.5. The application is for a mixed use comprising of the sale of motor homes (Class 1 retail), holiday site (Class 11 leisure), display and workshop building(Class 1 and Class 5 industrial), amenity building for the holiday site (Class 11 leisure), and access, parking, display areas and landscaping. The sales/rental business will normally operate from 8.30am to 5pm weekdays, 8.30am to 5pm Saturdays and 12 to 4pm on Sundays.

Previous History

- 2.6. Previous Permissions: In the adopted Local Development Plan 2014 and the Proposed Local Development Plan 2016, the site is identified for business use under proposal B54 and employment land safeguarding - Policy 2.4. The reason for the Local Development Plan site allocation was due to the grant of planning permission for Erection of new stone working facility - reference 09/00160/PPP - Class 5 industrial use and the Construction of offices, showroom and resource centre - reference 10/00581/FUL (Class 4 use) - these previous permissions are no longer extant. The time period to implement this 2010 planning permission was then extended in February 2016, under an application under Regulation 11 for the construction of offices, showroom and resource centre in 2015 under reference 15/00807/FUL.

Consultations

Transport Scotland (Trunk Roads Authority):

- 2.7. No objection.

Roads (Stirling Council):

- 2.8. No objection and there are no road conditions required.

Environmental Health:

- 2.9. The following conditions are advised:
- 2.9.1 Public Health - The site is located alongside a former MOD training facility and is in an area of known natural gassing. Accordingly, addition of the 5 standard Contaminated Land conditions is advised.
 - 2.9.2 Caravan Site Licensing - The proposed development falls within the remit of the Control of Development and Caravan Sites Act 1960. If planning permission is granted, the site will require a suitable Caravan Site Licence to be obtained from Environmental Health.

Scottish Natural Heritage:

- 2.10. No objection. The proposal may result in the construction of a new surface water drainage outlet into the River Teith. It is advised that the new outlet is constructed 50 metres upstream of the existing location to minimise the impact on the lamprey (as detailed in lampreys and larval habitat survey). Stirling Council is required to carry out an appropriate assessment in view of the conservation interest at the application site.

Scottish Environment Protection Agency:

- 2.11. The consultation reply from the Scottish Environment Protection Agency (SEPA) objects in principle on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy. Given the location of the proposed development within the undeveloped/sparsely developed functional floodplain,

SEPA do not consider that it meets with the requirements of Scottish Planning Policy.

- 2.12. SEPA has indicated that, in the event that the Planning Authority proposes to grant planning permission contrary to SEPA advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases.
- 2.13. The reason for the objection is that the application is for the sales of motorhomes and the siting of a holiday site of 12 pitches to the north of the motorhomes sales area. Buildings will include the sales office and an amenity building for the holiday site. The holiday site is classed as a most vulnerable use as per SEPA Land Use Vulnerability Guidance and therefore SEPA require the applicant site to be outwith the 1 in 1000 year flood extent. The site is within the 1 in 200 year fluvial flood extent of the River Forth. In the submitted Flood Risk Assessment (FRA) it is also stated that, in section 4.1.3, "a comparison of this level (taken from the Halcrow 2013 FRA) with the topographical survey confirms that the whole site lies within the fluvial functional floodplain of the River Forth and River Teith." This has also been shown by the flood extent from the 2013 FRA in Appendix B.
- 2.14. As well as the site being shown to be within the 1 in 200 year functional floodplain, the access track to the site is also within the 1 in 200 year functional floodplain. As per SEPA new DM guidance requirement 3, SEPA require the provision of safe, flood free access/egress.
- 2.15. As well as the site being shown to be within the 1 in 200 year functional floodplain, the access track to the site is also within the 1 in 200 year functional floodplain. As per SEPA new DM guidance requirement 3, SEPA require the provision of safe, flood free access/egress. An aerial photographic record taken during December 2006, shows that access to the site, to the east of the traveller's site, may be flooded by more severe floods.
- 2.16. SEPA indicate, that, in the letter from agent, dated 14 November 2017, it is stated that the applicant accepts the business risk that comes with operation within a floodplain. However the site is currently undeveloped and to develop it would place additional property and people at risk from flooding. The Flood Risk Management (Scotland) Act (2009) prescribes a responsibility for Scottish ministers, SEPA, Scottish Water and Local Authorities to exercise their flood risk related functions with a view to reducing overall flood risk. The site and the access to the site has been shown to be at significant risk of flooding therefore SEPA cannot support the current proposal for development as this does not follow Development Management requirement 1 of SEPA's new Development Management guidance.

