Callander Community Council

Meeting Date: 13 June 2022

Subject: Planning

Report from: The Planning Sub-committee

Loch Lomond & The Trossachs National Park

Planning applications up to Week 21/2022

Please refer to the Schedule overleaf on pages 2.:and 3.

There are eight new planning applications since our last meeting affecting our CCC area.

Summary:

- Mill Cottage, Bridgend – to provide small rear extensions,
- Invertrossachs Scout Activity Centre – create an archery range.
- West Mains – to convert a garage into a holiday let cottage.
- Workshop in Aros Lane – addition of storage containers..
- Highlands, Leny Feus – Installation of solar panels.
- Ciros, 114 Main Street – conversion from restaurant to two flats.
- Mhor Bread – application for outside food & drink servery.
- Waverley Hotel – change of use of 2nd floor to two units of multiple occupancy

Other news:

- Callander Woods Caravan Park has gained permission to reduce touring van spaces by increasing static spaces.
- Balhousie Care have their proposal for a 50 bed care home approved.

David Moore

08/06/2022

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1		Callander Community Council Planning Report - 2022 - Week 21								
2			Highlight Yellow = Current 'Extant' Applications'			Highlight Blue = May need a response to the LLTTNP Planning Authority			Highlight Pink = Decided or Withdrawn	
3		Reference	Location	Proposal	Applicant	Status	Description	Observations	Panel View	
100		2021 List Starts								
115		2021/0115/DET	Callander Woods Caravan Park	Alterations to approved layout of existing caravan park to site a maximum of 255 caravans including a minimum of 99 touring caravans	Wood Leisure Holiday Parks	Approved	Changes to the site layout to accommodate more static caravans and fewer touring caravans	Stirling Council environmental Health have confimrs the maximum numer of static caravans on the site to be 154	Recoomend the maximum of 154 static caravans on the site.	
121		2021//0267/DET	Murdiston Avenue, next to Abbotsford Lodge	Detached dwelling house	Gary Adam, Mountview (AL) Ltd	Current	Two storey	House on small plot, linked to Abbotsford Lodge	Query - is this a separated reidential dwelling or is the accommodation linked to the hotel?	
122		2021/0264/DET	Little Leny Meadow	Erection of ramp & stairs	Toby Ross, LL&TTNP	Approved	Off NCN 7 Cycleway	Steps and ramp	Lack of detail, no linear or vertical dimensions, no ramp gradient, no hand rails or side barriers	
123		2021/0284/HAE	24 Camp Place		Mr & Mrs A Wood	Approved	Single storey rear extension		No comment	
124		2021/0238/HAE	2 Katrine Crescent	Rear extension	William Miller	Approved	Single storey rear extension		No comment	
125		2021/0298/HAE	Waterside House	2 rear extensions	Carron Tobin	Approved	Single storey rear extension	listed building consent required	No comment	
126		2021/0299/LBC								
127		2021/0296/TRE	Lily Bank, Leny Road	Tree works	Gordon Ingle	No Objections	One ash, one crack willow now require re-pollarding	5 years since last pollarding	No comment	
128		2021/0265/DET	Callander Golf Club	Erection of clubhouse	Callander Golf Club	Approved	New club house	120m² floor area	No comment	
129		2021/309/NOT	Land west of Bochastle Hill	Construction of harvesting track	Forest & Land Scotland	Approval not required	160m & 30m tracks	connect from existing forest road	No comment	
130		2021/0305/ADV	Various lpcations in Callander	Interpretative display signs	Toby Ross, LL&TTNP	Approved		No access to planning porta	To be reviewd	
131		2021/0307/DET	The Lade Inn, Kilmahog	Create a gravel path	Toby Ross, LL&TTNP	Approved	126 metre path	No access to planning porta	To be reviewd	
132		2021/0319/HAE	Arle Cottage, North Church Street	Formation of new driveway	John Aitkin	Approved		No access to planning porta	To be reviewd	
133		2021/0361/HAE	66 Vorlich Crescent	Erection of detahed garage & house extension with Granny annex	David Thompson	Approved	5th bedroom added to house plus single storey annex & new garage		No comment	
134		2021/0366/NOT	Land west of Bochastle Hill	2,750 metres ATV track	Forest Land Scotland	Approved	Track for access to support deer mangement	Nature Scotland require more information in view of proximity to a SSSI	No comment	
135		2021/0356/DET	Lagrannoch, Stirling Road	Erection of 50 bed care home	Balhousie Care Ltd	Approved	significant development of 2 storey traditional construction	Appears well designed and located, part of site left for Phase 2 - not specified	Welcome principle of developmet but object to Phase 2 unless the site is reserved for a future bridge link road.	
136		2021/0382/TRE	The Kraesult, Leny Feus	Tree works	Sheila MacEwen	No Objections	Crown reduction on beeh and copper beech trees due to proximity to buildings		No comment	
137		2021/0374/HAE	Teithbank, South Church Street	Erection of decked area and juliet balcony	Alistair Allan	Approved	National Park have validated applicatio	There's no location plan or design drawings included	No comment	
138		2021/0398/TRE	Drummond Lodge, Aveland Road	Tree Works	Joanne Lumsden	No Objections			No comment	
139		2021/0406/HAE	Lorachan, Leny Feus	Erection of car port & charging points	Mr & Mrs A Lloyd	Approved	Double car port to front of house	Winged cantilever construction, neighboure notified	No comment	

