

Monthly report	
Subject:	Planning
Meeting date:	12 April 2021
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Date of report:	07 April 2021

The spreadsheet overleaf indicates two new applications for our consideration, one was a simple request for a Certificate of Lawfulness which was issued shortly after being requested.

The second relates to the provision of a water bottle refill station in Ancaster Square - Scottish Water have withdrawn their previous application and submitted a new one following our recommendations.

The chart also highlights some recent case approvals.

Callander Community Council Planning Report - 2021 - Week 07								
Reference	Location	Proposal	Applicant	Status	Description	Observations	Panel View	Highlight Pink = Decided or Withdrawn
2017/0238/PPP	Land at Lagrannoch Stirling Rd, Callander	Renewal of supermarket consent	Drummond Estates	Current		Just still on the file	NFA	
2019/0148/DET	Stank Road	12 new timber holiday lodges	Forest Holidays Ltd	Approved	Larger buildings than existing but designed to blend in	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routes	Comments made on poor accessibility, on assurance that all units will be wheelchair accessible objection was withdrawn.	
2020 List								
2019/0355/HAE	Leny 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	
2019/0328/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	
2019/0356/LBC	Leny House	Single Storey Extension	Fraser Inglis	Approved	Small extension & detached garage	Requires Listed Building Consent	Subject to public advertisement	
2019/0330/HAE	Culdarnore, Ancaster Road	Single storey extension	Pauline McDermott	Approved	Single storey front extension	No comment	Refused for design & traffic management reasons	
2019/0367/DET	Flat 1, 1 Glenarthey Court	Erection of garage	Jim Colston	Refused	Concrete sectional garage facing Glenarthey Road	10 neighbour notifications issued, proposal seems to require the removal of trees	No comment	
2020/006/LBC	Loch Venacher Dam	Installation of timber buffers	Scottish Water	Approved	Improvements to fish pass to give greater water depth & improve migration	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, Leny Road	Change residence to holiday let	James Simpson	Approved	Victorian 7 Bed house	To be marketed for high-end family lettings	No comment	
2020/0053/TRE	Land East of Leny 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	Avenbeith, 16 South Church Street	Tree work in Conservation Area	Anne Gordon	Approved		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 Rooden	Refused	Existing commercial yard	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. It is noted that the applicant has written some building looks as if it was originally residential	
2020/0071/DET	Meadows Cottage, Inverrossachs Road	Change of Use of Office to Residential	L Rance	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 railed terrace	K Burnett	Approved	French doors from bedroom to decked area	Rear elevation next to shed	No comment	
2020/0087/HAE	Brook Linn Cottage, Leny 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-bedroom 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 Buchannon	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	
2020/0116/DET	Bousd, Leny 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.	
2020/0128/TRE	Broomfield House, Bracklinn Road	Reduce 1 Copper beech tree by 25%	Elliot Smith	Approved		Tree works in conservation area	No comment, no objections	
2020/0096/DET	Coch 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	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	Pinewood Nursing Home, Leny Road	Tree works application	Salim Boudhoo, Maurice Homes	No Objections	Tree works application		No comment	
2020/0169/TRE	Copple House, Leny Road	Tree works application	Donna Frost	No Objections	Tree works application		No comment	
2020/0170/TRE	Silverbirch, Leny Road	Tree works application	Gill Corden	No Objections	Tree works application		No comment	
2020/0103/DET	Roslin Cottage, Stirling Road	Dwellinghouse and formation of access	Sid Ashford	Approved	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.	
2020/0178/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	

Reference	Location	Proposal	Applicant	Highlight Blue = May need a response to the NP Planning		Observations	Panel View	Highlight Pink = Decided or Withdrawn
				Status	Description			
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	Certificates 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 with conservation area	No comment	
2017/0366/NOT	Land East of Cullageine, Invertrassachs Road	Construction of forest road	Stuart Higgins	Withdrawn		No reason given for withdrawal	No comment	
2020/0256/NOT	Land East of Invertrassachs House, Invertrassachs Road	Constructions of forestry roads	FIM Timberland LP	Approved	480m & 660m 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	Approved	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	Inverleith, Leny Feus	Tree works application	Jim Campbell	No Objections	Crown reduction of 4 trees		No comment	
2020/0282/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	
2020/0288/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	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, Leny 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	Withdrawn	Close to leeb edge by bus stance.	Callander 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 & Invertrassachs Road	Installation of 3no pole mounted signs	LL&TTNP	Approved	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	Approved	Additional living accommodation with additional off-street parking provided	West of Scotland Archeology Service recommend archaeological non intrusive building survey before work commences	Support the application subject to WSAS recommendations	
2020/0320/DET	Riverside Inn, 8 Leny Road	Covered external terrace	Hawthorn Leisure Ltd	Approved	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	Apparently no additional bedroom created but loss of garage space, no other off-street parking apparent	Concerned about loss of parking space?	
2020/0189/HAE	3 Tulipan Crescent	Single storey ancillary building	M Sandy	Withdrawn	Lamps, signs, display cases relevant to public house	The arch sign reference 'C' is no apparent on the elevational drawing	No comment Details of location of arched sign 'C' to be provided.	
2021/0041/ADV	Riverside Inn, 8 Leny Road	Illuminated ans other signage	Hawthorn Leisure Ltd	Approved		Certificate of Lawful Development required	No comment	
2021/0064/LAW	Cul Na Saitha, Leny Feus	Delotion of garage and construct ancillary building	N Gillan	Certificate Issued		Previous application withdrawn, now records with CCC recommendation	No comment	
2021/0066/DET	Ancaster Square, North	Water Bottle Refill Station	Scottish Water	Current	Set away from pavement line, closer to notice board		No objection	