

Monthly report	
Subject:	<b>Planning</b>
Meeting date:	<b>08 March 2021</b>
Author:	<b>David Moore</b>
Date of report:	<b>03 March 2021</b>

The spreadsheet overleaf shows a bit more history than usual, I have reviewed the whole document as a check against the National Park Extant applications list up to Week 07. No longer Extant items have been corrected. Future reports will hide more of the older Approved or Withdrawn history to keep the chart simpler.

2020/0327. DET & 2020/0283/DET, from last month's report - The comments noted on these applications have all been logged with the National Park and there is no further information to comment on.

There are four new listings this month (2020/0308/DET, 2020/0320/DET, 2021/0030/HAE and 2021/ 0041/ADV. We found no reason to object to these, but have suggested comments to support a recommendation or request some more information.

Application 2020/0189/HAE has been withdrawn by the applicant.

Callander Community Council Planning Report - 2021 - Week 07

Reference	Location	Proposal	Applicant	Status	Description	Observations	Panel View	Highlight Pink = Decided or Withdrawn
2017/0230/PPP	Land at Lagrannoch Stirling Rd, Callander	Renewal of supermarket consent	Drummond Estates	Current	Larger buildings than existing but designed to blend in	Just still on the file	NFA	
2019/0148/Det	Stank Road	12 new timber holiday lodges	Forest Holidays Ltd	Current		All four designs of cabin are shown with stepped access routes	Comments made on poor accessibility, on assurance that all units will be wheelchair accessible objection was withdrawn.	
<b>2020 List</b>								
2019/0355/HAE	Lenny House	Single Storey Extension	Fraser Inglis	Approved	Small extension & detached garage	Requires Listed Building Consent	No comment	
2019/0328/DET	Bridgend House, 6 Bridgend	Replacement shed & bin store	Callander Youth Trust	Approved			No comment	
2019/0320/DET	Bridgend 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	
2019/0350/LBC	Lenny House	Single Storey Extension	Fraser Inglis	Approved	Small extension & detached garage	Requires Listed Building Consent	Subject to public advertisement	
2019/0339/HAE	Culdaremore, Ancaister Road	Single storey extension	Pauline McDermott	Approved	Single storey front extension	No comment		
2019/0367/DET	Flat 1, 1 Glenartney Court	Erection of garage	Jim Colston	Refused	Concrete sectional garage facing Glenartney Road	Neighbour notifications issued, proposal seems to require the removal of the garage		
2020/006/LBC	Loch Venacher Dam	Installation of timber buffers	Scottish Water	Approved	Improvements to fish pass to give greater water depth & improve migration structure	Adding timber to existing concrete structure	No comment	
2019/0347/HAE	Drummond Lodge, Aveland Rd	Single storey rear extension	Joanne Lumsden Lowe	Approved	Modest extension		No comment	
2020/0034/DET	Dunmor, Lenny Road	Change residence to holiday let	James Simpson	Approved	Victorian 7 Bed house	1 to be marketed for high-end tourist	No comment	
2020/0053/TRE	Land East of Lenny Lodge	Pruning and removal of trees	George Anthony Cameron	Approved	Dealing with diseased or dangerous trees	3 trees pruned, 3 felled and replaced	No comment	
2020/0054/TRE	Avonbeith, 16 South Church Street	Tree work in Conservation Area	Anne Gordon	Approved	Existing commercial yard	1 silver birch felled, 8 limes pollarded	No comment	
2020/0056/DET	The Crown Hotel, Main Street	Change of Use of garden to beer garden	Saul Roden	Refused		Beer garden access to pub is via shared alleyway. Many local residents object to potential for noise and disruption particularly in the evenings, some local support for a beer garden to enable pub business to survive post lockdown	We recommend that a decision be deferred until planners can conduct a site investigation and consider neighbour complaints. We also suggest that planners liaise with the Licensing Authority and the Police on the fitness of the premises.	
2020/0071/DET	Meadows Cottage, Inverrossachs Road	Change of Use of Office to Residential	L. Ramos	Current	Single storey detached building	Building looks as if it was originally residential	No comment - now dependent on new bat survey	
2020/0072/HAE	4 Balgibbon Drive	Rear balcony and raised terrace	K Burnett	Approved	French doors from bedroom to decked area	Rear elevation next to shed	No comment	
2020/0087/HAE	Brook Linn Cottage, Lenny Feus	Erection of shed	Darryl Ashford-Smith	Approved	Simple prefabricated timber kit shed	In private garden away from house	No comment	
2020/0085/DET	161 Main Street	Change of Use - Class 1 Retail to Residential	F Mackenzie	Approved	Creation of small one-bedroomed flat	Existing newsagency business now closed (former East End Post Office). New doors and windows in existing	Neutral Comments: No dimensions on plans, no indication of elevational materials and finishes.	
2020/0115/HAE	42 Stirling Road	2 storey side extension to end of terrace house	John Buchanan	Approved	Cottage style extension, traditional slate roof, grey dry dash render	Neighbour notifications issued to 7 in Camp Place and 2 in Stirling Road	No comment	
2020/0118/DET	Bousd, Lenny Feus	Erection of balcony to side of holiday cottage	George Barrie	Approved	Side balcony overlooks adjoining property under the same ownership	Neighbour notification served, pre-application advice suggests proposal	Poor quality drawing submitted.	
2020/0129/TRE	Broomfield House, Braeklinn Road	Reduce 1 Copper beech tree by 25%	Elliot Smith	Approved		Tree works in conservation area	No comment, no objections	
2020/0098/DET	Coach House Cottage, Inverrossachs 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 Inverrossachs Road, many neighbour objections mainly on grounds of traffic increase, also for wildlife preservation plus a formal submission by independent planners.	
2020/0127/HAE	Tyrene, Ancaister Road	Alterations and gates	Kenneth Butler	Approved			No comment	
2020/0146/HAE	10 Esher Crescent	Rear Extension	Kieran MackKay	Approved			No comment	
2020/0147/LBC	10 Esher Crescent	Rear Extension	Kieran MackKay	Approved			No comment	
2020/0161/TRE	Pinewood Nursing Home, Lenny Road	Tree works application	Salim Boudhoo	No Objections			No comment	
2020/0169/TRE	Coppice House, Lenny Road	Tree works application	Maureen Homes	No Objections			No comment	
2020/0170/TRE	Silverbirch, Lenny Road	Tree works application	Gill Cordien	No Objections			No comment	
2020/0103/DET	Roslin Cottage, Stirling Road	Dwellinghouse and formation of access	Sid Ashford	Current	Retrospective 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	Recommend NP to obtain clear evidence on the access rights over the land in question. The landowners have now denied right of access.	

