



PLANNING AND ACCESS COMMITTEE

MEETING: NPAPC/04/2014

DATE: 30 June 2014

REPORT No.	NPAPC/04/2014/02
SUBMITTED BY:	Head of Planning
APPLICATION NUMBER:	2014/0095/DET
APPLICANT:	Sniper Ltd.
LOCATION:	Old Telephone Exchange, Station Road, Callander
PROPOSAL:	Erection of 23 flats

NATIONAL PARK WARD:	Ward 7- Trossachs and Teith
COMMUNITY COUNCIL AREA:	Callander Community Council
CASE OFFICER:	Name: Vivien Emery Tel: 01389 722619 E-mail: vivien.emery@lochlomond-trossachs.org

1 SUMMARY AND REASON FOR PRESENTATION

- 1.1 This proposal relates to the redevelopment of the site of the former Telephone Exchange at Station Road, Callander. It is proposed to erect a four storey building of 23 flats. This report is being presented to the Committee given the scale of the development and its location within Callander Conservation Area.

2 RECOMMENDATION

APPROVE the application subject to the imposition of the conditions set out in Appendix 1 of the report.

3 BACKGROUND

Site Description:

- 3.1 The application site, which is now vacant, previously contained the old post office building, a 2 storey flat-roofed concrete building which was demolished some years ago. There is a small BT telephone exchange building and a telecommunications mast immediately north of the site. The site lies opposite the Station Road public car park and occupies a prominent position when viewed from this area. A location plan is contained within Appendix 2 of the Report. The site is located within Callander Conservation Area. The application site is located near the centre of Callander within a principally mixed use area. This part of Station Road comprises a mix of traditional stone buildings varying from 1 to 4 storeys in height.

- 3.2 The site, which has lain vacant for a number of years, currently detracts from the amenity of the area although it is mainly screened from public view by a high stone wall. Photographs of the site are outlined below.



View of Front of Site from Station Road (opposite public car park)

Agenda Item 5



View of Site from Existing Rear Access Lane

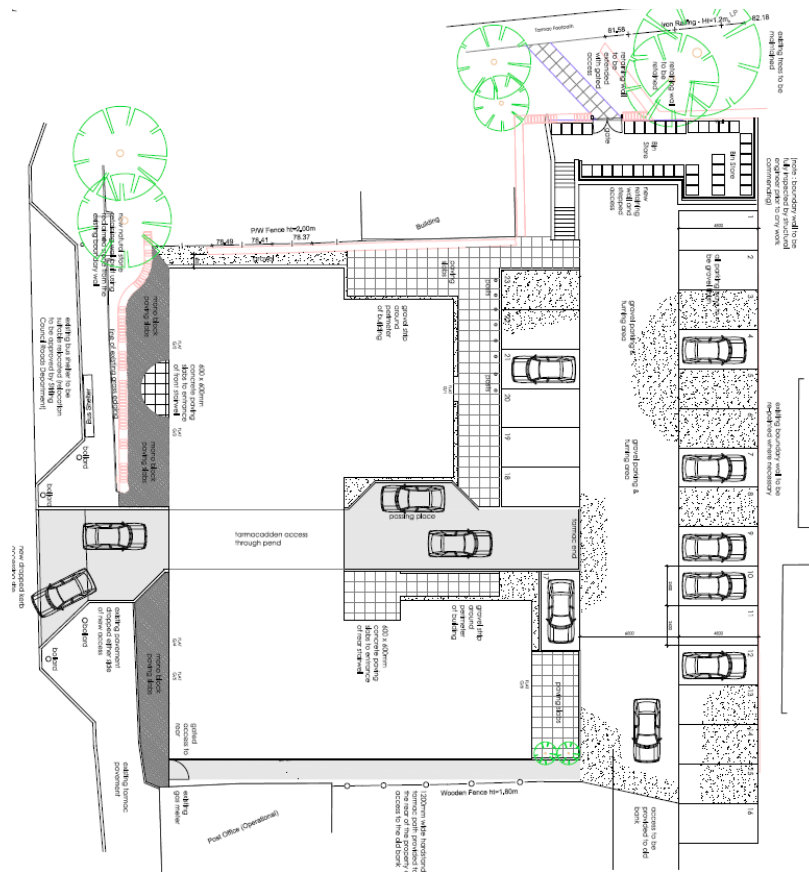
Environmental Impact Assessment (EIA):

