

# Decision Notice



Dunblane Development Trust  
per Lee Boyd Ltd  
6D Canaan Lane  
Edinburgh  
EH10 4SY

*APPLICATION NUMBER*  
**19/00308/FUL**

*DECISION LEVEL*  
**Delegated**

## *Grant of Full Planning Permission*

Stirling Council **grants** Full Planning Permission for the proposals described below, on the application form and on the accompanying plans.

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Description of the proposed development

Erection of single storey extension

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Location of the proposed development

Braeport Centre Braeport Dunblane FK15 0AT

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The decision has been made with the following conditions:-


- 1 **Further Details:** Prior to the commencement of work on site the following additional details shall be submitted to and approved in writing by the Planning Authority:-  
  
Window frame materials and design  
  
Following the approval of the above required additional details, these works shall be implemented concurrently with the remainder of the development and completed prior to the development being brought in to use (or other phasing agreed in writing with the Planning Authority) and thereafter retained, maintained, or reinstated, to the satisfaction of the Planning Authority.
- 2 **Negative Suspensive Condition - Programme of Archaeological Works:** No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Stirling Council Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the Stirling Council Planning Officer (Archaeology). Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.
- 3 **Landscape - Hard Landscaping:** Prior to the extension being brought into use, details any paving and hard surfacing materials shall be submitted to and approved in writing by the Planning Authority.
- 4 **Building Recording:** Photographic building recording shall be undertaken as outlined in Supplementary Guidance SG Historic Environment. This shall be approved by the Planning Authority prior to the commencement of any works onsite.

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The Council's reasons for imposing these conditions are:-

- 1 To ensure that the external detailing is sympathetic to the original building to which it relates.
- 2 To ensure that appropriate steps are taken to carry out archaeological recording in advance of the development.
- 3 In order to achieve an acceptable form of external treatment.
- 4 In order to retain a photographic record of the rear elevation of the Listed Building.

Service Manager  
Planning & Building Standards



Date 28 October 2019

**Schedule of Plans Approved** - Plans can be viewed online at [www.stirling.gov.uk/onlineplanning](http://www.stirling.gov.uk/onlineplanning)

| Stirling Council Plan No. | Name          | Ref on Plan | Status   |
|---------------------------|---------------|-------------|----------|
| 01                        | Location Plan | AL(P)00     | Decision |
| 05                        | Site Plan     | AL(P)05     | Decision |
| 06                        | Floor Plans   | AL(P)04     | Decision |
| 07                        | Elevations    | AL(P)06     | Decision |
| 08                        | Elevations    | AL(P)07     | Decision |

#### Reason for Decision

The modern design and alternative materials are considered appropriate in respecting, and not detracting from, the character of the main building and surrounding Conservation Area. It is therefore considered that the proposals as outlined in application 19/00308/FUL generally complies with the provisions of the Stirling Local Development Plan 2018.

#### Informatives

It should be noted that:

**Period Of Consent:** This development must begin within **3 years**.

**Notice of the Start of Development:** The person carrying out the development must give advance notice in writing to the Planning Authority of the date when it is intended to start (Notification of Initiation of Development Form enclosed).

This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.

This Decision Notice neither gives nor implies a decision on a **Building Warrant** and does not encompass any permissions required from infrastructure providers. It is advised that contact be made with the relevant provider to ascertain availability and precise location of all services, such as gas, electricity, water and drainage and telephone prior to any works commencing on site.

This Decision Notice does not carry with it any rights to undertake works on any land that is the subject of this decision that is not under the control of the applicant.

#### Your Rights of Appeal

If you disagree with the Council's decision on your application, or with one or more of the conditions attached to the decision, you have the right to make an appeal within 3 months of the date of the decision notice.

If your application was determined under delegated powers you can apply for a Review by the Council's Local Review Body (LRB) under Section 43A of the Town and Country Planning etc (Scotland) Act 2006.

If your application was determined by way of the Council's weekly Planning Schedule or heard at Panel, then you can appeal that decision to the Scottish Government's Directorate for Planning and Environmental Appeals.

In either event, you can apply online on the Government's ePlanning Scotland website at [www.eplanning.scot](http://www.eplanning.scot). You can also download the Notice of Review Form here and this should be sent to Head of Legal Services, Stirling Council, Old Viewforth, Stirling, FK8 2ET.

### **Additional Consents**

It is the developer's responsibility to obtain all necessary consents prior to commencing works.



# IMPORTANT INFORMATION



## FAILURE TO SUBMIT NOTICE IS A BREACH OF PLANNING CONTROL UNDER SECTION 123(1) OF THE 1997 TOWN AND COUNTRY PLANNING ACT

### NOTIFICATION OF INITIATION OF DEVELOPMENT

Planning Application Reference: **19/00308/FUL/CBR**

Date of Decision: **28 October 2019**

Proposal: **Erection of single storey extension**

Development at: **Braeport Centre Braeport Dunblane FK15 0AT**

**Name and Address of Person intending to carry out the development:**

**Contact Telephone Number:**

**Name and Address of Landowner (if different to above):**

**Name and Address of Site Agent appointed in respect of the development (if applicable):**

I confirm that the above development will begin on site on \_\_\_\_\_ (DD/MM/YY)

Name (Please Print): \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Tel No: \_\_\_\_\_

**PLEASE RETURN THIS NOTICE PRIOR TO START OF DEVELOPMENT TO:**

Planning Services  
Stirling Council  
Teith House  
Kerse Road  
Stirling  
FK7 7QA



# IMPORTANT INFORMATION



**PLEASE SUBMIT THIS NOTICE AS SOON AS THE DEVELOPMENT IS COMPLETED**

## **NOTIFICATION OF COMPLETION OF DEVELOPMENT**

Planning Application Reference: **19/00308/FUL/CBR**

Date of Decision: **28 October 2019**

Proposal: **Erection of single storey extension**

Development at: **Braeport Centre Braeport Dunblane FK15 0AT**

I confirm that the above development was completed on \_\_\_\_\_ (DD/MM/YY)

Name (Please Print): \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Contact Tel No: \_\_\_\_\_

**PLEASE RETURN THIS NOTICE AS SOON AS THE DEVELOPMENT HAS BEEN COMPLETED TO:**

Planning Services  
Stirling Council  
Teith House  
Kerse Road  
Stirling  
FK7 7QA

**THANK YOU FOR YOUR CO-OPERATION.**

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