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140	2021/0387	The Kraesult, Leny Feus	Tree works	Sheila MacEwe	No Objections			
141	2021/0397/LAW	40 Robertson Way	Installation of additional window on rear elevation	Mrs V Thornton	Certificate Issued	Certificate of Lawfulness required.	Neighbours notified	No comment
142	2021/0415/DET	Meadows Cottage, Invertrossachs Road	Change of use from offices to residential, erect garage & extensions	Jonathan King	Approved	Extension of existing building to create single family dwelling house	Original building appears to havr been a dwelling later changed to offices.	No comment
143	2021/0458/TRE	Callander Meadows	Tree works in consevation ares	LL&TTNP	No Objections	Polisrf 2 Ash Trees, fell 1 Willow		
144	2022/0015/TRE	The Hirsel, Kilmahog	Tree works in consevation ares	David Bennet	Approval not Required	Remove 1 Spruce, crownlift & reduce 1 Birch & 2 Larch		
145	2022/0035/TRE	34A Bridgend	Replace conservatory with single storey extension	Elizabeth Holtslag	Approved			
146	2022/0059/DET	Land south of layby at Loch Lubnaig	Paddleboard hire business	Mark Brewerton	Current	Seeks permission for temporary use of trailer/gazebo for business	Proposal does not indicate facilities for fescue of users. No detailed site plan	Recommend proposals for water rescue of paadle boarders be considereed. Larrger scale site plan required
147	2022/0064/HAE	Benvue, 56 Bridgend	Window replacement	Iain McCourt	Approved	In conservation area	Replace aluminium frame windows with tmber framed doule glazed units.	No Comment
148	2022/0042/DET	Office B ground floor, 95 Main Street	Change of use to residential flat	1 Oak Properties	Approved	Existing ground floor office	Shared access via alleyway	
149	2022/0072/ADV	The Waverley Hotel	Projecting Street Sign	Mr Millar	Current	Similar size and design to existing	Addition of brewery name, no elevation drawing	Request elevation drawing.
150	2022/0077/TRE	Callander Lodge, Lent Feus	Tree management works	Caroline Penney	No Objections	Affects 6 fir trees in a private garden	5 trees to be reduced, 1 rotten tree to be felled	No comment
151	2022/0062/DET	Dreadnought Hotel	Crazy golf & childrens' play	David Ryan	Current	Seasonal use only, proposed for l year to assess demand	Note access gate leads to fire escape staircase	Recommend fire escape route to be kept cleat at all times
152	2022/0087/LBC	Land by The Kennels, Invertrossachs Road	Change of use & extension of kennek to form dwellinghouse	Mr & Mrs Ferguson	Current	Extensive remodelling of listed building	Front and rear extensions	No Comment
153	2022/0088/DET	Land by The Kennels, Invertrossachs Road	Change of use & extension of kennek to form dwellinghouse	Mr & Mrs Ferguson	Current			
154	2022/0091/DET	19 Cross Street	change of use from business to house	1 Oak Properties	Current	previous application for 1 houses withdrawn	1½ storey. What is roof space used for?	No comment
155	2022/0094/LBC	Tean House, Leny Feus	Replace conservatory with single storey extension	Mr & Mrs Brewer	Approved	Listed building consent required	Appropriate design for extension to detached hous in large garden	No comment
156	2022/0095/DET	Tean House, Leny Feus	Replace conservatory with single storey extension	Mr & Mrs Brewer	Approved			
157	2022/0119/HAE	Mill Cottage, Kilmahog	2 extensions to house & oil tank	Jamie Moreland	Current	Small rear extensions	Appropriate for the size of property	No comment
158	2022/0097/HAE	Invertrossachs Scout Activity Centre, FK17 *HG	Creat archery range wth shed	Stirling & Trossachs Scouts	Approved			No comment
159	2022/0050/DET	West Mains	Change of use from garage to holiday let.	Dennis Jones	Approved	Convert garage to 1 bed cottage	Set beside & to rear of main house	No comment
160	2022/0111/DET	Workshop, Aros Lane	Alterations to Class 4 & Class 5 use	1 Oak Properties	Current	Addition of 3 storage containers in the yard	No plans submitted, but strong neighbour objects to proposal.	More detail of alteration with scale drawings & treffic management plan needed
161	2022/0123/HAE	Highlands, Leny Feus	Installation of Solar Panels	Robert McGuire	Approved	Panels on house roof & wood store		No comment
162	2022/0098/DET	Ciros, 113 Main Street	Change of use from resturant to 2 residential units	Gemtarget Ltd	Current	Forming 2no two bedroom flats	Entrance from the side sharing common fire escape close with first floor flats	A building contol issue - no comment
163	2022/0118/DET	Mhor Bread, 8 Main Street	Change of use of vacant site to Class 3 hot food & drnk servery	Tom Lewis	Current	Serving food and drink from a van Permission sought for 24 months due to flooding.	Many neighbour objections on grounds of nuisance and loss of amenity	Requset NP to seek clarity on land ownership and rights of access before decision.
164	2022/0139/DET	Waverley Hotel, 88-94 Main St	Change of use of 2nd floor into 2no 5 bed HMOs	Kay Brittle, Greenking Ltd	Current	2nd floor is described as manager's accommodation	No external change to building	No comment