- 3.3 For the purposes of the Environmental Impact Assessment (Scotland) Regulations 1999 the National Park is identified as a 'Sensitive Area'. As a 'Competent Body' the National Park Authority has a statutory duty to consider whether proposals for development should be subject to the EIA process. In this particular instance a screening opinion was undertaken and it has been determined that an EIA is not required. The screening opinion is available on the public file.

Description of Proposal:

- 3.4 The development proposed is for the erection of one block containing 23 flats. A site plan is located below. A total of twenty three parking spaces would be provided to the rear. By way of providing a setting for the development small areas of planting would be provided but no amenity space.

Agenda Item 5



Proposed Site Plan

- 3.5 The block of flats would be a combination of three and four storeys in height. As a result the building has a varied roof line that is lower in the southern half of the site. The flatted development would be traditional in form and design. Access to the car park would be via a pend from Station Road. To accommodate the new access through the pend the location of an existing bus stop shall require to be moved slightly.
- 3.6 External finishing materials proposed include a slate roof and a combination of natural stone and off-white dry dash render and timber to external walls. The ground floor on the front elevation would be constructed in natural stone coursed walling with a smooth sandstone string course. There would be some timber elements on the front elevation, including a projecting gable. Timber double glazed casement windows are proposed along with black upvc gutters and downpipes.

Planning History:

- 3.7 2007/0162/DET: Planning permission for the erection of a single block of 10 flats was **refused** in July 2007. The reasons for refusal related principally to design matters. This proposal was not considered to reinforce the distinctive character of the area nor represent a design of sufficient quality for this prominent site adjacent to the Conservation Area.

Agenda Item 5

- 3.8 2007/0340/DET: Planning permission was **approved** by Committee in 2008 for the erection of a single block of 10 flats and one commercial unit (Class 1 retail).

The above two applications related to a smaller site than is now proposed.

- 3.9 2010/0021/DET: Planning permission was approved by Committee in 2010 for the erection of 16No. Flats (2 blocks) and 1 No. Class 1 retail unit and associated parking.

4. ***Responses to Consultations:***

- 4.1 **Callander Community Council:** Fully support the much needed proposal for 23 flats for social housing on Station Road but are concerned about the number of car parking spaces being provided.

- 4.2 **Stirling Council Roads:** The parking requirement for 23 flats would normally equate to 35 spaces being required based on 150%. The proposed parking layout shows 23 spaces; a 100% ratio, some 12 spaces short of the minimum requirement for a development of this size. However, given the sites close proximity to the public Station Road Car Park, this Service is willing to accept a reduction in the level of parking in this instance. This Service has no objection to the proposal as submitted subject to conditions including the standard of access, footway, re-location of bus shelter and parking.

- 4.3 **Stirling Council, Flooding:** Having reviewed the information submitted we have no objection to the development but would recommend flood resilient construction due to the proximity of the watercourse. The access to the north of the site has been removed from the original proposals and a kerb is being provided. This kerb detail should minimise the risk of flood water flowing through the development. The only addition required is an amendment to the drawings to include non-return features on the surface and foul drainage to prevent the back flow of water and sewage during flood events on the river Teith as the Scottish Water pumping station ceases to function during these events.

- 4.4 **SEPA:** has no objections to the proposal. We would strongly recommend that the above advice within the 2010 FRA regarding the reinstatement of the pavement and raising finished floor levels is incorporated within the development. We also strongly recommend that the Flood Prevention Officer (Stirling Council) is contacted to comment on this site and is satisfied that the proposed development will be mitigated against the risk of flooding.

