

Stirling Council

Agenda Item No. 8

Planning & Regulation Panel

Date of Meeting: 27 April 2021

Not Exempt

Conversion Of Former Stables/Granary And Former Cow Shed To Dwelling House At Stables Outbuilding At Meikle Canglour Farm, Canglour, Chartershall, Stirling - Mr & Mrs S Ward - 21/00030/FUL

Purpose & Summary

The proposal is being considered by Planning and Regulation Panel as five or more objections have been received, and the Officer's 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

Planning & Regulation Panel is asked to:

1. approve the application, subject to the conditions listed in Appendix 1.

Resource Implications

Not applicable.

Legal & Risk Implications

Not applicable

1. Background

- 1.1. Not applicable.

2. Considerations

The Site

- 2.1 The site is located at Meikle Canglour Farm, located approximately 3.6 kilometres south west of Stirling Services. The site is currently occupied by an abandoned farm building, previously used as a cow shed. The building is a traditional stone built agricultural property with slate roof, random rubble walls. There are a number of openings in the original property for doors and windows. The building has undergone partial renovation, with works undertaken for the drainage, septic tank and Sustainable drainage system (SuDS) provision on site associated with a previous consent. Internal works were undertaken in association with the 2011 consent, such as the partitioning, insulation and layout, and the roof replaced with a slate roof.

The Proposal

- 2.2 The proposal seeks planning permission for the conversion of the existing building to form a dwellinghouse.
- 2.3 The internal works previously undertaken will be removed to regularise works inside with Building Standards.
- 2.4 Externally, the chimney is to be removed, and replaced with a flue on the north elevation. Four window and doors will be installed on the north elevation, three new rooflights and a dormer to the roof plane.
- 2.5 The west elevation will see the formation of three windows.
- 2.6 The east elevation will see the existing opening enlarged and windows installed, as well as the creation of one window and one door.
- 2.7 The south elevation will see the installation of four windows, the formation of windows in the existing archway, and one archway bricked up with a window installed, and three velux windows will be installed.

Previous History

- 2.8 03/00841/DET – Conversion of farm building to form three dwellinghouses – Approved
- 2.9 05/00313/DET – Conversion of farm buildings to form one dwellinghouse – Approved

Consultations

Roads Development Control:

- 2.10 No objection, subject to conditions relating to visibility splays, access upgrade, parking, waste collection points and gates.

Representations

- 2.11 Seven representations have been made in relation to the proposed development. Six have been received from neighbours or members of the public, and one from the Scottish Wildlife Trust. The representations can be summarised as below.
- 2.11.1 Construction Hours.
- 2.11.2 Response: It would be considered that the applicant ensures that building works take place at appropriate times, and is not within the remit of planning to condition this.
- 2.11.3 Rooflight installation impacting on privacy.

- 2.11.4 Response: An assessment on privacy impact has been addressed within the body of the report below.
- 2.11.5 Limiting further applications.
- 2.11.6 Response: Each application is assessed on its own individual merits. The Planning Authority cannot stop the submission of further applications in the future.
- 2.11.7 Inadequate access road.
- 2.11.8 Response: Transportation Development Management has been consulted on the proposal, and raised no objection subject to conditions.
- 2.11.9 Gate blocking access.
- 2.11.10 Response: Access issues are not a planning consideration.
- 2.11.11 Inability for waste collection to take place.
- 2.11.12 Response: A condition has been recommended by Transportation Development Management for the specification of the collection point for waste collection.
- 2.11.13 Bat survey should be undertaken.
- 2.11.14 Response: An assessment on wildlife impact has been addressed within the body of the report below.

Local Development Plan

- 2.12 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:
- 2.13 Policy 1.1, Policy 2.10, Policy 9.1.

Other Planning Policy

- 2.14 Supplementary Guidance: Housing in the Countryside.

Assessment

- 2.15 In connection with this application, the following documents have been submitted by the applicant, and their content is summarised in the following sections.
- 2.16 A Planning Statement has been provided providing a background to the proposal, as well as detailing previous planning consent.

Principle of the Development

- 2.17 In order for the principle of this proposal to be viewed as acceptable, the proposal must demonstrate compliance with Policy 2.10: Housing in the Countryside, as well as the associated Supplementary Guidance: Housing in the Countryside.

- 2.18 Policy 2.10 states that proposals for dwellinghouses in the countryside can be supported when the proposal is for the conversion, redevelopment or replacement of a farm steading or other range or cluster of non-domestic buildings. The building was previously used as a cow shed, and is an agricultural vernacular style. As such, it is considered that the building would constitute as a development circumstance that is supported by policy. As such, the principle of the conversion and redevelopment of this farm building complies with Policy 2.10.

