

Stirling Council

Agenda Item No. 6

Planning & Regulation Panel

Date of Meeting: 25 February 2020

Not Exempt

Conversion Of Derelict Store To Form 3 No. Dwelling Houses At Land And Building At Vecchia Bologna, Mine Road, Bridge Of Allan - Cairnleisure - 19/00877/FUL

Purpose & Summary

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

Panel is asked to:

1. approve the proposed development subject to the conditions and reasons as set out within Appendix 1 attached to the report.

Resource Implications

Not applicable.

Legal & Risk Implications and Mitigation

Not applicable.

1. Background

- 1.1. Not applicable.

2. Considerations

The Site

- 2.1. The site is located on Mine Road in Bridge of Allan. The building is a flat roofed subordinate stone built wing on the north side of the existing Vecchia Bologna restaurant in upper Bridge of Allan. The building is redundant and in a dilapidated condition. The surrounding area is found to be predominately residential in nature.

The Proposal

- 2.2. Conversion of derelict store to form 3No. dwelling houses.

Previous History

- 2.3. 19/00707/LBC: Alterations to derelict store to form 3No. flats, application withdrawn October 2019.
- 2.4. 19/00708/FUL: Conversion of derelict store to form 3No. flats, application withdrawn October 2019
- 2.5. 19/00875/LBC: Conversion of derelict store to form 3No. dwelling houses, application under consideration.

Consultations

Roads Development Control:

- 2.6. No objection and no roads conditions required. Access to the development site is proposed via the existing access onto Mine Road that provides access to Vecchia Bologna. The proposal for 5 off-street car parking spaces is considered acceptable. It is understood that when the restaurant experiences busy periods, vehicles parking on the grassed area in which the parking for this development is proposed. In order to limit vehicles parking on the public road Transport Development previously requested the applicant investigate providing additional parking to offset the loss of overspill parking. The applicant has demonstrated additional spaces can be provided on land within their ownership and is therefore acceptable to Transport Development.

Representations

- 2.7. Five representations have been received which are summarised as follows:
 - 2.7.1 The Scottish Wildlife Trust, have advised that the building has potential for bats and request that this is taken into account.
 - 2.7.2 **Response:** In relation to the potential for bats an Advisory Note has been added to the Decision Notice for the applicant regarding the procedures to be undertaken should bats be found during the construction phase.
 - 2.7.3 The proposed solution to parking issues does not create any additional spaces as the area proposed for car parking is already used for restaurant parking. A maximum of six spaces may be created while around eight will be removed. The proposal will result in increased on road parking on Mine Road.
 - 2.7.4 **Response:** A condition has been applied which requires additional overflow parking for the adjacent restaurant (6 spaces) to be provided and the

existing restaurant car park to be re-surfaced in tarmac and lined, so as to compensate for the loss of overflow parking within the application site.

- 2.7.5 Historic Environment Scotland and the Education Trust in Bridge of Allan have not been consulted.
- 2.7.6 **Response:** As the building is a category C grade listed building, consultation with Historic Environment Scotland is not required. The Education Trust in Bridge of Allan is not a statutory consultee in relation to a listed building application within Bridge of Allan.
- 2.7.7 The proposed alteration to the fenestration is not in keeping with the surrounding area.
- 2.7.8 **Response:** The size of the window and door openings is considered to be sympathetic to the building elevations and the height and scale of the building.
- 2.7.9 Three small houses are unsuitable and do not conform to the size of local houses or local community.
- 2.7.10 **Response:** As the proposals relate to a conversion and not new build, a comparison with building scale and massing in the surrounding area is not relevant in this case.
- 2.7.11 The right of way through the application site requires to be taken into account.
- 2.7.12 **Response:** The issue of a legal right of way is a civil matter and is not a material planning consideration.
- 2.7.13 The new owner of the Well House requires to be neighbour notified.
- 2.7.14 **Response:** All neighbours within 20m of the planning application site are notified of the planning application. In this instance Well House is greater than 20 metres from the boundary of the planning application site and therefore was not neighbour notified.
- 2.7.15 Tree branches overhang the pavement on Mine Road and require maintenance.
- 2.7.16 **Response:** These trees are not on ground owned by the applicant.
- 2.7.17 The Allan Water Association support the planning application, but have requested the following issues are taken into account. The leaking gutters on the building require to be addressed. Blocked drains from the adjacent restaurant (owned by the same applicant). It is assumed that access through the Allan Water Apartments to carry out the construction work is not required. Should access be required, then any damage of property from construction would require to be made good. The hours of construction required to be made known.
- 2.7.18 **Response:** A condition has been applied which requires proposals for repair and if required replacement of gutters; damage to adjacent property during construction is a civil matter and hours of construction is not a planning matter, a restriction on construction hours is included as an Advisory Note.

Local Development Plan

- 2.8. 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.
- 2.9. Adopted Local Development Plan 2018 – Policy 1.1 Site Planning, Policy 7.3 Development Affecting a Listed Building, Policy 7.4 Development in Curtilages of Listed Buildings.

Other Planning Policy

- 2.10. Supplementary Guidance - Bridge of Allan Conservation Area Appraisal. This identifies the former Hydropathic hotel (converted to flats at Allan Water Apartments) as a listed building category B grade, and refers to two well houses. The adjacent restaurant (known as Vecchia Bologna) is one of the former well houses – this is a category C grade listed building. The application site adjoins and is in the same ownership as this restaurant. The other well house is located to the front of the restaurant, adjacent to an electricity sub-station and is not within the grounds and ownership of the restaurant.

