

	<p>Localities & Infrastructure Stirling Council Viewforth, Stirling FK8 2ET</p> <p>Tel: 01786 233096 Email: mcleans2@stirling.gov.uk</p> <p>Date: 3 March 2017</p>
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Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 – The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Proposed erection of new office building with associated parking on the site of the former Holmehill House at Land Some 80 Metres North Of Oakbank, Smithy Loan, Dunblane, , - 16/00036/FUL

I refer to the above application, in which you are an interested party.

I am writing to advise that at its meeting on 2 March 2017, the Local Review Body took the following decision:-

1. that there was sufficient information before it to decide the matter without further procedure;
2. that, having considered the Notice of Review and other supporting documents submitted by the Applicant and the other papers submitted by the Planning Authority and Interested Parties, having inspected the site, and having regard to the whole circumstances, to refuse the review for the following reasons:-
 - i) In the opinion of the Planning Authority, the proposal is contrary to Policy 1.3 of the adopted Stirling Local Development Plan in that:
 - a) The development of offices and car parking on Holmehill will adversely affect the open space at Holmehill, which forms an important part of the existing network of formal and informal public and private open spaces in Dunblane.
 - b) It will adversely affect the Council's overall strategy to strengthen and enhance the network of undeveloped green areas and "green corridors" in Dunblane and Bridge of Allan - Stirling - Bannockburn.
 - c) It may destroy or have a significant adverse effect upon the integrity of the wildlife/green corridors identified in the Local Development Plan.
 - ii) In the opinion of the Planning Authority, the proposed office development is contrary to Policy 7.2 and 10.1 of the Stirling Local Development Plan in that:
 - a) The proposed scale, bulk and massing of the office development and car parking will not integrate visually with the parkland setting of Holmehill and would be visually disruptive to the amenity of the Conservation Area.
 - b) A suitable access cannot be achieved without the demolition of the existing wall and gate piers at Holmehill Lodge and the removal of a number of the large, mature trees which contribute to the special architectural, townscape, or historic character of the Conservation Area. The proposal will not therefore preserve the landscape qualities of the Dunblane Conservation Area.
 - iii) In the opinion of the Planning Authority, the proposed office development is contrary to Policy 7.3 of the adopted Stirling Local Development Plan in that the development cannot be delivered without the demolition of the existing wall and gate piers at

Holmehill Lodge, which will adversely affect the Listed Building and its setting.

- iv) In the opinion of the Planning Authority, the proposed office development is contrary to Primary Policy 8 of the Stirling Local Development Plan in that the applicant has not provided sufficient information to enable the Council to fully consider the impact of the proposed development on the flora and fauna of the woodland area.
- v) In the opinion of the Planning Authority, the proposed office development is contrary to Policy 2.5 of the adopted Stirling Local Development Plan as the application does not meet the general criteria to be applied to Employment Development in that the site is not located within an allocated employment site or an area safeguarded for such uses, and is not identified as a suitable infill or brownfield site.

A copy of the Decision Notice will be available for viewing on the Council's Planning Portal in due course.

Yours faithfully

Sheila McLean

Sheila McLean
Governance Officer
Clerk to Local Review Body