

PLANNING REPORT – 14TH DECEMBER 2020

See the attached report on LL&TTNP planning applications updated to Week 48, new items in the red edged box at the bottom of the sheet. There appears to be nothing of significance or controversial in the latest additions.

I have had some thoughts about the LPP and its relevance to the planning process:

Strategic Planning

As the CCC contribution to the Local Place Plan we need to provide an overview of the options for the future of Callander. For example, some of the recently expressed issues include:

- Pedestrian/cycle, wheelchair accessible route connecting the eastern part of Callander to the Mollands housing and the McLaren Campus.
- A similar road link from the A84 to the A81, we have already identified that the vacant Lagrannoch site could be the key springing point for the new link road
- Key sites for development/evolution as part of the Callander Observatory project
- Options for serviced overnight parking for camper van using visitors.
- If land for the new road link through Claish Farm is reserved from development this could give the opportunity for a larger public park area than the playing fields/ highland games site suggested by McLaren Leisure. Apart from supporting local needs for more open space this could assist in the dispersal of peak time summer visitors.

There will be many more things, concerns, issues, wishes and needs that will need to be considered.

I'd like to offer our Planning forum to take this overview forward and see if we can build on input from the whole CCC.

David Moore

Planning Correspondent

	Highlight Yellow = Current 'Extant' Applications'		Highlight Blue = May need a response to the NP Planning		Highlight Pink = Decided or Withdrawn		
Callander Community Council Planning Panel 2020							
Reference	Location	Proposal	Applicant	Status	Description	Observations	Panel View
2019/0328/DET	Bridgend House, 6 Bridgend	Replacement shed & bin store	Callander Youth Trust	Approved			No comment
2019/0329/DET	Brigend House, 6 Bridgend	Change of use to caravan site	Callander Youth Trust	Approved	4 holiday pods	Updated information now posted giving dimensions and finishes.	Informed NP Planners to change objection to comments only
Previously approved and reported applications have been hidden for ease of viewing							
2020/0071/DET	Meadows Cottage, Invertrossachs Road	Change of Use of Office to Residential	L Rance	Current	Single storey detached building	Buiding looks as if it was originally residential	No Comment
2020/0096/DET	Coach House Cottage, Invertrossachs Road	Reconstruction and conversion to holiday accommodation	Robert Williamson	Current	Very detailed planning application	Neighbour notifications served, no comments received but may be in progress	Expressed concern about increasing traffic on Invertrossachs Road, many neighbour objections mainly on grounds of traffic increase, also for wildlife preservation plus a formal submission by independent planners.
2020/0127/HAE	Tyrone, Ancaster Road	Alterations and gates	Kenneth Butler	Approved			No comment
2020/0146/HAE	10 Esher Crescent	Rear Extension	Kieran MacKay	Approved			No comment
2020/0147/LBC	10 Esher Crescent	Rear Extension	Kieran MacKay	Approved			No comment
2020/0161/TRE	Pinewood Nursing Home, Leny Road	Tree works application	Salim Boudhoo, Mauricare Homes	No Objections			No comment
2020/0169/TRE	Coppice House, Leny Road	Tree works application	Donna Frost	No Objections			No comment
2020/0170/TRE	Silverbirch, Leny Road	Tree works application	Gill Corden	No Objections			No comment
2020/0103/DET	Roslin Cottage, Stirling Road	Dwellinghouse and formation of access	Sid Ashford	Current	Restrospective application for house 'as built' and access from the Bellway estate	Many neighbour objections on the grounds that the applicant has no right of access at the point applied for	Reccomment NP to obtain clear evidence on the access rights over the land in question
2020/0179/DET	Mollands Farm	Re-form single dwelling from two flats	Mr & Mrs S Gray	Current	Conversion of exosting 2 storey traditional building from 2 flats to single dwelling	Very little alteration to external appearance	No comment
2020/0167/DET	Spice Delight, 25 Main Street	Ventilation system & alterations to restaurant frontage	Shabaro Ali	Current	New kitchen extract system to discharge through louvred fascia above window	No information on noise levels at the pavement, there may be strong cooking odours	Reccomend that approval be deferred until Stirling Council environmental Heath have considered the proposal.
2020/0221/LAW	40 Robertson Way	Installation of Velux windows	Ms V Thornton	Issued	Certificate of Lawfulness	Velux window to attic space - probably deemed permitted development	No comment
2020/0243/HAE	East Mains Westwing, Manse Lane	Erection of shed & greenhouse	Gordon Kerr	Approved	Prefabricated garden buildings	All within private rear garden withi conservation area	No comment
2017/0399/NOT	Land East of Cunnageine, Invertrossachs Road	Construction of forest road	Stuart Higgins	Withdrawn		No reason given for withdrawal	No comment
2020/0259/NOT	Land East of Invertrossachs House, Invertrossachs Road	Constructions of forestry roads	FIM Timberland LP	Current	480m & 690m long roads for 44ton forestry vehicles	No site location plan or roads layout is available to view	Prior approval not required
2020/0272/HAE	Brook Linn Cottage, Leny Feus	Replacement windows, doors & external painting	Darryl Ashford-Smith	Current	Aluminium windows & doors	No elevational drawings of appearance of windows & doors, np indication of colour scheme	Recommend that consideration be deferred until proposed elevation drawings are available
2020/0238/TRE	Inverteith, Leny Feus	Tree works application	Jim Campbell	Current	Crown reduction of 4 trees		No comment
2020/0292/HAE	50 Stirling Road	Rear extension	Michelle McLean	Current	Single storey rear extension	Pitched roof. Velux windows	No comment
2020/0150/TRE	Teithside House, Bridge End	Tree works application	Susan Holden	No Objections	Works to 6 trees		No comment
2020/0298/TRE	Garbh Uisge Bridge, Leny Road	Tree works application	LL&TTNP	Decided	Felling oak tree		No comment
2020/0303/NOT	Letter Hill & Letter Muir, Loch Ruskie	ATV Track	FLS	Current	750 metres track		No comment