

Decision Notice



AR Hospitality
per Greenfields Design Ltd
2B Bank Street
Alloa
FK10 1HP

APPLICATION NUMBER
17/00378/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.

Description of the proposed development

Erection of dwelling house (Duplicate application of Loch Lomond & The Trossachs National Park Application 2017/0111/DET due to garden ground and part of driveway being on land with Stirling Council as Planning Authority)

Location of the proposed development

Land 50M South West Of Bridge Of Lochay Hotel Killin

The decision has been made with the following conditions:-

- 1 **Details of Wider Landscaping and Replacement Trees:** The approved development shall not begin until a landscape scheme/plan shall be submitted to, and approved in writing by, the Planning Authority which shall include:
 - a) Existing trees and hedgerows to be integrated into the scheme.
 - b) Replacement tree planting plans for all trees removed within the hotel ownership; the size, siting and species of replacement trees. The replacement trees shall then be planted on site in accordance with the approved details, in the first available planting season. Any tree that within a period of five years after planting, dies or, in the opinion of the Planning Authority, becomes seriously damaged or defective shall be replaced with another of the same species and size as originally approved in a timetable to be agreed in writing with the Planning Authority.
 - c) A programme of implementation.

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

- 1 To assimilate the approved house into the setting of the hotel and local area and to accord with the Stirling Council Local development Plan Policy 10.1: Development Impact on Trees and Hedgerows.

Service Manager
Planning & Building Standards

A handwritten signature in black ink, appearing to read 'A. ...', positioned over the Service Manager's name and title.

Date 11 July 2017

Schedule of Plans Approved - Plans can be viewed online at www.stirling.gov.uk/onlineplanning

Stirling Council Plan No.	Name	Ref on Plan	Status
01	General		Decision
02	General		Decision

Reason for Decision

The proposal for the house complies with the Loch Lomond and Trossachs National Park Local Development Plan - Housing Policy 2 (d) as the accommodation is for managers of the existing hotel business. It is only the proposal for garden ground and part of the driveway that is within the Council's administrative responsibility to determine. The application requires tree removal within the hotel ownership and so mitigation and new planting is required by a planning condition so the proposed house would fit into the landscape setting of the hotel and local area.

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.