Assessment

- 2.11. The existing front eastern elevation has three openings – two very small porthole windows and a small vertical timber sash and case window. On the southern elevation is a tall bay window which has 3 windows in total. On the flat roof, the existing roof plan indicates there were 4 roof lanterns. To the front of the property is a level grassed lawn and a rough track that leads to the front door.
- 2.12. The application form proposes conversion to form 3 houses under Class 9 of the Town and Country Planning (Use Class) (Scotland) Order 1992. Two of the houses each have two bedrooms and one has a single bedroom. The units are not for use as houses in multiple occupancy.
- 2.13. The degree of external alteration/intervention to the listed building is considered to be sympathetic. The alteration on the side bay window relates to the installation of french style doors and the installation of 3 rooflights, all of which are considered to be acceptable. The installation of 4 small windows on the front elevation, two of which have an arch shape as a reference to the former port hole windows, are in keeping with character, appearance and small scale of the subordinate low rise building. It is therefore considered that the alterations to the front elevation would comply with Local Development Plan Policies 7.3 and 7.4 which support the sympathetic conversion and adaptation of existing properties. It is considered that the proposed development would preserve and enhance this dilapidated listed building, its setting and the surrounding area.

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- 2.14. The external amenity space for the 3 units is commensurate with the 3 small residential units and as such, the area available would provide the residents with a reasonable area of residential amenity. The layout shows 5 off-road parking spaces which complies with the Council's standards for off-road parking for three small housing units. The trees within the site are of a very low amenity value. The application does not propose the removal of any trees. Conditions have been applied which requires proposals for hard and soft landscaping. The application complies with Local development Plan Policy 1.1 site planning.
- 2.15. The application complies with the Local Development Plan Policies 1.1 Site Planning, Policy 7.3 Development Affecting Listed Buildings and Policy 7.4 Development in the Curtilages of Listed Buildings.

3. Implications

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

- 4.1. Planning Application file 19/00877/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	100
03	General	102

5. Appendices

- 5.1. Appendix 1 – Conditions and Reasons

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Approved By:

Date: 14 February 2020

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

N/A

Wards affected:

Ward 3 Dunblane & Bridge Of Allan

Key Priorities:

N/A

Key Priority Considerations:

N/A

Stirling Plan Priority Outcomes:

N/A

(Local Outcomes Improvement
Plan:

CONVERSION OF DERELICT STORE TO FORM 3NO. DWELLING HOUSES AT LAND AND BUILDING AT VECCHIA BOLOGNA, MINE ROAD, BRIDGE OF ALLAN - CAIRNLEISURE - 19/00877/FUL

Approve, subject to the following conditions

1. **Gutters:** Prior to the start of work on the approved building conversion, details of all repair to gutters and if beyond repair, proposals for replacement of gutters, shall be submitted to the Planning Authority and approved in writing.
2. **Further Details:** All new windows shall be vertically sliding timber sash and cash windows, painted white. The approved new doors shall be constructed in timber and painted white.
3. **Windows and Doors:** Prior to the start of building operations, a detailed drawing at 1:50 scale showing the precise architectural detailing of the stonework on the window and door surrounds, and profile and proportions of the windows and doors on the approved conversion, shall be submitted to the Planning Authority for written approval.
4. **Rooflights:** The specification of the proposed roof lanterns and light wells shall be submitted to the Planning Authority and approved in writing, prior to installation of these rooflights.
5. **Bin Storage:** Prior to the occupation of any of the approved houses, details of the design of the proposed bin store shall be submitted to the Planning Authority and approved in writing. The approved bin stores shall be installed prior to occupation of the approved houses.
6. **Details of Materials:** Samples of the materials to be used for the external walls and roof of the development granted permission shall be submitted to, and approved in writing by, the Planning Authority before any work starts on site.
7. **Landscape - New Planting:** No development shall take place until details of new planting proposals with details of ground preparation, species, nursery stock size and density of planting and areas of grass seed/turf have been submitted to and approved in writing by the Planning Authority.
8. **Landscape - Planting on Completion:** All planting, including new tree planting, seeding, turfing and other works indicated on the approved landscaping plans shall be carried out in the first planting season following completion of the buildings granted consent.
9. **Landscape - Hard Landscaping:** No development shall take place until details of proposed means of boundary treatment, paving and hard surfacing materials have been submitted to and approved in writing by the Planning Authority.

10. **Restaurant Car Park Lining:** Prior to the start of work on the conversion, additional overflow car parking (6 spaces) shall be provided within the adjacent restaurant carpark, as shown on the proposed site plan Drawing Number 102, and the existing restaurant car park shall be re-surfaced in tarmacadam and lined.

Reasons:

1. To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, will preserve the character and appearance of the building.
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3. To preserve the character of the listed building and Conservation Area.
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5. To ensure that adequate details are submitted covering these matters in the interests of ensuring that the development, when implemented, will preserve the character and appearance of the building.
6. In order to achieve an acceptable form of external treatment.
7. The proposed development and its location is such that landscaping is necessary to enable it to fit in with its surroundings, enhance the locality and the quality of the development itself for those using it and those affected by it.
8. In the interests of amenity, to ensure that the proposed development is provided with a suitable standard of landscaping and is assimilated into the surrounding area at the earliest practical stage.
9. To ensure that the scheme of landscaping for the proposed development is of a satisfactory standard relative to the functional requirements and visual amenity of the site and its setting in the locality as insufficient details of the proposed scheme of landscaping have been submitted with the application.
10. To ensure an efficient layout within the adjacent restaurant carpark, so as to compensate for the loss of restaurant parking within the application site.

Location of Development



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