

Stirling Council

Agenda Item No.7

Planning & Regulation Panel

Date of  
Meeting: 1 October 2019

Not Exempt

Erection Of 18 Dwellinghouses, Land Adjacent And  
South East Of 7 And 10 Douglas Place Dunblane,  
19/00332/FUL

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## Purpose & Summary

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The application has been referred to the Planning and Regulation Panel on the basis of the criterion in the Council's Planning Scheme of Delegation which requires a Panel referral when 5 objections or more are received and the recommendation is for approval.

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

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Committee is asked to:

1. approve planning application 19/00332/FUL subject to Section 75 Legal Agreement and the conditions in Appendix 1.

## Resource Implications

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There are no identified resource implications as a result of this proposal.

## Legal & Risk Implications and Mitigation

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There are no identified legal or risk implications as a result of this proposal.

## 1. Background

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- 1.1. Not Applicable.

## 2. Considerations

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### The Site

- 2.1. The site is allocated within the adopted Stirling Local Development Plan 2018 for a 15 unit residential development referred to as Hillside.
- 2.2. The site is a natural extension onto an existing residential area to the South West of Dunblane, and sits in an elevated position.
- 2.3. The site is screened by relatively dense trees and landscaping, which would mitigate from the visual impact of the development from lower vantage points.
- 2.4. Whilst a second application was submitted to the planning authority for a construction road adjacent to this development, this is a discrete application and must be considered on its own merit.

### The Proposal

- 2.5. This application seeks planning permission for the erection of 18 dwelling houses which includes 2 semi-detached bungalows, 3 detached bungalows, 5 terraced houses, 2 semi-detached houses, 2 link-detached houses, and 4 detached houses.
- 2.6. The units would be accessed by a single road, extending from the existing public road of Douglas Place. The application includes landscape, parking, and public footway provision that has also been considered.
- 2.7. The proposal for 18 residential dwelling houses at the site, is in principle generally consistent with the provisions of the Stirling Local Development Plan 2018. The site is allocated for residential use and, whilst the number of units is slightly higher than that indicated in the Local Development Plan, the proposal has been assessed in regard to the policy provisions below. It is important that the numbers indicated in the Local Development Plan are only an estimation of the number of houses that the site could accommodate with good quality design rather than providing any sort of limit to the actual number of housing units that are appropriate.

### Previous History

- 2.8. **13/00379/PPP** 13 dwelling residential development REF
- 2.9. **14/00429/PPP** Residential development of 13 dwellings REF

### Consultations

#### Roads Development Control:

- 2.10. The site is located adjacent to existing walking and cycling links, as well as a core path network. It is recognised that the development has the potential to ensure that there is a reasonable choice of access via all modes. The vehicle trips generated by a development of this nature are considered to be negligible on the surrounding local road network. Conditions regarding the following issues are recommended: Access Road Layout, Driveway Construction, Parking Requirements, Driveway Access, Plot Visibility, SUDS, Construction Management Plan, Waste Management.

#### Service Manager (Environmental Health):

- 2.11. External lighting associated with the development shall be designed and installed so as to prevent light intrusion into surrounding neighbouring properties.

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**Land Services:**

- 2.12. An off-site contribution towards children's play provision/enhancements is suggested in line with Supplementary Guidance 02.

**Children's Services:**

- 2.13. No contributions required.

**P & P (Archaeology):**

- 2.14. Recommendation of the following condition: "Negative Suspensive Condition – Programme of Archaeological Works (PAN 2/2011, SPP, SHEP).
- 2.14.1. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

**Stirling Council Housing**

- 2.15. A commuted sum to provide affordable units offsite is preferable give the location and number of units that would go forward for adoption. The contribution shall be in line with that set out within Supplementary Guidance 14.

**Representations**

- 2.16. Twelve representations have been made regarding this application, 4 assessed as non-material to the planning process., 5 objections raise material planning considerations that are considered below', Representation has also been provided by Scottish Wildlife Trust and Dunblane Community Council representations summarised below.
- 2.17. Of the 5 objections received, the key concerns include road safety, drainage, wildlife, construction and setting. Each has been summarised and responded to in turn.
- 2.18. Concerns are expressed regarding road safety as a result of the development, specifically where the site meets the adjoining residential properties at Douglas Place, and the exit from the driveways of these properties. The road safety aspects of the proposal have been considered by Transport Development Officers, with no objections or concerns raised in this regard. The site is within a residential area where the speed limit is low and the level of manoeuvres frequent. There are therefore considered to be no significant road safety issues at the site.
- 2.19. Concerns are expressed regarding drainage at the site, however as discussed earlier in the report, suitable arrangements have been established and a Suitable Urban Drainage System (SUDS) scheme conditioned to ensure compliance in this regard. There are therefore considered to be no significant drainage issues at the site.