Flood Officer:

- 2.17. Object on grounds of flood risk and non-compliance with Scottish Planning Policy. It should also be noted that the submitted Flood Risk Assessment is out of date having used data from previous studies which use Flood Estimation Handbook 2013 and do not include recent hydrometric data. Should the Planning Authority be of a mind to grant the application, a revised Flood Risk Assessment is advised.

Housing and Strategy:

- 2.18. The application site directly adjoins the Bridgend Park Travelling Persons Site, for which Stirling Council (Localities & Infrastructure) is the managing service. Should the application be approved, it is requested that the following considerations be taken into account:

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- 2.18.1 Signage - To avoid confusion and minimise disruption to tenants of Bridgend Park, the new motorhome development should be clearly signposted.
- 2.18.2 Roadway - The section of road that provides access to both Bridgend Park and the application site is currently un-adopted and maintenance resides with Stirling Council (Localities & Infrastructure). The applicant should liaise with the Council to
- a) Agree a formal right of access; and
 - b) Establish appropriate maintenance contributions for the upkeep of the roadway in perpetuity.

Representations

2.19. None.

Local Development Plan Policy

- 2.20. Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the Development Plan. The determination shall be made in accordance with the Plan unless material considerations indicate otherwise. The following provisions of the Development Plan are considered relevant to the consideration of this application.
- 2.21. Adopted Stirling Local Development Plan 2014:
Proposed Stirling local Development Plan 2016:
In both Local Development Plans, the site is identified for business use under Proposal B54 Tradstocks. The key site requirements are a flood risk assessment is required, development on the functional flood plain should be avoided, water resistant materials and measures should be avoided, not all of the area will be developable and no development should occur in the functional flood plain or other areas known to flood. Also, the land at the site is covered by Policy 2.4 Safeguarding Employment Land and Property.
- 2.22. Primary Policy 5: Flood Risk Management
- a) Development proposals on areas shown to be at risk of flooding on SEPA Flood Maps (2014) (fluvial, coastal and surface water), should be avoided. The functional flood plain will be safeguarded from development in order to maintain its water conveyance and storage capacity. (Note: SPP (Feb 2010) states that for planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year).
 - b) Development proposals on areas shown to be at risk of flooding on the Indicative River and Coastal Flood Map (Scotland), or adjacent to a small watercourse (which has not been assessed on the Indicative River and Coastal Flood Map (Scotland) i.e. with a catchment area less than 3km²), or in an area known to be at risk of flooding from any source: -
 - i) Shall be informed by a Flood Risk Assessment (FRA) assessing the risk from all sources of flooding. The FRA shall be carried out in compliance with SEPA's Technical Flood Risk Guidance for Stakeholders;
 - ii) Will be assessed against advice and the Risk Framework in Scottish Planning Policy (Feb 2010) relating to Flooding and Drainage (paras. 38 and 196 to 211); and

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- iii) Shall not result in a use that is more vulnerable to flooding or has a larger footprint than any previous development on the site.
 - c) Surface water from new development shall be treated by a Sustainable Drainage System (SuDS) before it is discharged into the water environment, in accordance with the CIRIA C697 document 'The Suds Manual' and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition.
 - d) All developments will be assessed for their potential to contribute to the reduction of overall flood risk.

Developments likely to result in an adverse effect upon sustainable flood management or otherwise not in conformity with the objectives of relevant Flood Risk Management Plans (due to be adopted in 2016), will not be permitted.
 - e) A precautionary approach will be taken in controlling development in areas potentially subject to flooding from small watercourses with no obvious flood plain or from surcharging drainage systems, and in locations prone to landslips and other forms of erosion, which may be exacerbated by changing rainfall patterns.
 - f) In exceptional circumstances, as set out in SPP (Feb 2010), where development is considered acceptable in an area at risk of flooding, water resilient materials, construction methods, including appropriate finished floor levels, should be utilised.
 - g) Development outwith the functional flood plain is not necessarily, not at risk to flooding. A precautionary approach is therefore advisable and water resilient materials, construction methods, including appropriate finished floor levels, should be utilised as and when determined by an FRA.
 - h) Developers of sites outwith functional flood plains will be encouraged to provide, where appropriate, features contributing to sustainable flood management.