- 4.5 **Stirling Council, Environmental Health:** Recommends that bin storage space should be sufficient to hold 23 general waste bins and potentially 23 garden waste bins. However the requirement for brown bins could be reduced if garden areas are communal and serviced by an external contractor. Adequate space should be allowed for the storage of 55 blue and brown recycling boxes and food waste caddies. In developments of this nature it is beneficial for both residents and recycling collection crews to establish material specific recycling boxes which could contribute to the reduction of the number of recycling boxes and storage space required. With regards to the presentation point for waste and recycling receptacles concern has been raised over the nearby bus stop, bollards and disabled parking spaces on Station Road, all of which might result in significant access issues for the collection vehicles. The suggestion has been made to establish a presentation point on Ancaster Road where the access issues for the collection vehicles will be significantly reduced.

Agenda Item 5

Conditions relating to unencountered contamination and hours of operation are also recommended.

4.6 **Trunk Roads:** No objection and no recommended conditions.

4.7 **National Park Tree Advisor** – it should be considered whether the design could be adjusted to incorporate tree 1 (on tree plan). A tree protection plan should be submitted to protect retained trees and consideration given to their long term management. Replacement trees should be specified.

4.8 **Scottish Water** – no response at time of writing report. Scottish Water raised no objections to the proposals for the 2010 application. A condition is recommended to ensure that the service shall be serviced by public sewerage infrastructure.

Representations Received:

4.9 Representations have been received from two neighbouring parties at Ledi Court. Their comments are summarised as follows:

- The proposal would be a gross over-development of the site;
- The car parking spaces on the gravel base will be result in adverse noise;
- No visitor parking;
- Lack of amenity space;
- Increase in traffic and impact on pedestrians;
- Concerns regarding storage of waste/recycling bins;
- Dwarfing/over-shadowing of Leny Court;
- Contrary to Local Plan Policy as it does not retain Callander's "sense of place".

5 POLICY CONTEXT

National Park Aims:

5.1 The four statutory aims of the National Park are a material planning consideration. These are set out in Section 1 of the National Parks (Scotland) Act 2000 and are:

- (a) to conserve and enhance the natural and cultural heritage of the area;
- (b) to promote sustainable use of the natural resources of the area;
- (c) to promote understanding and enjoyment (including enjoyment in the form of recreation) of the special qualities of the area by the public; and
- (d) to promote sustainable economic and social development of the area's communities.

5.2 Section 9 of the Act then states that these aims should be achieved collectively. However, if in relation to any matter it appears to the National Park Authority that there is a conflict between the first aim, and the other National Park aims, greater weight must be given to the conservation and enhancement of the natural and cultural heritage of the area.

Agenda Item 5

Development Plan:

5.3 National Park Local Plan (Adopted, Dec 2011)

Relevant Policies:

- NP1: Development in the National Park
- HOUS1: New Housing Development in Settlements
- HOUS6: Meeting the Range of Housing Needs
- D1: Design Quality
- SUSDEV1: Sustainable Development
- ENV12: Surface Water Drainage
- ENV20: Conservation Areas

Other Material Considerations:

5.4 National Park Partnership Plan (2012-2017)

On 22nd June 2012, the National Park Partnership Plan was approved by Scottish Ministers. All planning decisions within the National Park require to be guided by the policies of the Plan, where they are considered to be material, in order to ensure that they are consistent with the Park's statutory aims. In this respect the following policies are relevant:

Con Policy 6: Cultural Heritage

RD Policy 2: Spatial Development Strategy

RD Policy 7: Sustainable Design and Construction

6. **SUMMARY OF SUPPORTING INFORMATION**

6.1 A Design Statement, Flood Risk Assessment (dated June 2010) and Sustainability Checklist was submitted in support of the application.

6.2 **Design Statement:** States that the flats are finished with high quality sustainable traditional details and proportions and combines them with a modern building. The building has been designed to be sustainable and energy efficient to meet Stirling Councils standards. Low maintenance of external fabric and internal service elements was also a high priority when detailing and producing the final specification for the flats.