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2.20. Concerns are expressed regarding wildlife in the area, however the site is set within an area of grass with the woodland bordering the site boundary. Whilst there is considered to be minimal impact as a result of the development, the developer is encouraged to review comments from Scottish Wildlife Trust in order to achieve best practice during clearance and construction. There are therefore considered to be no significant wildlife issues at the site.

2.21. Non-material Planning Concerns

2.21.1. Concerns are expressed regarding the impact of the construction of the development upon surrounding residential properties. The planning application process cannot take account of the construction requirements of approved developments, and as such have not been considered within this application. The submission of a Construction Management Plan has been included as a condition, in order to properly manage potential road safety implications.

2.21.2. Concerns are expressed regarding the setting of existing residential properties, and the loss of views. The site is allocated for residential development, and as such the principle has been established within the adopted Local Plan.

**Local Development Plan**

2.22. 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.

2.23. In regard to Policy 1.1 the proposal is considered to, by virtue of its siting, create a coherent structure of streets, with the proposal continuing from an existing residential street. This connection also provides the development with a safe route of access for both pedestrians and vehicles. The design and materials selected create a sense of identity within the development, with different house types brought together by consistent use of finishes. Grey roof tiles, buff render and stone cladding are used broadly across the development, and whilst not the same as the existing properties, are considered to compliment those prevalent.

2.24. The proposal would create a consistent building line, with the principle elevations of each property looking onto the street. The development has also sought to maintain existing path networks, and integrate these into the layout of the development. With two key connections to informal path network made. It is considered that the proposal accords with Policy 1.1 of the Stirling Local Development Plan 2018.

2.25. In regard to Policy 1.3, whilst there is no formal open space within the site boundary, the incorporation of paths from the development to the surrounding woodland is considered to be positive in enabling access to open space out with the development. Whilst there is no direct provision, the connections reinforced by the layout of the site is considered to comply with Policy 1.3 of the Stirling Local Development Plan 2018.

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- 2.26. In regard to Policy 2.2, the development is commended for providing a mix of house types and sizes. Whilst no direct affordable housing provision is present on-site, the mix of types and sizes will provide different levels of affordability. In consultation with Stirling Council Housing, it has been agreed that an off-site contribution would be the most appropriate way to secure affordable units in the wider area. The contribution level for this is explained later in the report. The proposal is therefore considered consistent with Policy 2.2 of the Stirling Local Development Plan 2018.
- 2.27. In regard to Policy 2.3, the inclusion of single storey properties in the development is particularly welcomed. This makes these units accessible to a broader market, and as such provide increased flexibility within the housing stock available. It is therefore considered that the proposal accords with Policy 2.3 of the Stirling Local Development Plan 2018.
- 2.28. In regard to Policy 3.1 the siting of the development, being extended from an existing residential street, provides a choice of access methods. With an existing road network, as well as pedestrian access, the proposal is considered to comply with Policy 3.1 of the Stirling Local Development Plan 2018.
- 2.29. In regard to Policy 3.2, details of water management have been provided, with a proximate connection and capacity agreed with Scottish Water. Given the location within an established settlement, this is considered to comply with Policy 3.2 of the Stirling Local Development Plan 2018.
- 2.30. In regard to Policy 3.3, the development would require the provision of financial contributions to offset the impact of the development upon local services. The relevant contributions for the site totals £261,135. This is calculated from the following: Education- no contribution required, Transportation - no contribution required, Affordable Housing - £242,055, Health Facilities - no contribution required, Open Space - £18,000 (£1,000 per unit) and Waste £1,080 (£60 per unit). It has been agreed with the developer that these contributions shall be secured by Section 75 contribution, as such the proposal accords with Policy 3.3 of the Stirling Local Development Plan 2018.
- 2.31. In regard to Policy 7.1, the developer shall be instructed to conduct investigation works to ascertain and record any archaeological evidence. Subject to a relevant condition, the proposal is considered to comply with Policy 7.1 of the Stirling Local Development Plan 2018.
- 2.32. In regard to Policy 9.3 and 10.1, the development is considered to respect the surrounding landscape, being situated with trees and woodland surrounding it. Although a relatively small site, the proposal includes low and street planting which is considered appropriate for the type and density of development. It is therefore considered that the proposal accords with Policy 9.3 and 10.1 of the Stirling Local Development Plan 2018.