Design of Dwellinghouse

- 2.19 The works proposed to the farm building that are of relevance to this application are the external works, consisting of the installation of windows and doors in the walls, the installation of rooflights and dormers on the roof and the removal of the chimney and installation of a flue.
- 2.20 The windows proposed are to be constructed of timber, and designed in a sympathetic historical style, with a mix of standard and full length windows proposed. The distribution of windows throughout the building are deemed to be appropriate, and do not result in a clutter of fenestration on a single elevation. The full length windows are placed to make use of the existing openings in the building, such as those found on the south and east elevation, and to maximise sunlight opportunities. Although detailed drawings have not been provided, the approach indicated within the submitted drawings appear to be sympathetic to the historic nature of the building, and thus deemed to be acceptable in this circumstance. If this application is approved, a condition will be attached to any consent to ensure the window details are provided in full prior to commencement.
- 2.21 The doors proposed are of a similar style to the windows as described above. No details have been provided, and would be expected prior to commencement, but the indicated approach is sympathetic and an acceptable approach to the installation of windows in a traditional vernacular building. It is considered the approach to the doors are considered acceptable.
- 2.22 Cumulatively, although the installation of the number of windows and doors proposed indicate that this building is no longer intended for agricultural use, it is deemed that the approach, location and design of the windows and doors are of a quality that allow the original buildings use to still be understood. Furthermore, their location respects the historical openings of the building, and allows the buildings history to be easily interpreted through its architecture.
- 2.23 A total of 8 rooflights are proposed on the building, located on the north, east and south elevations. These are designed to complement the existing rooflights that are found within the building. The approach to replicate the style of the rooflights already located on the roof is appropriate, resulting in a unified approach to the roof glazing throughout the building. It is considered that the proposed rooflights are minimal in scale, and will not detract from the main character of the main dwellinghouse.
- 2.24 One dormer is proposed on the north roof plane, and it has been designed to replicate the other dormers currently present, being pitched and narrow. It is considered that this design approach is acceptable.

- 2.25 The chimney on the north elevation is to be removed and replaced with a flue. Although the retention of traditional building features are encouraged to help with the interpretation of the buildings previous use, due to the sympathetic alterations and retention of the existing openings, it is considered that the loss of the chimney is not significant. The flue proposed will have a matt black finish, and not rise above the roof ridge height. This approach is considered to be acceptable.
- 2.26 Overall, the design approach to the conversion is sympathetic to the traditional character of the dwellinghouse, and is allows the building as proposed to still be read as a traditional vernacular building, and is thus considered to be acceptable.
- 2.27 No boundary treatments to the site has been proposed, particularly in relation to the northern and western boundaries. It is considered that a sympathetic boundary treatment could be accommodated, and a condition has been recommended in Appendix 1.

Residential Amenity

- 2.28 Due to the location of the proposed dwellinghouse in relation to surrounding neighbouring houses, and that the footprint is not to be extended, there will be no further impact in relation to daylight or sunlight provision. The creation of a residential unit, and the installation of additional windows on the south elevation, will provide overlooking opportunities to the unit to the south across the access lane. However, the neighbouring dwellinghouse will not be significantly impacted directly, as there are no windows present on this elevation. Some level of privacy loss is to be witnessed to the neighbouring garden ground compared to existing, but this is minor in nature due to the positioning and type of windows proposed and the location of the neighbouring garden ground. As such, it is considered that the proposal does not have a significant impact on neighbouring residential amenity.

Local Landscape Impact

- 2.29 The proposed development is located within the Southern Hills Local Landscape Area, and this area in particular is defined as having retained a strong sense of place. There is an identified pressure on the area, with the distinct identity of settlements being eroded at the edges, and impacting the skyline. As such, all developments must be of high quality and respect the natural qualities of the area. Given the sympathetic conversion of the building that is currently in place, there will be minimal impact that this proposal has on the character of the wider Local Landscape Area, and as such, complies with Policy 9.1 of the Local Development Plan.

Wildlife impact

- 2.30 Stirling Council's Biodiversity Officer has commented on the proposal, and due to the good condition of the roof as existing, the risk of bat roost was deemed to be minimal. A bat roost survey was submitted by the applicant, which states that there was no evidence found of bat roost currently within the building. A condition has been recommended in Appendix 1 to ensure the recommendations detailed in the survey are actioned.

Roads

- 2.31 Stirling Council's Transportation Development Management team have been consulted on the proposal, and did not object as the increased traffic expected will not have a material impact on the public road network. However, a number of conditions relating to the provision of visibility splays and parking requirement has been recommended, as well as an upgrade of the existing access and gate opening requirements.