6.3 Sustainability Checklist: States that where possible an attempt has been made to benefit from passive solar gain. It is proposed that the flats will be rated high for energy efficiency.

6.4 Flood Risk Assessment: A Flood Risk Assessment was carried out in support of the 2010 application. This recommended that the pavement be reinstated across the access to the north of the site to prevent flood waters entering the site. It also suggests finished floor levels be set no lower than 77m AOD.

7 PLANNING ASSESSMENT

7.1 The main determining issues with this application are as follows:

- policy assessment of the principle of development
- siting and design, including impact on the Conservation Area and views of the Craggs
- flooding
- affordable housing
- car parking and site access arrangements
- trees and site landscaping
- impact on neighbouring properties
- refuse storage

Each of these are addressed in turn below:

Policy Assessment of the Principle of Development

7.2 The proposal relates to the erection of 23 flats. Policy HOUS1 supports new housing development on appropriate housing sites within settlement boundaries. A percentage of affordable housing will be required on all allocated and infill sites of four or more units (for Callander this is 50%). On-site affordable housing provision will normally be required to be retained in perpetuity.

The site is located within a residential area and would be compatible with surrounding land uses. It would be accessed via a public road and the Roads Authority are satisfied with the level of proposed in-curtilage parking. It is therefore considered to be an appropriate infill site. Once built the flats would be purchased by Steadfast Homes to be let at a mid market rent (see paragraph 7.5 on Affordable Housing). Overall the proposal is considered to comply with Policy HOUS1.

7.3 Siting and design, including impact on the Conservation Area and views of the Craggs

Context

An extension to the Conservation Area boundary was approved through the Local Plan in December 2011. As a result the site is now located within the Conservation Area. Furthermore it occupies a prominent position across the road from one of the main public car parks serving the town. The scale, design and detailing of the building are therefore considered particularly important.

Scale and Massing The flats would step down from four storeys to three storeys. In terms of siting, the building will be set back slightly from the front building line of existing properties within this part of Station Road. There will be a narrow paved area between the front building line and the back edge of the pavement. The overall height of the flats would be lower than the previously approved 2010 scheme. The four storey element would be almost 300mm lower and the three storey element approximately 2 metres lower. At its highest point, it would also be lower than the Dreadnought Hotel opposite the site. Whilst the building would obscure part of the Craggs when viewed from Main Street and would be significantly higher than the adjacent single storey post office building, its scale is in context with other buildings in the vicinity. Notwithstanding this, given the overall mass of the development, it will be important that the design and external detailing and finishes of the building, particularly on the front elevation, are of high standard. This is discussed in more detail below.

Agenda Item 5

External Design and Detailing The front elevation to Station Road would extend to almost 30 metres in length. The design of the building would break up this long elevation by a variation in building height, the introduction of projecting gables and use of different external wall materials. The ground floor (and a narrow full height section on the front elevation) would be constructed in a natural stone with upper floors finished in a combination of render and timber cladding. To compliment existing buildings within the Conservation Area the height of the windows on the ground floor have been increased and window openings on the front elevation would have surrounding window bands. The same details are only proposed on the first sections of the side elevations, and not at all to the rear. These elevations will not, however, be as readily visible from public view as they will be partially screened by existing buildings (to the south) and trees (to the north). For this reason the higher standard of detailing on the front elevation is not considered necessary on the side and rear elevations. A concrete tile was originally proposed, however this would have an adverse impact on the character of both the building and the Conservation Area and a change to the use of slate has been agreed.



Proposed West Elevation Fronting Station Road

Local Plan policy ENV20 'Conservation Areas' states that development within Conservation Areas will only be supported where it preserves or enhances its character and appearance and where its design, materials, scale, layout and siting is appropriate to the character or appearance of the Conservation Area. It is considered that the development as proposed will enhance the Conservation Area by redeveloping brownfield land with a residential building which would be sited to fit into the street scene and add variety and interest to the locality.