### **Other Planning Policy**

- 2.33. None.

### **Assessment**

- 2.34. Overall, it is considered that the proposal, as outlined in planning application 19/00332/FUL is consistent with the provisions of the Stirling Local Development Plan 2018. There are no other material considerations relevant to the determination of this application, and as such it is recommended that the application be approved, subject to the conditions listed above.

## 3. Implications

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### Equalities Impact

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

### Sustainability and Environmental

- 3.2 An Environmental Impact Assessment is not required.

### Fairer Scotland Duty

- 3.3 This section is not applicable.

### Other Policy Implications

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

### Consultations

- 3.5 As set out in section 2.

## 4 Background Papers

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- 4.1 Planning Application file 19/00332/FUL. File can be viewed online at: [View Application](#)

- 4.2 List of determining plans:

Stirling Council Plan No.	Name	Ref on Plan
01	Location Plan	Dun_APL_20
03A	Site Plan	Dun_APL_01b
04	General	DUN_APL_51
05	General	DUN_APL_53 A
06	Floor Plans	DUN_APL_55
07	Elevations	DUN_APL_54
08	General	DUN_APL_52
09	General	Dun_APL_57
10	General	Dun_APL_59
11	General	DUN_APL_60
12	General	DUN_APL_61
13	General	DUN_APL_56
14	General	DUN_APL_58
15	Elevations	Dun_APL_50 A
16A	Landscaping	Dun_APL_30b
17	Landscaping	DUN_APL_132 rev a
18A	Details	Dun_APL_41b
19	Details	Dun_APL_40
19A	Details	Dun_APL_40b

## 5 Appendices

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### 5.1 Appendix 1 – Conditions and Reasons

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**Approved By:**

Brian Roberts  
Senior Manager

Date: 9 September 2019

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

Councillor Alasdair MacPherson

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Wards affected:

Ward 3 Dunblane & Bridge Of Allan

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Key Priorities:

N/A

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Key Priority Considerations:

N/A

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Stirling Plan Priority Outcomes:  
(Local Outcomes Improvement  
Plan:

N/A

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**ERECTION OF 18NOS. DWELLING HOUSES AT LAND ADJACENT AND SOUTH EAST  
OF 7 AND 10, DOUGLAS PLACE, DUNBLANE - DANDARA LTD/ARNBATHIE -  
19/00332/FUL**

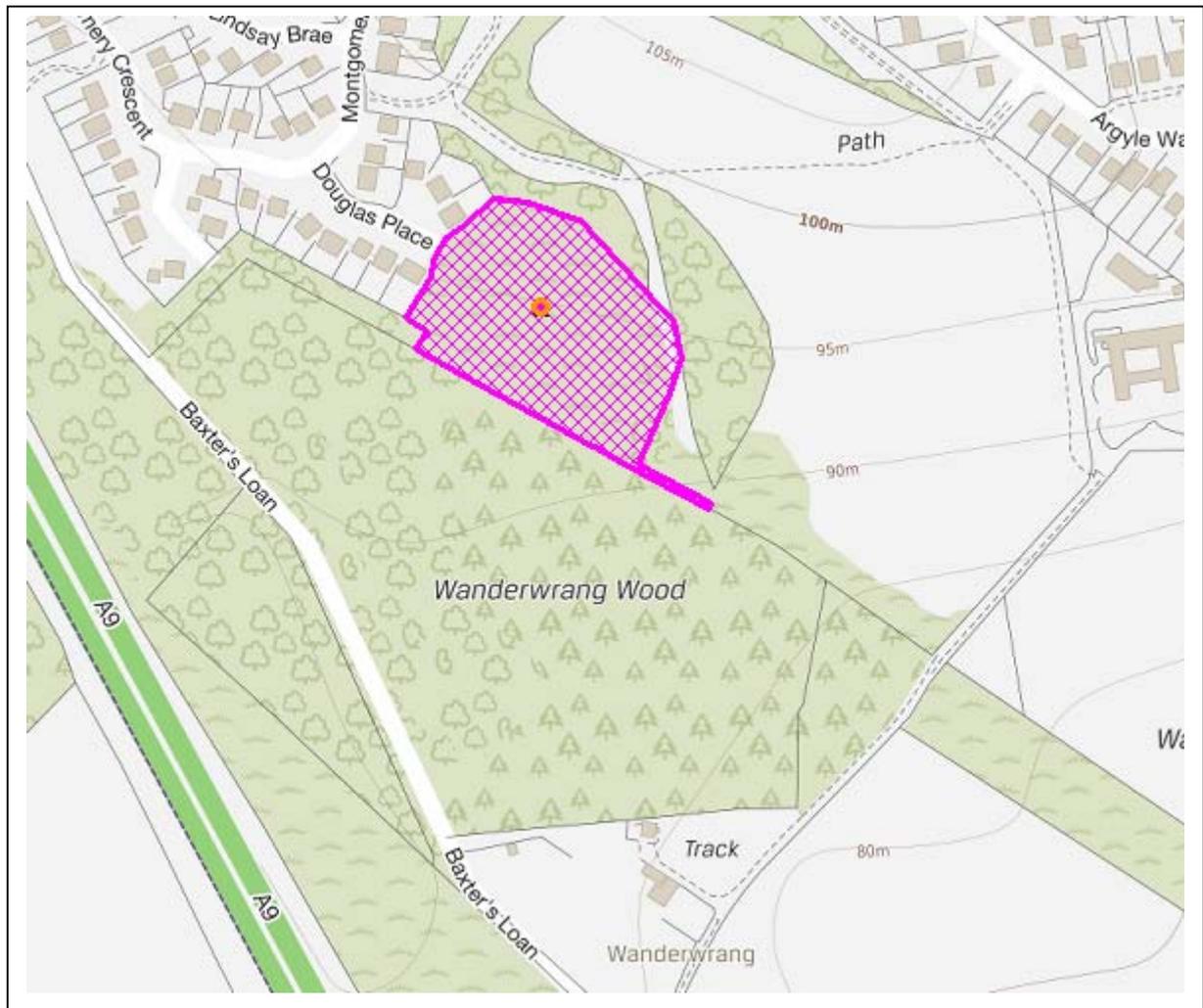
Approve, subject to the following conditions

