

DUNBLANE

House plan approved

Supermarket scuppered

Kaiya Marjoribanks

Potential for a major supermarket in Dunblane looks to have been scuppered after a once earmarked site was approved for housing.

Stirling Council's planning panel on Thursday unanimously approved an application by Gladman Developments Ltd for permission in principle for residential development at Barbush, 100 metres north of Dunblane Cemetery.

The approval was granted subject to conditions including the completion of a Section 75 legal agreement to address affordable housing, play and waste contributions.

Described by council planners, who recommended conditional approval of the bid, as "predominantly unmanaged grassland", the site features some informal tracks, said to indicate it

is a "well used area for walkers".

A detailed application is yet to be submitted, but an "indicative masterplan" suggests 80 homes.

Planning permission was granted in 2004 and 2007 to build offices on the site. Permission in principle was then granted at appeal in 2012 for business use including a petrol filling station, retail store and car parking.

Subsequent applications then granted permission for a supermarket and petrol station in October 2012. The development was said to have the potential to create up to 370 jobs in the area. The site had previously been linked with Sainsbury's, however at that time the developers said they had ceased talks with potential operators.

Several years ago a poll of Dunblane residents showed the majority were in favour of a new supermarket which included a petrol station and Barbush

was the favoured site, although there was also debate locally over how a supermarket might impact upon smaller traders.

The site was not identified for housing in the Local Development Plan, however council planners told the panel it had been actively marketed over a number of years for office and retail uses with no interest materialising to enable commercial or employment development to be brought forward.

They added: "The 2016 Employment Land Audit concluded that, notwithstanding an upturn in employment development, it is apparent the supply of effective employment land is more than adequate to meet current demand. In this context, it is considered the Barbush site is no longer required to maintain an effective supply of employment land, albeit it is the only site identified in Dunblane."