7.4 Flooding

Neither Stirling Council Flooding Officer nor SEPA have any objections to the proposal. A flood risk assessment (FRA) was carried out in support of the 2010 application. The finished floor levels will be as recommended within the FRA and accepted by SEPA and Stirling Council. Furthermore, changes to the layout of the scheme mean that vehicular access to the site from the north is no longer required and the pavement here will be reinstated – there will therefore be no risk of water flowing down into the site from Station Road.

Agenda Item 5

7.5 Affordable Housing

HOUS1 'New Housing Development in Settlements' requires 50% of housing on all infill sites of four or more units to be affordable. Once built the flats will be purchased by Steadfast Homes, a limited liability partnership set up by the Scottish Futures Trust, Stirling Council and Scottish ministers for the provision of properties to be let at a mid market rent. Mid Market Rent is designed to fill a gap in the market between Social Rented Housing allocated on the basis of need and the expensive and often insecure private rented sector. The target tenant group will be those with low support needs living and working in the Callander area, in particular couples and single people looking to set up home for the first time. Funding has been approved by Steadfast Homes for the purchase of these properties when complete.

Steadfast Homes mid market rented properties are a model that the Council and the Scottish Government recognise as affordable housing. Although an exit strategy has not yet been fully agreed, it is the intention that the Council's Housing Revenue Account (HRA) will buy all, or most of the properties from Steadfast when it is wound up. For any not purchased by the HRA, they will be sold for the value of the outstanding debt on them so, in theory, this should be at a discounted rate rather than the prevailing market value.

A condition is recommended that requires at least 50% of the residential units proposed to be social-rented housing secured by a Registered Social Landlord or suitable equivalent. (Steadfast Home is not registered however it is an affordable housing model recognised by the Scottish Government).

7.6 Car Parking and Site Access Arrangements

Car parking will be provided to the rear to the site with access taken from Station Road via a pond. The result of rear parking is that the building and not the parking would dominate the street scene which is welcomed. One car parking space (23 in total) would be provided for each flat. This is 12 spaces short from what would normally be required having regard to the parking standards applied by the local authority. However, given the proximity of the development to the large public car park (directly across the Road from the site), Stirling Council Roads Authority has accepted the number of spaces proposed.

7.7 Trees and Site Landscaping

The introduction of high quality landscaping within and at the edge of the site is important to ensure the development integrates well with its surroundings. Four trees along the site frontage will unfortunately require to be removed to accommodate the development. Two trees along the eastern boundary and all trees to the north of this part of Station Road will however be retained. This will ensure the overall impact of the loss of trees will not be significant. Furthermore replacement planting will take place to the rear of the site. A condition is recommended to clarify that landscaping shown on the plans is indicative only and a detailed landscape plan must be submitted to cover all soft and landscaped areas of the site.

7.8 Amenity and Impact on Neighbouring properties

The development is of relatively high density and as a result no private amenity space would be provided within the site. The flats, would however be located close to the centre of Callander where flats with no private space are common place. Furthermore, the site is located close to the public park at Callander Meadows. Therefore, in this particular instance, the lack of private amenity space is considered to be acceptable.

Agenda Item 5

The nearest residential properties, Ledi Court, are located approximately 16 metres to the east. It is considered that this allows for sufficient space between the new flats to protect the privacy and amenity currently enjoyed by the existing flatted development at Ledi Court. It should also be noted that, at their nearest point, it is the side/rear elevations of Ledi Court that overlook the site.

7.9

Refuse Storage

Initially storage for 23 bins was proposed however following consultation with Stirling Council Environmental Health the size of the bin storage has been increased (to 38 bins) and re-located within the site. Bins will now be taken to Station Road to the north of the site on collection day – this location is preferred as it is not as visually prominent when viewed from the Main Street and the public car park. To ensure that the storage area is sufficient in size to hold general waste bins, garden waste and recycling bins, a recommended condition requires further details on waste management to be provided.