2.23. Primary Policy 1: Placemaking

In order to achieve the Council's Place making objectives, development of all scales must: -

- a) be designed and sited, not only with reference to their own specifications and requirements, but also in relation to the character and amenity of the place, urban or rural, where they are located.
- b) be of quality, having regard to any relevant design guidance, landscape character guidance, Conservation Area Character Assessments and Settlement Statements.
- c) be located so as to reduce the need to encroach onto green field sites and to maximise sustainability benefits. Developments should utilise vacant and under-used land and buildings within settlements at higher densities where appropriate.
- d) safeguard and enhance built and natural heritage, contribute to the implementation of the Council's Open Space Strategy and Green Network objectives, and respect existing and proposed Green Belts.

2.24. Policy 1.1: Site Planning

All new development, including alterations and extensions to existing buildings, are required to contribute, in a positive manner, to quality of the surrounding built and natural environment. All proposals are therefore expected to meet the following criteria (where relevant): -

- a) The siting, layout and density of new development should; contribute towards or create a coherent structure of streets, spaces and buildings; respect, complement and connect with its surroundings; be safely accessed; and create a sense of identity within the development.
- b) All new development should consider and respect site topography, and any surrounding important landmarks (built or natural), views or skylines.
- c) The design should be appropriate to both any building to which it relates, and the wider surroundings in terms of appearance, position, height, scale, massing, and should use materials, finishes and colours which complement those prevalent.
- d) In urban settings in particular, buildings should be positioned so as to respect an existing building line, or establish one where none exists. Thereafter, access, uses and orientation of principal elevations should reinforce the street or areas of open space.
- e) All buildings, streets and open spaces should be considered and designed in a manner so as to create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport. Any adopted core path and other established right of access should be retained.
- f) It should be demonstrated that buildings and spaces have been designed with future adaptability in mind wherever possible and appropriate.
- g) Existing buildings, structures and natural features that contribute to local townscape and biodiversity should be retained and sensitively integrated into proposals.

All new development should comply with SG01 which supports this policy by providing detailed guidance on all aspects of site planning and design.

2.25. Policy 2.9: Economic Development in the Countryside

- a) In order to support a healthy and vibrant rural economy, developments supporting rural economic activity in the Countryside* will be encouraged to locate: -
 - i) In and around the Rural Activity Areas;
 - ii) Close to villages, where there is a greater possibility for a realistic choice of access; or
 - iii) Where redundant or under-utilised buildings can be used, and particularly where traditional rural buildings can be restored and re-used, including as part of a mixed-used development (see also Policy 2.8 and SG11).
- b) Businesses based on recreational activities that have a site-specific need for a Countryside location will be encouraged.
- c) Smaller-scale developments that are compatible with neighbouring residential properties may be permitted in Building Groups and Infill

situations (as defined in Policy 2.10 and SG10) or as part of Farm Steading developments (see SG11).

[SG10 and SG11 support this policy by providing locational and siting guidance for economic development in the countryside].

[*Countryside is defined by the Countryside Policy Boundary shown

2.26. Policy 2.5: Employment Development

- a) In order to provide a good choice and mix of employment land and support vibrant and prosperous communities, development for business, general industry, storage or distribution and/or waste management facilities will be supported where it meets one or more of the following criteria: -
 - i) It is located within an allocated employment site or an area safeguarded for such uses, and is compatible with the Key Site Requirements.
 - ii) It demonstrates considerable economic benefits to the Stirling economy, is located within the Core Area, and cannot be located on an allocated site/safeguarded employment area.
- b) Partial change of use to enable working from home will be supported in appropriate circumstances, but will be restricted to activities that will not impact on residential amenity either alone or through cumulative impact.

2.27. Primary Policy 15: Tourism and Recreational Development - Tourism and recreational activities make a significant contribution to the economy of the Plan area, and are based substantially on the quality of the natural and built environment. Proposals for tourism and recreational development should:

- a) increase the volume and value of tourism and recreation to the local economy, and the duration of the visitor stay and tourism season;
- b) preserve and enhance the quality of the natural and historic environment, and the visitor experience;
- c) where appropriate improve the provision of facilities for the business/conference tourism accommodation offering, particularly within the Core Area; and
- d) where appropriate, improve the provision of recreational facilities which promote local community well-being, health and quality of life benefits.