Conclusion

- 2.32 Overall, it is deemed that the conversion of this building complies with the requirements of Policy 2.10 as an acceptable circumstance for the development of housing in the countryside. The alterations to the building are considered to be appropriate and sympathetic to the vernacular nature of the building, and the proposal will not have a significant impact on the Local Landscape Area. It is therefore considered that the proposal does comply with the Stirling Council Local Development Plan 2018, and is recommended for an approval with condition.

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.

Fairer Scotland Duty

- 3.2 This section is not applicable.

Climate Change, Sustainability and Environmental Impact

- 3.3 An Environmental Impact Assessment is not required.

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 21/00030/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	
03	Site Plan	CD 448-04
04	Floor Plans	CD 448-02
05	Elevations	CD 448-03

5. Appendices

5.1 Appendix 1 – Conditions and Reasons.

Author(s)

Name	Designation	Telephone Number/E-mail
Ritchie Gillies	Planning Officer	01786 233675 gilliesr@stirling.gov.uk

Report of Handing approved by Chief Planning Officer

Name	Designation	Date
Christina Cox	Planning & Building Standards Manager	29 March 2021

Approved by

Name	Designation	Date
Drew Leslie	Senior Manager - Infrastructure	29 March 2021

Details of Convener(s), Vice Convener(s), Portfolio Holder and Depute Portfolio Holders (as appropriate) consulted on this report:	Cllr Alasdair MacPherson Cllr Danny Gibson
--	---

Wards affected:	Ward 5 Stirling West
Key Priorities:	N/A
Key Priority Considerations:	N/A
Stirling Plan Priority Outcomes: (Local Outcomes Improvement Plan)	N/A

Conversion of former stables/granary and former cow shed to dwelling house at Stables Outbuilding At Meikle Canglour Farm, Canglour, Chartershall, Stirling - Mr & Mrs S Ward - 21/00030/FUL

Approve, subject to the following conditions:

- 1 **Enclosures and Hard Surfacing:** Prior to the commencement of development, details of the location, height and materials of all new boundary fences, gates or other means of enclosure and details of all paving and hard surfacing materials shall be submitted for the prior written approval of the Planning Authority. Thereafter the enclosures and hard surfacing shall be implemented in accordance with the approved details.

Reason: In the interests of the appearance of the building and the visual amenity of the area.

- 2 **External Surfaces:** Prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for prior written approval of the Planning Authority.

Reason: In the interests of the appearance of the building and the visual amenity of the area.

- 3 **Windows and Doors:** Prior to the commencement of development, details of the windows and doors to be installed, including materials, depth of recess and finishing colour, shall be submitted in the form of elevation and sectional drawings at a scale of 1:20, or a specification brochure detailing the specific rooflight to be used, and approved in writing by the Planning Authority.

Reason: In the interests of the appearance of the building and the visual amenity of the area.

- 4 **Mitigation:** All mitigation measures identified in the Aquila Ecology Survey Report (November 2020), including any further surveys recommended shall be conducted as outlined. Evidence of compliance with the mitigations, and any required detailed surveys, shall be submitted to, and agreed in writing by the Planning Authority.

Reason: To ensure that biodiversity on site is maintained.

- 5 **Landscaping Scheme:** Prior to the commencement of development, a landscaping scheme detailing existing trees and planting to be retained and proposals for boundary treatments on the northern and western boundary and new planting specifying number, size and species of all trees and shrubs shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of visual and residential amenity.

- 6 **Visibility Splays:** Prior to the commencement of development, visibility splays of 2.4m x 70m, measured in either direction from the centre of the access shall be provided at the access junction where the private track meets the public road. There must be no obstruction to visibility 1.05m above the carriageway level. The applicant must demonstrate that they have ownership / control of sufficient land to create and preserve this requirement.

Reason: *In the interest of road safety, to ensure visibility splays can be provided and maintained to ensure safe access to the site.*

- 7 **Bellmouth:** Prior to the commencement of development, a bellmouth formed at right angles at the access junction where the private track meets the public road shall be upgraded, consisting of 3.0m entrance radii leading to a 5.5m minimum throat width. The throat width shall be maintained for a minimum distance of 6m before tapering down to existing width. The access shall be fully surfaced in a bituminous material, and be suitably drained, to ensure no loose material or surface water is discharged from it onto the public road.

Reason: *In the interest of Road Safety, to ensure a suitable access is provided for.*

- 8 **Parking:** Prior to the commencement of development, plans demonstrating compliance with the parking rates provided in Stirling Council's Draft Supplementary Guidance: Transport and Access for New Development, with sufficient space provided within the curtilage of the plot to allow vehicles room to turn and exit the site in a forward gear shall be submitted to and approved in writing by the Planning Authority.