8 CONCLUSION

- 8.1 In conclusion, the principle of this scheme complies with the development plan in that it is for a flatted development within the settlement boundary on a previously developed site. The proposed layout would reinforce the character of this part of Callander and the external appearance and design would respect its location within Callander Conservation Area. The roads authority are satisfied with the level of parking to be provided and there will be no adverse impact upon neighbouring properties. Furthermore the scheme includes at least 50% affordable housing provision on site.

Having duly considered the development plan and all other material considerations it is therefore recommended that Members approve the proposed development, subject to the imposition of the conditions contained in Appendix 1 of this report.

Background <http://www.lochlomond-trossachs.org/planning/>

Documents: *Click on view applications, accept the terms and conditions then enter the search criteria as '2014/0095/DET'*

List of Appendix 1 Conditions

Appendices: Appendix 2 Site Location Plan

Appendix 1 Conditions, Reasons for Approval, Plans List and Informatives

1. **Agreement of Materials and Specifications:** Prior to the commencement of work on site, a further detailed specification of the proposed external finishing materials to be utilised on the building, including samples as indicated shall be submitted to, and agreed in writing by, the Local Planning Authority as follows:
 - a) Sample of the natural slate and ridge capping to be used on the roof.
 - b) A sample panel of the render to be used on the exterior wall.
 - c) A sample panel of the natural stone coursed walling and vertical timber boarding to be used on the exterior wall.
 - d) A sample panel of the masonry finish for the window surrounds and base course and a sample of the window cill.
 - e) Details of colour and materials of gutters and downpipes.
 - f) Timber windows, balcony doors and external doors.

Reason: To ensure a satisfactory external appearance that respects the building's location within the Conservation Area.

2. **Affordable Housing:** At least 50% of the residential units proposed shall be social-rented housing secured by a Registered Social Landlord, recognised under the terms of the Housing (Scotland) Act 2001, or a suitable equivalent (details of which shall be submitted to and agreed by the Planning Authority), through a mechanism to be first submitted to, and agreed in writing by, the Local Planning Authority.

Reason: To ensure the provision of an element of affordable housing in accordance with the Development Plan and the Scottish Planning Policy, Feb 2010.

3. **Affordable Housing:** Prior to commencement of the development hereby approved, a contract shall be in place between the developer and a Registered Social Landlord, or suitable equivalent, in relation to the details outlined within Condition No.2 above. Details of this contract shall have been previously submitted to, and accepted in writing by, the Local Planning Authority as a commitment to provision of the affordable housing within the site.

Reason: To ensure the provision of an appropriate level and type of affordable housing in accordance with the Development Plan and the Scottish Planning Policy, Feb 2010.

4. **Landscaping plan:** Notwithstanding the approved plans prior to commencement of the development hereby approved, a detailed landscaping plan for the site shall be submitted to, and approved in writing by, the Local Planning Authority. The landscape plan shall cover all hard and soft landscaping for the site, but specifically include details of landscaping of parking and communal landscaped areas within the site, and landscaping of the street edges. The landscape plan shall include the following:
 - proposed finished levels or contours,
 - all hard surfacing materials including car parking areas and site access,
 - structures including boundary walls, retaining walls, gates, furniture, refuse or other storage units, signs, lighting etc.,

Agenda Item 5

- planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate (this shall allow for compensatory planting of the four trees to be removed);
- a programme of implementation.
- The revised bus stop location, bus shelter and vehicle access including the raised 'build-out' – as required by Condition 6 below.

Reason: To ensure a satisfactory standard of external appearance and to ensure that proposed landscaping functions in combination with adjustments required to the bus stop, bus shelter and site access. Landscaping indicated on the submitted plans is indicative only.

5. **Landscaping implementation:** All landscaping proposals agreed in accordance with Condition 4 above shall be carried out prior to occupation of the first residential unit on the site. Any trees or plants that, within a period of five years from implementation, die or are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar sizes and species.

Reason: In the interests of amenity, to ensure that the proposed development is provided with a suitable standard of landscaping and is integrated into the surrounding area.