2.28. Policy 15.1: Tourism development including facilities and accommodation

- a) Proposals for tourism and recreational development including facilities and accommodation, will be supported where they: -
 - i) are commensurate in scale with their location and setting within the built and natural environment;
 - ii) complement existing tourist facilities and help facilitate the sustainable management of tourists at or between major tourist destinations;
 - iii) promote a wider spread of visitors and therefore economic benefits; and
 - iv) promote responsible access to, interpretation of, and effective management and enhancement of the natural and historic environment, and cultural heritage.

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- b) In addition, the following specific types of tourist accommodation will only be supported in the following circumstances: -
 - i) The sensitive expansion of existing tourist caravan and campsites will be supported in preference to the establishment of new sites.
 - (ii) Proposals for chalet developments (as defined in SG35), will be supported where the landscape can accommodate such development without it being visually prominent. Such proposals must also comply with SG35.
 - c) Planning permission covered by any part of this policy may be subject to conditions and/or planning obligations to control use.

Other Planning Policy

2.29. Scottish Planning Policy 2014 – Managing Flood Risk and Drainage.

Assessment

- 2.30. The site is allocated for Business use (Proposal B54) as per the Local Development Plan adopted 2014 and proposed Local Development Plan 2016. The part of the proposal for workshop (Class 4) complies with the allocated use in the Local Development Plan. The aspect of the proposed use relating to a motorhomes sales (Class 1 retail) and holiday site and amenity building (Class 11 leisure) does not fall within a business class use and as such the proposal does not accord with the adopted and proposed Local Development Plans. It is acknowledged that retail and leisure uses will generate employment and the site is safeguarded for employment, however, the land is allocated for business employment, namely Classes 4, 5 and 6 of the Use Class Order and not retail and holiday use, which are different use classes. The proposed development as a whole does not comply with the allocated land use within the adopted and proposed Local Development Plan.
- 2.31. Policy 2.4 in the Proposed Local Development and the adopted Local Development Plan in respect of allocated sites and sites within Employment Safeguarding Areas is especially relevant. From the description of the application, criteria (ii) and (iii) do not apply as the workshop element of the proposal forms only an ancillary rather than the main use of the site.
- 2.32. An assessment has been as to whether the site is required to maintain an effective supply of employment land as to whether other, non-employment uses may be supported. The supply of employment land is monitored through the annual Employment Land Audit, which is used to determine whether an effective land supply is being maintained.
- 2.33. The most recent Employment Land Audit was published in November 2017 and covers the period from 1 July 2016 to 30 June 2017. The audit identifies 75.2 ha of effective employment land across the Plan area, including 3.1 ha at the application site. Taking account of recent take-up of employment land, the audit concludes that there is an adequate supply of employment land to meet current demand.
- 2.34. It is acknowledged that within the employment land supply there needs to be a range of sites for employment use, both in terms of location and size. In this regard, the application site represents a medium-sized site on the western edge of Stirling. In close proximity are effective employment land sites at Craigforth (8 ha) and Kildean (14 ha), plus a further site at the Stirling Agricultural Centre (1.3 ha).
- 2.35. While there has been increasing pressure from 'non-employment' uses (uses which are not business/industry use) upon the employment land supply the judgement must be made that the loss of the application site would not significantly alter the

availability of effective employment land across the plan area or in this locality. As such, it is concluded the site is not required to maintain an effective supply of employment land and that alternative, employment uses which are not business/industrial type uses may be supported, subject to other policies of the Plan.