Reference	Location	Proposal	Highlight Blue - May need a response to the NP Planning		Observations	Highlight Pink = Decided or Withdrawn
			Applicant	Status		
2020/0179/DET	Mollands Farm	Re-form single dwelling from two flats	Mr & Mrs S Gray	Approved	Conversion of existing 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 Recommend that approval be deferred until Stirling Council Environmental Health 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
2017/0398/NOT	Land East of Culmagaine, Inverrossachs Road	Construction of forest road	Stuart Higgins	Withdrawn		No reason given for withdrawal No comment
2020/0259/NOT	Land East of Inverrossachs House, Inverrossachs Road	Constructions of forestry roads	FIM Timberland LP	Approved	480m & 860m 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, Lemy Feus	Replacement windows, doors & external painting	Darryl Ashford-Smith	Approved	Aluminium windows & doors	No elevational drawings of appearance of windows & doors, no indication of colour scheme Recommend that consideration be deferred until proposed elevation drawings are available
2020/0238/TRE	Inverleith, Lemy Feus	Tree works application	Jim Campbell	No Objections	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	Telthside House, Bridge End	Tree works application	Susan Holden	No Objections	Works to 6 trees	No comment
2020/0298/TRE	Garbh Uisge Bridge, Lemy Road	Tree works application	LL&TTNP	Decided	Felling oak tree	No comment
2020/0303/NOT	Letter Hill & Letter Muir, Loch Ruskie	ATV Track	FLS	Decided	750 metres track	No comment
2020/0311/TRE	The Steading, Castle Grove	Tree works application	Gregor Gibson	No Objections	Remove sycamore stem	No comment
2020/0316/HAE	Trean Cottage, Lemy Feus	Single storey extension, etc.	Ron Stewart	Approved	Extension to rear (North) of property	Pitched roofs to match existing, new gable wall is crude addition See neighbours concerns
2020/0327/DET	Ancaster Square, North	Water Bottle Refill Station	Scottish Water	Current	Close to kee edge by bus stance.	Gallander Community Council support the installation of a water refill station in Ancaster Square however we object to the location submitted by the applicant. The reasons are: The equipment is located near the centre of a pedestrian thoroughfare and its users will inhibit easy movement. The problem is aggravated by the proximity to a bollard. To respect social distancing the equipment should be at least 2 metres away from any other installation where people may loiter. It is also important that the equipment should avoid being near the centre axis of St Kessogs for aesthetic reasons, we have suggested a better location on the attached sketch.
2020/0283/DET	55 Main Street	Convert part of office building to residential	Craigower Estates Ltd	Current	Rear single storey existing extension to be converted to 2 bedroom cottage	We record our reservations about this application in support of the strong concerns expressed by local residents closely located to this property. We recommend that no action is taken to determine this application until a full site assessment has taken place and the neighbouring properties fully consulted.
2020/0286/ADV	A821 & Inverrossachs Road	Installation of 3no pole mounted signs	LL&TTNP	Current	Camping By Permit Only signs, they also indicate distance to nearest camp site	Stirling Council Roads Dept have no objection to the proposal No comment
2020/0309/DET	Castle View, 25 Pearl Street	Convert outbuilding to living space	Phillip Rough	Current	Additional living accommodation with additional off-stree parking provided	West of Scotland Archeology Service recommend archeological non intrusive building survey before work commences Support the application subject to WSAS recommendations
2020/0320/DET	Riverside Inn, 8 Lemy Road	Covered external terrace	Hawthorn Leisure Ltd	Current	Pergola type cover to external seating area at rear of premises	The proposed plan is marked 'superseded' but no replacement is available Request a current plan is made available and register concerns about flammability of construction adjacent to external fire escape from first floor restaurant.
2021/0030/HAE	14 Bridgend	Single storey extension	R Gall	Current	Rear single storey extension and garage conversion to toilet & shower	Appatently no additional bedroom created but loss of garage space, no other off-stree parking apparent Are NP happy with loss of parking space?
2020/0189/HAE	3 Tulipan Crescent	Single storey ancillary building	M Sandy	Withdrawn		No comment
2021/0041/ADV	Riverside Inn, 8 Lemy Road	Illuminated ans other signage	Hawthorn Leisure Ltd	Current	Lamps, signs, display cases relevant to public house	The arch sign reference 'C' is no apparent on the elevational drawing Details of location of arched sign 'C' to be provided.