6. **Pend access and repositioned bus stop and bus shelter:** Notwithstanding any details indicated on the approved plans prior to commencement of the development hereby approved, the applicant shall submit a detailed plan showing:
- The design specification for a dropped kerb vehicle crossing into the site,
 - a 25mm raised 'build out' in front of the vehicle access,
 - a 5 metres access width at the passing places,
 - a repositioned bus stop and bus shelter,
 - the clearance available for pedestrians using the public footpath.

The agreed details shall be constructed prior to occupation of the first residential unit hereby approved.

Reason: In the interests of public safety and amenity.

7. **Surface Water and Drainage:** Prior to the commencement of the development hereby permitted details of a scheme for the treatment of surface water and foul drainage for the entirety of the application site (including details of the timing of works and details of any underground sewage treatment plant or pumping stations) shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Scottish Environmental Protection Agency. Such a scheme shall include non-return features on the surface and foul drainage to prevent the back flow of water and sewage during flood events, and shall incorporate the principles of Sustainable Urban Drainage (SUDS) as contained in PAN 61 – Planning and Sustainable Urban Drainage Schemes and the Sustainable Urban Drainage Systems – Design Manual for Scotland and Northern Ireland (Sustainable Urban Drainage Scottish Working Party), or any subsequent revisions/equivalent publications.

Reason: In the interests of sustainability and to ensure that the development, once occupied, conforms to the reasonable standards of the Water Authority and SEPA.

Agenda Item 5

8. **Drainage Arrangements:** The flats hereby approved shall be serviced by public sewerage infrastructure and no work shall commence on site until such times as the developer has provided the Local Planning Authority with written confirmation from Scottish Water that there is in place adequate drainage infrastructure capacity sufficient to accommodate the proposed development.

Reason: To ensure satisfactory drainage arrangements on the site and avoid pollution.

9. **Contaminated Land:** The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Local Planning Authority, following consultation with the Environmental Health Authority.

Reason: To ensure all contamination within the site is dealt with in the interests of public health.

10. **Hours of Construction:** Unless otherwise agreed in writing by the Local Planning Authority, no machinery shall be operated, no activity carried out and no deliveries received at or despatched from the site, outwith the hours of 08:00 to 18:00 Monday to Friday, 09:00 to 13:00 on Saturdays, nor at any time on Sundays or a recognised Scottish Bank Holiday.

REASON: To protect the occupants of nearby dwellings from excessive noise/disturbance associated with the implementation of this permission.

11. **Flooding:** The building hereby approved shall be constructed using flood resilient materials and construction methods, details of which shall be submitted to, and agreed in writing by, the Planning Authority prior to the commencement of development.

REASON: To ensure the risk of flooding has been reduced.

12. **Canopy:** The canopy above the front entrance door is not hereby approved. A section and full details of the canopy shall be submitted to, and agreed in writing by, the Planning Authority prior to the commencement of development.

Reason: To ensure a satisfactory external appearance that respects the building's location within the conservation area.

13. **Retaining Wall:** The retaining wall to be extended along part of the north elevation shall be constructed at a height (and in stone) to match existing.

Reason: To ensure a satisfactory external appearance that respects the building's location within the conservation area.

14. **Protection of Retained Trees:** The trees marked for retention referred to in the approved drawing LLP 71 -105 Rev A shall be protected during the course of the development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of

Agenda Item 5

building materials or piling of soil shall take place within the protected areas established pursuant to this condition.

Reason: To protect established trees against accidental damage during the course of the development.

15. Bin Storage: Prior to the commencement of development details of the storage arrangements for general waste, garden waste bins and recycling boxes/bins shall be submitted to, and agreed in writing by, the Planning Authority in consultation with Stirling Council, Environment Services.

Reason: To ensure that there is adequate storage within communal areas for bins, in the interests of amenity.

Informatives;

Duration of permission: In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the use to which this permission relates is begun before that expiration.

Notification of Initiation of Development: Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which the development hereby approved will commence. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.

Notification of Completion of Development: As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.