- 2.36. An important consideration is that the uses proposed will create employment. The applicant expects to employ up to 15 full time equivalent staff at the site. Whilst the use of the site is not directly an employment use e.g. industry/business use, this aspect of the planning application has merit and has been taken into account. The use of the land for selling motor homes and the ancillary workshop is accepted as an alternative to the Local Development Plan land allocation B54.
- 2.37. The use of the site is not considered appropriate for holiday/leisure use the Local Development Plan policy supports the sensitive expansion of existing holiday caravan and camping sites and not new site, and the location adjacent to a site for the proposed retail and repair of motor homes, and adjacent garden centre would not provide an acceptable level of amenity for tourists/holiday makers, and as such the proposal is contrary to LDP Primary Policy 15 Tourism and Development and Policy 15.1: Tourism development including facilities and accommodation.
- 2.38. The site is highly visible from M9 motorway to east- the proposed peripheral landscaping to the west of the applications site shows intermittent structural planting that would provide adequate screening and so the proposed development would not harm the landscape setting of the Carse.
- 2.39. The entire application site lies within the 1 in 200-year indicative flood plain. The applicant's case for dealing with the flood issue rests entirely on the fact that they will design the site (and buildings) to be flooded, and they will have a Flood Evacuation Plan in place to deal with a flooding event, if it occurs. SEPA and the Council's Flood Officer has objected to the application on the grounds that the site is within the area for a 1:200 year functional flood plain. The holiday leisure element requires to be protected from a 1:1000 year flood event. The application does not comply with the policies relating to flood risk in the Adopted Stirling Local Development Plan 2014 and Proposed Stirling Local Development Plan 2016. The site for the 12 holiday pitches is classed as a most vulnerable use as per SEPA Land Use Vulnerability Guidance and therefore application site requires to be out with the 1 in 1000 year flood extent. The application does not comply with Primary Policy 5: Flood Risk Management within the Adopted Stirling Local Development Plan 2014 and Proposed Stirling local Development Plan 2016, and Scottish Planning Policy 2014.
- 2.40. Environmental Health has advised that a contaminated land investigation is required - this could be the subject of a planning condition.
- 2.41. A Caravan Site Licensing is required from Environmental Health - this is not a relevant planning issue – in the event that planning permission is granted the requirement for a licence would be included as an advisory note.
- 2.42. A Transport Statement was submitted that carried out an assessment of the existing A84(T)/Dobbies Access Road ghost island priority junction for the weekday AM peak, weekday PM peak and the Saturday peak periods, and access to the development site by walking, cycling and public transport. The consultation reply from Transport Scotland and the Council's Roads Officers advised no objection.

Appropriate Assessment of natural heritage as required by SNH:

- 2.43. There are natural heritage interests of international importance on the site, but these will not be adversely affected by the proposal. The proposal is likely to have

a significant effect on the lamprey species that are a feature of the River Teith Special Area of Conservation (SAC). The proposal will not adversely affect the integrity of the site, for the following reasons:

- 2.43.1. The proposal would result in the construction of a new surface water drainage outlet into the River Teith. This would result in the loss of habitat that may be suitable for spawning lamprey. However the conclusions of the lampreys and larval habitat survey written by Colin Bull (University of Stirling) provided with the application, namely that this impact is likely to be short-lived and localised are accepted.
- 2.43.2. The new outlet is to be constructed 50 metres upstream of the existing location to minimise the impact on the lamprey (as detailed in lampreys and larval habitat survey). This could be covered by a planning condition in the event of approval of planning permission. In conclusion, there are natural heritage interests of international importance on the site, but these will not be adversely affected by the proposal.
- 2.44. In view of the above the proposals, although not consistent with the designation of the site for business land purposes, can be justified when considering the employment uses proposed and the Employment Land Audit indicating an adequacy of land supply. However, the application does not comply with the flood risk policy and the policies regarding caravan sites and tourist amenity within the Adopted Stirling Local Development Plan 2014 and Proposed Stirling local Development Plan 2016. Should members of the Planning and Regulation Panel be minded to grant planning permission, contrary to SEPA advice on flood risk, then referral to the Scottish Government would be required in view of the SEPA objection.

3. Implications

Equalities Impact

- 3.1 This application was assessed in terms of equality and human rights. Any impact has been identified in the Considerations/Assessment section of this report.

Sustainability and Environmental

- 3.2 An Environmental Impact Assessment is not required.

Other Policy Implications

- 3.3 All relevant policies have been set out in section 2.

Consultations

- 3.4 As set out in section 2.

4 Background Papers

4.1 Planning Application file 17/00871/FUL. File can be viewed online at:

<https://pabs.stirling.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OZETJSPIM9R00>

4.2 List of Determining Plans:

Stirling Council Plan No.	Name	Ref on Plan
01	Location Plan	
02	Site Plan	A1723 L(--)0002
03	Site Plan	A1723(--)0001
04	General	ASD 1116/2.01
05	Landscaping	A1723 L(90)0001

5 Appendices

5.1 None.

Author of Report:

Iain Jeffrey
Senior Planning Officer

Contact Details:

01786 233676
jeffreyi@stirling.gov.uk

Approved by: Brian Roberts
Senior Manager Infrastructure

Date:
19 April 2018

Signature:



Details of Convener(s), Vice Convener(s),
Portfolio Holder and Depute Portfolio Holder
consulted on this report:

N/A

Wards affected:

Ward 4 Stirling North

Key Priorities: N/A

N/A

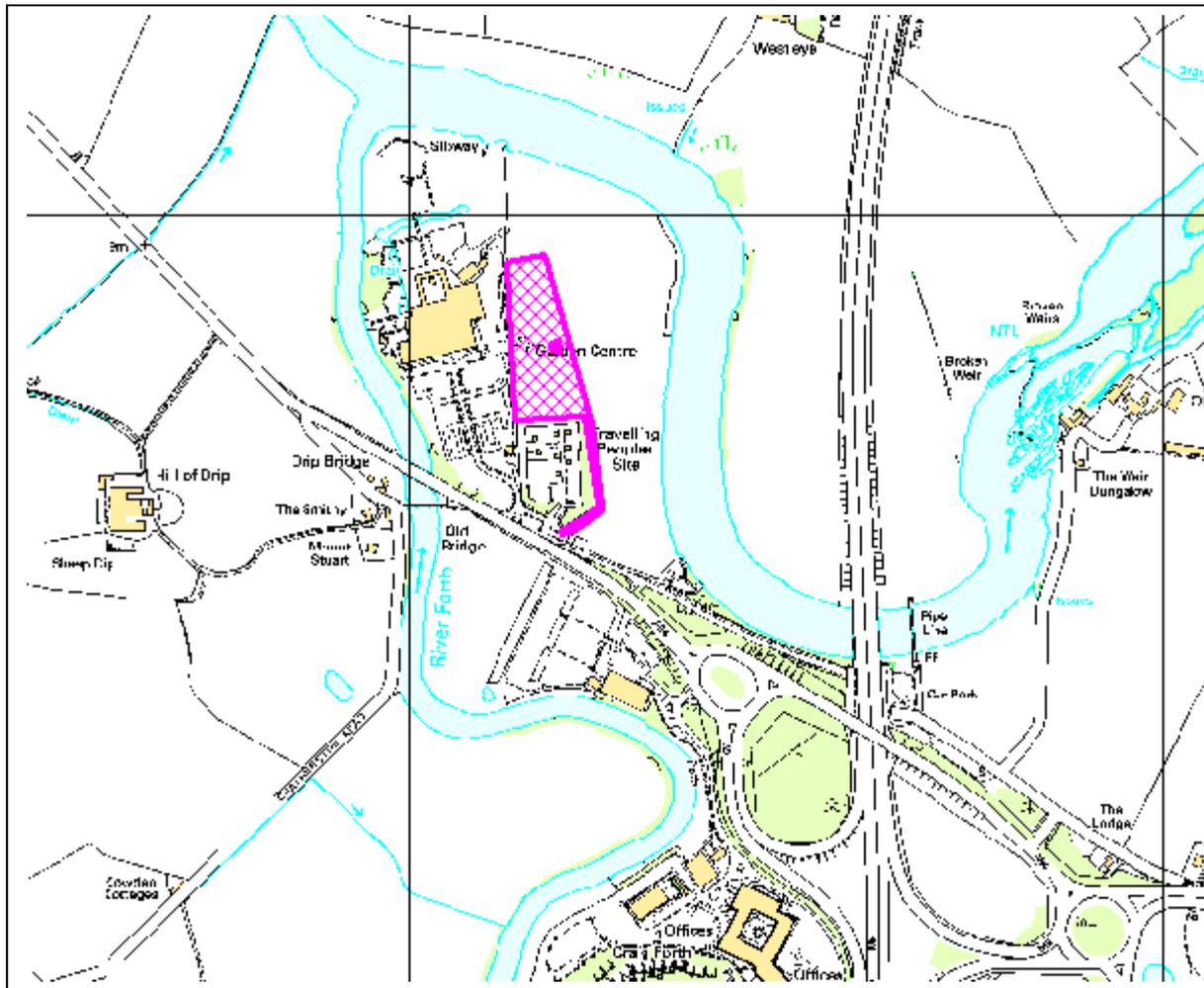
Key Priority Considerations:

N/A

Stirling Plan Priority Outcomes:
(Local Outcomes Improvement Plan)

N/A

Location of Development



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