1. **Access Road Layout:** The maximum gradient of the access road within the residential development must not exceed 6.67% (1 in 15). The design and construction of all roads and footways within the proposed residential development shall be in accordance with the requirements of Designing Streets and this Services specifications and will be offered for adoption upon satisfactory completion of their construction.
2. **Driveway Construction:** Driveways shall not exceed gradients of 1:10 and shall be fully surfaced and suitably drained to ensure no surface water is discharged or loose material is carried from it out onto the adjacent access road. Where driveways fall towards the access road, a surface water interceptor shall be provided across the driveway at the rear of the footway with a positive drainage connection discharging into the plots surface water drainage system.
3. **Parking Requirements:** The current parking requirements for a dwelling house, as set out in Stirling Councils Supplementary Guidance SG14 shall be adhered to. On-street parallel visitor parking spaces shall measure 2.5m (wide) x 6m (length) (per space) with tapered splays provided at each end of the lay-by.
4. **Driveway Access:** Vehicular access to each dwelling shall be at right angles to the proposed public road and should be either 3.6m in width (single driveway) or 5.4m in width (double width driveway) and served via a standard or extended vehicular footway crossing point. Driveways shall be dimensioned as follows: Double Driveway – 3m wide x 11m long, or 5m wide x 5.5m long Pedestrian access to dwellings must be provided outwith the driveway areas and measure no less than 0.9m in width.
5. **Plot Visibility:** There shall be no obstruction to visibility over 1.05m in height above road level within 2.5m of the carriageway edge over each plots frontage with the public road.
6. **SUDS:** The surface water drainage system shall be detailed and agreed in writing by the Planning Authority prior to the commencement of works on-site. designed to the requirements and satisfaction of SEPA, The Water Authority and Stirling Council, taking account of the Sustainable Urban Drainage (SUDS) principles and in accordance with the guidance given in “SUDS for Roads” and implemented as per the written agreement.
7. **Construction Traffic Management Plan:** Prior to construction works commencing a Construction Traffic Management Plan (CTMP) shall be submitted for the written approval of the Planning Authority, in consultation with the Roads Authority.
8. **Negative Suspensive Condition – Programme of Archaeological Works:** No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a

written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

9. **Further Details (External Lighting):** Prior to the installation of any external lighting within the site, details of the location, scale and brightness of such additions shall be approved in writing by the Planning Authority
10. **Further Details:** Prior to commencement of the erection of residential units at the site, further details relating to the materials and finish shall be submitted to and approved in writing by the Planning Authority.

## Location of Development



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