Reason: *In the interest of Road Safety, to ensure adequate parking, access and egress can be achieved.*

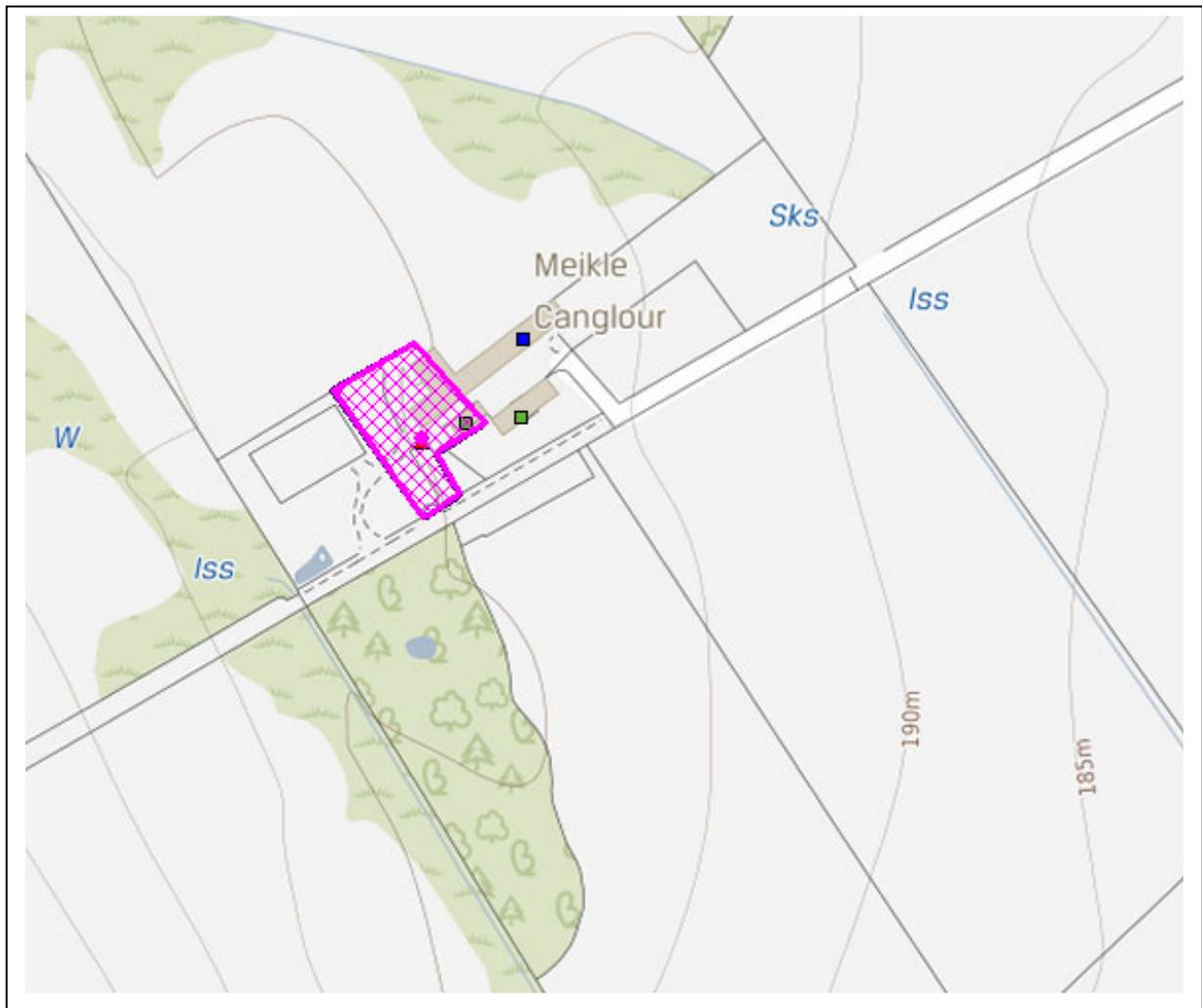
- 9 **Bin Collection Point:** Prior to the commencement of development, details for the provision of a properly designed collection point at the road side for bins awaiting collection shall be submitted to, and approved in writing, by the Planning Authority. For the avoidance of doubt, this collection point will be outwith the visibility splays.

Reason: *In the interest of road safety, to ensure acceptable refuse collection can take place.*

- 10 **Access Gates:** Any access gates shall be set back a minimum of 6m from the carriageway edge and shall open inwards only.

Reason: *In the interest of road safety.*

Location of Development



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100020780

